



REGULAR MEETING – ZONING BOARD OF APPEALS AGENDA

**MAY 15, 2025, 7:00 PM
BY ZOOM VIRTUAL MEETING**

To allow public access, anyone may access a meeting by telephone and/or Zoom, or a recording in the City of Norwalk YouTube channel. Specific instructions and links can be found at norwalkct.gov/meetings.



Members of the public may call in to participate. Callers will not be able to see the meeting participants. All participants will be muted upon entering the meeting. To speak, dial *9 on the phone and you will be called on by the host of the meeting during the public comment section. All speakers must state their name and address. Comments must be on a topic on the agenda, and are limited to three minutes. Anyone disrupting the orderly conduct of the meeting, including by using threatening, hateful, or sexually-explicit language, will be removed. Please find the information using the link above.



Members of the public who wish to provide "live comments" may also use the Zoom meeting platform. All participants will be muted upon entering the meeting. To speak, click the "raise your hand indicator" and you will be called by the host of the meeting during the public comment section. All speakers must state their name and address. Comments must be on a topic on the agenda, and are limited to three minutes. Anyone disrupting the orderly conduct of the meeting, including by using threatening, hateful, or sexually-explicit language, will be removed. Please find the information using the link above.



Members of the public who wish to provide public comment are encouraged to submit those via email in advance of the meeting. For these comments to be included into the record, they must be submitted by 12:00 p.m. the day of the meeting. Please email Tammy Maldonado at tmaldonado@norwalkct.gov with the subject line "Public Comment" to provide written public comment prior to the meeting.

Application materials can be found at this link:

<https://www.norwalkct.gov/2066/Pending-applications-Zoning-Board-of-App>

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC HEARINGS

- A. 25-0417-02 38SBD, LLC (Continued from April 17, 2025) - Variances to elevate and alter existing SFR, relocate and reconstruct detached garage, parking in front setback and add spa. CD-1S Zone and Coastal Area Management Overlay. Property located at 38 South Beach Drive.**
- B. 25-0417-03 Plant Court, LLC (Continued from April 17, 2025) - Variances to elevate and alter existing SFR, parking in front setback, replacement pool, replace retaining**

wall section and reduce mean high tide buffer. CD-1S Zone and Coastal Area Management Overlay. Property located at 46 South Beach Drive.

- C. 25-0515-01 – ACR Property, LLC – Variances of front yard setbacks at Lane Rd and East Rocks Rd, parking within the front setback at Lane Rd and East Rocks Rd and proposed backout space adjacent to Lane Rd property line to construct new Single-Family Residence. CD-1M zone. Property located at 6 Lane Road.

IV. BOARD ACTION ON: A-C

V. ADMINISTRATIVE ACTIONS

- A. Action on Hearing Minutes - April 17, 2025

VI. ADJOURNMENT