

**AGENDA**  
**CITY OF NORWALK ZONING BOARD OF APPEALS**  
**Will meet Thursday, December 21, 2023 at 7:30 p.m.**  
**by Videoconference and Teleconference**

To allow public access, anyone may access a meeting by telephone, Zoom, and/or the City of Norwalk YouTube channel. Specific instructions and links can be found at  
<https://www.norwalkct.org/1913/Meeting-Notices>



Members of the public can call in and listen to a meeting. They will not be able to speak or see any of the meeting participants. Each meeting will use a unique Meeting/Webinar ID. Please find the information using the link above.



Members of the public who wish to provide "live comments" will need to register in advance and 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 on by the host of the meeting during the public comment section. Please find the information using the link above.



Members of the public who wish to view the meeting, but are not participating, can view a live stream on the City of Norwalk YouTube channel. This stream is delayed by approximately 20 seconds. Please find the information using the link above. The meeting recording and minutes will be posted on the City of Norwalk website within seven (7) days after the meeting.



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 read into the record, they should be submitted at least four hours in advance of the meeting start time to: [tmaldonado@norwalkct.org](mailto:tmaldonado@norwalkct.org).

*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. **23-1116-01 AG Real Estate I LLC** – Variances for residential density and parking requirements for an existing 9 unit multi family residence. **Property located at 11 Bouton St.**
- B. **23-1221-01 Hydepark Properties LLC** – Variances for lot area and lot width and Special Exception for development of nonconforming lot under same ownership as adjoining lot for a proposed 2 family residence in an existing dwelling. **Property located at 13 Longview Ct.**
- C. **23-1221-02 Andrew Kilbourn & Alexander Simunek** – Variance to allow parking within the front setback for 2 proposed parking spaces at an existing single family residence. **Property located at 19 Burwell St.**
- D. **23-1221-03 Bell Island LLC** – Variances for: front yard setback, rear yard setback, number of stories, building lot area and of parking within the front setback to construct a new flood compliant single family residence. **Property located at 23 Westmere Ave.**

**IV. BOARD ACTION ON: A-D**

**V. ADMINISTRATIVE ACTIONS**

- A. **Action on Hearing Minutes** – November 16, 2023
- B. **Status of Training** – Board members serving as of January 1, 2023 must complete initial land use training by January 1, 2024

**VI. 2024 MEETING CALENDAR**

**VII. ADJOURNMENT**