

**CITY OF NORWALK
ZONING BOARD OF APPEALS
VIA VIDEO AND TELECONFERENCE DECEMBER 21, 2023 MINUTES**

ATTENDANCE: Lee Levey, Chair; Danielle Sanchick, Secretary; Andrew Conroy; Thomas Farkas; Benjamin Hanpeter

STAFF: Tammy Maldonado, Zoning Enforcement Officer, Planning and Zoning

I. CALL TO ORDER

Mr. Levey called the meeting to order at 7:30 p.m.

II. ROLL CALL

Mr. Levey called the Roll as indicated above. A Quorum was present.

Mr. Levey introduced himself and reviewed the meeting protocol.

III. PUBLIC HEARINGS

A. 23-1116-01 AG Real Estate I LLC – Variances for residential density and parking requirements for an existing nine unit multi family residence. Property located at 11 Bouton St.

Ms. Sanchick read the application.

The applicant asked for a continuance.

**** MR. CONROY MOVED TO GRANT THE APPLICANT A CONTINUANCE TO THE NEXT MEETING**

**** MR. HANPETER SECONDED**

**** MOTION PASSED UNANIMOUSLY**

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.

Ms. Sanchick read the application.

The applicant presented the proposal. There was discussion about lot coverage and paving. Ms. Maldonado noted paving is not calculated in lot coverage in this case. In response to Mr. Levey's question about adding landscaping to the site, the applicant explained there are a lot of trees in place, but they will add some bushes.

There was discussion regarding merging and unmerging the two lots via special exception. The Board indicated it would be more agreeable to the applicant revising the lot line to increase the lot area for number 13.

There were no members of the public who wished to comment.

There was no rebuttal.

The public hearing was closed.

C. 23-1221-02 Andrew Kilbourn & Alexander Simunek – Variance to allow parking within the front setback for two proposed parking spaces at an existing single family residence. Property located at 19 Burwell St.

Ms. Sanchick read the application.

The applicants presented their proposal. They presented visualizations. Mr. Levey asked to see the survey. Mr. Conroy noted that when he was on the Public Works Committee, there was a drainage issue at this site. He encouraged the applicants to provide a drainage report. The applicants said they planned to do that.

There were no members of the public who wished to comment.

There was no rebuttal.

The public hearing was closed.

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.

Ms. Sanchick read the application and a memo submitted by Ms. Williams, Land Use Planner.

Ms. Maldonado explained that the Board needed to determine if the notice requirement was met. The notice was sent nine days before the hearing, instead of the required 10 days. Mr. Levey said he received quite a number of responses from neighbors who complained about not being notified. He noted they were not direct abutters.

Following a discussion, the Board decided to have the applicant come back in January.

- ** MR. LEVEY MOVED TO CONTINUE THE PUBLIC HEARING ON ITEM 23-1221-03 BELL ISLAND LLC TO JANUARY WHEN ALL ADJOINING PROPERTY OWNERS ALONG WITH THE BELL ISLAND IMPROVEMENT ASSOCIATION ARE NOTIFIED**
- ** MR. CONROY SECONDED**
- ** MOTION PASSED UNANIMOUSLY**

IV. BOARD ACTION ON: A-D

C. 23-1221-02 Andrew Kilbourn & Alexander Simunek – Variance to allow parking within the front setback for two proposed parking spaces at an existing single family residence. Property located at 19 Burwell St.

Mr. Conroy strongly recommended using permeable pavement. Mr. Levey said he had no objection to the location of the parking pad.

- ** MR. CONROY MOVED TO APPROVE ITEM 23-1221-02 AS PRESENTED WITH THE CONDITION THAT THE ADDITIONAL PAVEMENT BE PERMEABLE**
- ** MR. HANPETER SECONDED**
- ** MOTION PASSED UNANIMOUSLY**

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.

There was discussion about the need to unmerge by special exception. The Board agreed it would be better to increase the lot area of 13 by revising the lot line with 11.

Mr. Levey said he objects that this lot will feel like one big parking lot. The Board discussed the project and expressed concern about the amount of pervious surface on the site. Mr. Levey suggested that any approval given should include a requirement to have Public Works review the drainage and include a permeable surface.

- ** MR. LEVEY MOVED TO GRANT THE VARIANCE FOR LOT WIDTH FOR ITEM 23-1221-01 HYDEPARK PROPERTIES LLC WITH THE CONDITION THAT THE DEFICIENT LOT AREA BE TAKEN FROM NUMBER 11 SO THAT THE LOT AREA IS NOT LESS THAN 6,000SF AND TO REQUIRE ALL PAVEMENT ON THE SITE TO BE PERMEABLE AND THAT A DRAINAGE**

**REPORT BE SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS FOR
THEIR REVIEW AND COMMENT**

**** MR. HANPETER SECONDED
** MOTION PASSED UNANIMOUSLY**

V. ADMINISTRATIVE ACTIONS

A. Action on Hearing Minutes – November 16, 2023

**** MR. LEVEY MOVED TO APPROVE THE MINUTES AS PRESENTED
** MR. HANPETER SECONDED
** MOTION PASSED UNANIMOUSLY**

B. Status of Training – Board members serving as of January 1, 2023 must complete initial land use training by January 1, 2024

This item was not discussed.

VI. 2024 MEETING CALENDAR

The Board members reviewed the proposed meeting calendar and confirmed that meetings will begin at 7:00 p.m.

**** MR. LEVEY MOVED TO APPROVE THE 2024 MEETING CALENDAR AS
PROPOSED
** MR. CONROY SECONDED
** MOTION PASSED UNANIMOUSLY**

VII. ADJOURNMENT

Mr. Levey wished everyone happy holidays.

**** MR. LEVEY MOVED TO ADJOURN
** MR. FARKAS SECONDED
** MOTION PASSED UNANIMOUSLY**

There was no further business, and the meeting was unanimously adjourned at 8:55 p.m.
Respectfully submitted,

Rosemarie Lombardi
Telesco Secretarial Services

City of Norwalk
Zoning Board of Appeals
December 21, 2023
Via Teleconference
Page 4