

**CITY OF NORWALK
NORWALK ZONING BOARD OF APPEALS
REGULAR MEETING - DECEMBER 19, 2024
DRAFT MINUTES**

ATTENDANCE: Lee Levey, Chairman; Andy Conroy; Ben Hanpeter; Kathy Olsen; Danielle Sanchick; Keith Lyon

OTHER: Tammy Maldonado; Louis Campana; Eric Zeigler; Atty. Joel Green; Anne Tennant; Milan Chilla

CALL TO ORDER

Chairman Levey called the meeting to order at 7:02 P.M. There was a quorum present.

ROLL CALL

A Roll Call of those present was performed.

PUBLIC HEARINGS

24-1219-01

**ERIC ZEIGLER – VARIANCE FOR HEIGHT FOR PROPOSED ADDITION TO
SINGLE FAMILY RESIDENCE. PROPERTY LOCATED AT 27 ENSIGN RD.**

Ms. Olsen sat out for this item.

Mr. Campana came forward to discuss this item. The variance is for height. He reviewed the details of the lot and provided the plans for those present. Mr. Conroy noted that he had witnessed waves from flooding go over the existing garage roof deck. Information regarding the neighboring houses was provided for comparison. Further discussion of the height variance followed. Chairman Levey expressed concern that approval could lead to a domino effect of other property owners desiring to increase their houses size. It was noted that this would be a slight decrease in coverage if approved.

No one wished to speak in favor of this application.

Atty. Green came forward to speak in opposition to this application. He said that the property held value and there was no point when the zoning regulations had made the property useless. There have also been previously granted variances for this property which he reviewed. It was noted that undersized lots were characteristic of the neighborhood. The home is existing and habitable and is not suffering from a unique hardship. As a result, there is no true hardship.

Ms. Tennant came forward to speak in opposition to this application. She said the photograph that had been put up was misleading. She explained why and said the home was already impeding her view of the Sound.

Mr. Chilla came forward to speak in opposition to this application. He said that he had written a letter in opposition and re-iterated what the prior speakers had said about the opposition and how the property was not suffering hardships, and its prior variance had been for a garage and not a deck.

Mr. Zeigler came forward to rebut. He noted there were no view easements and that other neighbors on Crescent Beach had blocked views by putting up hedges. He said the garage was too small to fit a car within. He provided a photo of the garage.

Mr. Campana came forward to rebut. He said they were being sensitive to the neighbors and their views. He explained why the house had been built the way it was. Further review followed.

BOARD ACTION ON

24-1219-01

Ms. Olsen sat out for this item.

Mr. Conroy said he was glad they were improving the building and thought raising the deck was a smart move. Chairman Levey said that he felt that reducing the pitch of the roof would solve the problem. Further discussion followed regarding ways to solve the issues that would not require a variance.

**** MR. CONROY MOVED TO DENY APPLICATION 24-1219-01: ERIC ZEIGLER – VARIANCE FOR HEIGHT FOR PROPOSED ADDITION TO SINGLE FAMILY RESIDENCE. PROPERTY LOCATED AT 27 ENSIGN RD.**

**** MR. LYON SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

**** MS. SANCHICK MOVED THAT THE PROPOSAL IS NOT CONSISTENT WITH CCMA GOALS AND WILL ADVERSELY IMPACT COASTAL RESOURCES AND TO DENY AS A RESULT.**

**** CHAIRMAN LEVEY SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

ADMINISTRATIVE ACTIONS

ACTION ON HEARING MINUTES – OCTOBER 17, 2024

**** CHAIRMAN LEVEY MOVED TO APPROVE THE MINUTES OF OCTOBER 17, 2024 AS SUBMITTED.**

**** MR. CONROY SECONDED THE MOTION.**

**** THE MOTION PASSED WITH FIVE (5) IN FAVOR (LEVEY, CONROY, HANPETER, OLSEN, LYON) AND ONE (1) ABSTENTION (SANCHICK).**

ANNUAL ELECTION

Mr. Conroy volunteered to be the Chairman. There were no other candidates from the floor. It was noted that only Regular members could vote for Chairman.

**** CHAIRMAN LEVEY MOVED TO NOMINATE MR. CONROY FOR THE CHAIRMANSHIP.**

**** THE MOTION PASSED UNANIMOUSLY (LEVEY, CONROY, LYON, SANCHICK).**

Mr. Conroy nominated Ms. Sanchick for Secretary. There were no other candidates from the floor.

**** MR. CONROY MOVED TO NOMINATED MS. SANCHICK FOR THE POSITION OF SECRETARY.**

**** CHAIRMAN LEVEY SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

2025 MEETING CALENDAR

The upcoming calendar for 2025 was reviewed for those present.

**** MR. CONROY MOVED TO ACCEPT THE PROPOSED CALENDAR FOR 2025 AS SUBMITTED.**

**** MS. SANCHICK SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

ADJOURNMENT

**** CHAIRMAN LEVEY MOVED TO ADJOURN.**

**** MS. SANCHICK SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 8:18 P.M.

Respectfully Submitted,
Ian A. Soltes
Telesco Secretarial Services

City Of Norwalk
Norwalk Zoning Board of Appeals
Regular Meeting
December 19, 2024