

**CITY OF NORWALK
ZONING BOARD OF APPEALS
DECEMBER 17, 2020
VIA TELECONFERENCE**

ATTENDANCE: Lee Levey, Chair; Marilyn Altman, Acting Secretary;
Gregory Brasher; Keith Lyon

STAFF: Tammy Maldonado, Acting Zoning Inspector

I. CALL TO ORDER

Mr. Levey called the meeting to order at 7:45 p.m.

II. ROLL CALL

Mr. Levey called the Roll as indicated above.

III. PUBLIC HEARINGS

Mr. Levey provided an overview of the how the meeting will be conducted. He said that for the first two hours there will be a public hearing on the applications that were listed in *The Norwalk Hour*, and after the applicant and or his or her representative has spoken, those against the application will have the opportunity to state their opposition for the record. After that has concluded, the applicant and only the applicant, will have the opportunity to rebut and respond to the issues that were raised. The hearing will then be closed, and the Board will discuss and act upon the applications and no further public input will be accepted. Should an applicant decide to leave they may contact the Zoning office tomorrow to learn about the decision.

Public hearing comments are not verbatim and represent a summarization of statements unless otherwise noted.

Ms. Altman read the following application:

A. 20-1217-01 83 East Ave., LLC - Variance of required parking previously approved by variance, reduce parking from 116 spaces to 103 spaces. Property located at 83 East Ave.

Attorney Robert France, representing the applicant requested that the public hearing be opened and then continued to the January meeting.

The public hearing was opened and continued to the January meeting of the Zoning Board of Appeals.

Ms. Altman read the following application:

B. 20-1217-02 26 Stuart Ave, LLC - Special Exception to continue nonconforming commercial use of structure and property. Property located at 26 Stuart Ave.

Attorney Liz Suchy, representing the applicant requested that the public hearing be opened and then continued to the January meeting.

Ms. Maldonado read a letter submitted by a neighbor requesting that the public hearing be postponed.

The public hearing was opened and continued to the January meeting of the Zoning Board of Appeals.

Ms. Altman read the following application:

C. 20-1217-03 Cathleen B. Conover – Variance of dormer requirements and number of stories from 2 ½ to 3. Property located at 99 Perry Ave.

Attorney Liz Suchy, representing the applicant requested that the public hearing be opened and then continued to the January meeting.

The public hearing was opened and continued to the January meeting of the Zoning Board of Appeals.

Ms. Altman read the following application:

D. 20-1217-04 Ioannis & Anastasia Kodonas– Variance of parking requirements to allow parking in the front setback. Property located at 154 West Rocks Rd.

Mr.Kordonas requested that the public hearing be opened and then continued to the January meeting.

The public hearing was opened and continued to the January meeting of the Zoning Board of Appeals.

Ms. Altman read the following application:

E. 20-1217-05 Kelli Cook – Variance of dormer requirements and front yard setback for extension of nonconforming front porch. Property located at 176 Perry Ave.

Mr. Levey advised Ms. Cook that there were four (4) sitting members of the Board present this evening. A unanimous vote would be required to approve her application. Ms. Cook said she would like to move forward with this application this evening.

Mr. Levey read the details of the application.

Ms. Cook explained that she bought this home in May on auction and did not have a chance to have it inspected. She described the home as an 1832 farmhouse. She noted that it was falling apart. She said she ran into problems and hired the wrong contractor who told her that she did not need to get a permit. She said she is new at this and did not know better.

Ms. Cook said that the electric and plumbing has to be re-done. She said that her neighbors have complimented her on the dormers. She said she notified her four neighbors and they responded in favor of the changes she wants to make, including a wrap around porch. Ms. Cook said the existing porch is falling off. Ms. Cook told the Board that she would do whatever is required but asked that she be permitted to keep the dormers together.

Mr. Anthony Totilla who is working with Ms. Cook explained that she has a real sense of design and a good eye. He said that the dormers look good. Mr. Totilla said that nothing in the house structurally conforms to code, but noted that when she is done the house will be up to code.

Ms. Cook said she hired a Structural Engineer. She said it would have been easier to take down the house, but she wanted to preserve it. She noted that some famous artists lived in the house. She said that she bit off more than she could chew.

Mr. Levey told Ms. Cook that he was sorry she had problems with the contractor. He advised her that any time she has to touch the house, she should talk to Mr. Ireland, the Building Inspector. Ms. Cook said she knows that now. Mr. Levey asked if she contacted the State Building Inspector. Mr. Totilla said that is their next step.

Mr. Levey asked if any Board members had any questions. Mr. Brasher asked about the dormers. Mr. Totilla said it would be a big structural issue if they have to take down the dormer and create two separate ones.

Mr. Levey said that the Zoning Board of Appeals has previously approved dormers set within the front yard setback. They also approved porches that were within the front yard setback.

Mr. Levey asked if any members of the public wished to comment.

Ms. Altman read three letters of support from Ms. Cook's neighbors.

Mr. Levey closed the public hearing.

IV. BOARD ACTION ON: A – E

E. 20-1217-05 Kelli Cook – Variance of dormer requirements and front yard setback for extension of nonconforming front porch. Property located at 176 Perry Ave.

**** MR. LYONS MOVED TO APPROVE ITEM 20-1217-05**
**** MR. LEVEY SECONDED**
**** MOTION PASSED UNANIMOUSLY**

Mr. Levey welcomed Ms. Cook to Silvermine.

V. ACTION ON HEARING MINUTES – November 19, 2020

The following correction was made to the minutes: Correct the spelling of Mr. Levey's name throughout.

The minutes were tabled to the next meeting.

VI. APPROVAL 2021 MEETING SCHEDULE

Mr. Levey said he had no issue with the proposed dates.

Mr. Levey wished everyone a Merry Christmas and a Happy New Year and asked that it be safe and healthy.

VII. ADJOURNMENT

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

There was no further business and the meeting was unanimously adjourned at 8:19 p.m.