CITY OF NORWALK
ZONING BOARD OF APPEALS
REGULAR MEETING
AUGUST 18, 2022

ATTENDANCE: Andy Conroy, Chairman; Marilyn Altman; Keith Lyon; Tom Farkas; Danielle Sanchick

STAFF: Tammy Maldonado

OTHER: Amy Zabetakis; Jay Klein

CALL TO ORDER

Chairman Conroy called the meeting to order at 7:30 P.M.

ROLL CALL

A roll call of those present was performed. There was a quorum present.

PUBLIC HEARINGS

22-0818-01
JOHN & KAY GARRETT – VARIANCE FOR NUMBER OF STORIES, VARIANCE FOR REAR SETBACK AND SIDE SETBACK, AND VARIANCE TO ALLOW PARKING WITHIN THE FRONT SETBACK FOR AN EXISTING SINGLE-FAMILY DWELLING IN B RESIDENCE ZONE. PROPERTY LOCATED AT 17 EAST BEACH DR.

Ms. Zabetakis came forward to discuss this item. She provided the site plans for the Board. The existing home is a 3-story home and is legally non-conforming for both stories and setbacks. There is existing parking in the front yard setback. They wish to raise up the house to bring it into compliance with the flood zone and build an addition within the building envelope. A flood-proof foundation and flood venting will be installed. They plan to retain all exterior walls within the building set-back area. They are looking to retain the current parking configuration.

Chairman Conroy noted that, while they have previously approved houses that needed variances to become FEMA compliant, they were also seeking an addition to the house. Ms. Zabetakis said that the addition was planned to be built in the buildable area and not the setback area. She noted that the building was also height-compliant but not story-compliant. Further discussion followed regarding the house layout. They will be raising the house 2 feet above the FEMA guidelines to allow for leeway should the regulations change. Concerns were raised about the construction of the new addition as well. It was pointed out that the new addition would be compliant. Chairman Conroy felt that they did not have the right to expand the house and voiced his concerns and issues with the addition. He clarified he did not have a problem with a variance to meet guidelines; but he did with the variance to expand the size of the house. Further discussion followed. It was noted that the addition would likely be acceptable if the livable space on the third floor was reduced so it constituted 2 ½ stories instead of 3. Ms. Maldonado said she'd need to look into the matter to determine how feasible that would be.

Ms. Zabetakis asked that they not close tonight so they can further examine their plans. The Board agreed to suspend this item and move it onto the next month's agenda.

BOARD ACTION ON:

A. AND REQUEST FOR EXTENSION OF TIME ON 490 WESTPORT AVE VARIANCE #21-0218-01

Mr. Lyons reviewed the extension request for the Board. This will be the third extension.

Mr. Klein came forward to discuss this item. Mr. Lyon thought he remembered the second extension being considered the final extension. Chairman Conroy confirmed this. Mr. Klein said that there was nothing prohibiting a six-month extension in the regulations. Further discussion followed. The possibility of giving an extension of only three months was raised and discussed.

**** MR. LYONS MOVED TO GRANT A THIRD AND FINAL EXTENSION TO 490 WESTPORT AVE VARIANCE # 21-0218-01.**
**** CHAIRMAN CONROY SECONDED THE MOTION.**
**** THE MOTION PASSED UNANIMOUSLY.**

Chairman Conroy voiced his dislike of the increasing house sizes in the variances as well as approving both the addition and the house-raising at the same time. Further discussion followed.

ADMINISTRATIVE ACTIONS

ACTION ON HEARING MINUTES – JULY 21, 2022

**** MR. FARKAS MOVED TO APPROVE THE MINUTES OF JULY 21, 2022 AS SUBMITTED.**
**** MS. SANCHICK SECONDED THE MOTION.**
**** THE MOTION PASSED WITH FOUR (CONROY, ALTMAN, FARKAS, SANCHICK) IN FAVOR AND ONE (LYONS) ABSTAINING.**

STATUS OF TRAINING

*** Mr. Lyons left the meeting at 8:30 P.M.*

Chairman Conroy said he was intent on getting more women and minority groups on the Board. He noted that there were two slots open and, while he wanted Ms. Sanchick to fill one, that left the other which he hoped to have filled by a member of a minority group. They will try to move Ms. Sanchick from an alternate to full-time member.

ADJOURNMENT

**** CHAIRMAN CONROY MOVED TO ADJOURN.**
**** MR. FARKAS SECONDED THE MOTION.**
**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 8:36 P.M.