

**CITY OF NORWALK
ZONING BOARD OF APPEALS
REGULAR MEETING
MAY 16, 2024**

ATTENDANCE: Lee Levey, Chairman; Keith Lyon; Andy Conroy; Ben Hanpeter; Danielle Sanchick; Steve Ferguson

OTHER: Tammy Maldonado; Vance Fazzino; Chris Bonnemort; Luke Belcastro; Neil Hauck; Brian O'Connor

CALL TO ORDER

Chairman Levey called the meeting to order at 7:03 P.M.

ROLL CALL

There was a quorum present.

PUBLIC HEARINGS

24-0516-01

F. VANCE FAZZINO - SPECIAL EXCEPTION TO UNMERGE LOTS JOINED UNDER SAME OWNERSHIP. PROPERTY LOCATED AT 19 PONUS AVE.

It was noted that there was an error on the applicant's part of mailing the neighbor notification letters by regular mail versus certified mail as required. As a result, it was determined the item would be heard but continued to next month so that the neighbor notification letters could be re-sent certified mail.

Mr. Fazzino came forward to discuss this item. He said that the structure would not be used for sales even though he does need the space for work as a miniaturist artist. He is also planning to relocate to the property in the future as it will be all on one floor. A map of the property was provided for those present. It was noted that there were issues with current regulations that would need addressing including an issue with driveway width and changes in setbacks. It was also noted the new home will need to comply with current regulations. Further discussion followed regarding the difference between merging and unmerging the lots. Mr. Fazzino noted he was elderly and would need the structure before long.

Chairman Levey said he did not see anything that could not be overcome. The proposed building will have one room and be only one level. Mr. Fazzino recounted the history of the lot surveys. Further discussion followed.

Mr. Bonnemort of 23 Ponus Ave. came forward to speak in favor of this item. He said Vance was quiet and kept the place well maintained. He voiced his support for Vance and the application.

24-0516-02

LUKE & JULIANA BELCASTRO - VARIANCE OF SETBACK FOR PROPOSED FRONT PORCH (PROPOSED 22.8', REQUIRED 30') AT EXISTING SINGLE-FAMILY DWELLING. PROPERTY LOCATED AT 9 COVEWOOD DR.

Mr. Hauck and Mr. O'Connor came forward to discuss this item.

Mr. Conroy switched out for Mr. Ferguson for this item due to a potential conflict of interest.

Mr. Hauck provided a map of the property for those present. He noted that the Southeast corner of the house currently encroached further into the setback. They are not increasing the non-conformity with the application. He reviewed the history of the property. Photos of the house were provided for those present. He noted that there were issues with icy/snowy conditions causing hazards that would be alleviated by the proposed driveway.

Mr. Ferguson spoke positively of Mr. Hauck's prior work.

Mr. Hauck noted that paving of the current driveway had resulted in water no longer getting into the basement and they may seek to find a way to ensure this won't happen. Further discussion followed regarding flooding issues and permeable surface.

No one wished to comment on this item.

BOARD ACTION ON: A-B

24-0516-02

Mr. Conroy switched out for Mr. Ferguson for this item due to a potential conflict of interest.

It was noted that they had not requested a variance regarding the permeable surface and were currently unable to. Discussion followed regarding how to mitigate potential flooding.

**** CHAIRMAN LEVEY MOVED TO APPROVE THE VARIANCE FOR THE NEW PORCH ON THE FRONT OF THE HOUSE AND DENY THE REQUEST FOR THE INCREASE IN HARD SURFACE AREA.**

**** MR. FERGUSON SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

24-0516-01

Chairman Levey said they would need to have further discussion at the next meeting. Discussion followed regarding how to properly handle this item and what needed to be done. Mr. Conroy suggested that they condition the current zoning requirements as staff-suggested. A consensus was reached without a vote.

ADMINISTRATIVE ACTIONS

ACTION ON HEARING MINUTES – APRIL 18, 2024

**** MR. HANPETER MOVED TO APPROVE THE MINUTES OF APRIL 18, 2024 AS SUBMITTED.**

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

**** THE MOTION PASSED UNANIMOUSLY.**

ADJOURNMENT

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

The meeting adjourned at 8:07 P.M.

Respectfully Submitted,
Ian A. Soltes
Telesco Secretarial Services