

**CITY OF NORWALK
ZONING BOARD OF APPEALS
REGULAR MEETING
APRIL 15, 2021**

ATTENDANCE: Lee Levey, Chairman; Gregory Brasher; Andrew Conroy; Chris Gavrielidis; Marilyn Altman; Tad Diesel, Alternate

OTHER: Michelle Andrzejewski; Tammy Maldonado; Attorney Liz Suchy; Oscar Ovalle; Mark Nathan

I. CALL TO ORDER

Chairman Levey called the meeting to order at 7:34 P.M.

II. ROLL CALL

Chairman Levey provided a Roll Call for those present. He said that they would rotate alternates for regular members as they saw fit for the items on the schedule tonight. He reviewed how the meeting would be ordered for those present.

For the first two hours, prior to 9:30 P.M., there will be a public hearing on the applications presented. After the application is announced the applicant will come forwards and identify themselves, state their name, and present their appeal. After the applicant has spoken those who wish to speak in favor will have a chance to be heard. After that those in opposition will have an opportunity to state their opposition for the record. In the case of an appeal the Zoning Staff will have an opportunity to present their findings. Finally, after those present have spoken, the applicant and only the applicant will have the chance to rebut and respond to the issues raised. The hearing is then closed and the next application is called. New applications will not normally be heard after 9:30 P.M. as the board must discuss and act upon the applications. No further public input is accepted after that time. The public is welcome to stay for that portion of the meeting but, should they decide to leave, they may contact the Zoning Office tomorrow to find out about the decision.

III. PUBLIC HEARINGS

A. 21-0415-01 RICHARD GILHOOLY – VARIANCE FOR AFTER THE FACT EXPANSION OF A NON-CONFORMING SINGLE-FAMILY HOUSE WITHIN THE FRONT SETBACK IN B RESIDENCE ZONE. PROPERTY LOCATED AT 28 AMUNDSEN ST. DISTRICT 3, BLOCK 24, LOT 39.

Commissioner Brasher yielded his seat to Commissioner Diesel.

Mr. Oscar Ovalle, representing Mr. Richard Gilhooly, came forward to address the Commission. He provided the site plan for the Commission. The project was originally presented in 2019 and was denied due to the proposed changes being too small to be viable. He reviewed his proposed changes for the Commission utilizing the site plans provided.

Chairman Levey commented that this was a large improvement over the previous proposals. He felt it captured what was in mind to meet the requests of the Commission for compliance.

No one wished to speak in favor of this application.

No one wished to speak in opposition to this application.

Chairman Levey closed the Public Hearing Portion of the meeting at this time.

IV. BOARD ACTION ON:

A. AND REQUEST FOR EXTENSION OF TIME ON 67 BLUFF AVE. 20-1015-02

**** CHAIRMAN LEVEY MOTIONED TO APPROVE ITEM A. 21-0415-01 AS PRESENTED TO THEM AND LET THE APPLICANT BEGIN COMPLETION OF HIS PROJECT.**

**** THE MOTION PASSED UNANIMOUSLY.**

Commissioner Brasher assumed his seat. Commissioner Conroy yielded his seat to Commissioner Diesel.

Atty. Liz Suchy came forward to address the Commission. Mark Nathan, who purchased the property in question at the end of February 2021, was present as well. The reason for the request is that they are evaluating if they want to proceed with the variances and the replacement garage structure for which the Commission approved variances for in October 2020. They wish to evaluate the structure, see if it meets their needs, or if they are going to abandon the project and do something else with the property.

Chairman Levey said he had no difficulties with the requested extension.

Commissioner Conroy said that they wanted to restrict extensions given and asked if they could get what was needed done in six months.

Atty. Suchy said that they have engaged with an architect already and are evaluating if this is the project they want to proceed with or something else. She believes that they can make a decision shortly and the six months will be more than adequate.

**** COMMISSIONER CONROY MOTIONED TO GRANT THE SIX-MONTH EXTENSION OF TIME ON 67 BLUFF AVE. 20-1015-02.**

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

**** THE MOTION PASSED UNANIMOUSLY.**

Commissioner Brasher returned to his position.

V. ACTION ON HEARING MINUTES

MARCH 18, 2021

**** CHAIRMAN LEVEY MOTIONED TO ACCEPT THE MINUTES OF MARCH 18, 2021 AS SUBMITTED.**
**** COMMISSIONER CONROY SECONDED THE MOTION.**
**** THE MOTION PASSED WITH FOUR IN FAVOR (CONROY, LEVEY, DIESEL, ALTMAN) AND TWO ABSENTIONS (GAVRIELIDIS, BRASHER).**

VI. ADJOURNMENT

**** COMMISSIONER BRASHER MOTIONED TO ADJOURN.**
**** CHAIRMAN LEVEY SECONDED THE MOTION.**
**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 8:03 P.M.