

AGENDA
CITY OF NORWALK ZONING BOARD OF APPEALS
Will meet Thursday, February 15, 2024 at 7:00 p.m.
by Videoconference and Teleconference

To allow public access, anyone may access a meeting by telephone, Zoom, and/or the City of Norwalk YouTube channel. Specific instructions and links can be found at
<https://www.norwalkct.org/1913/Meeting-Notices>



Members of the public can call in and listen to a meeting. They will not be able to speak or see any of the meeting participants. Each meeting will use a unique Meeting/Webinar ID. Please find the information using the link above.



Members of the public who wish to provide "live comments" will need to register in advance and use the Zoom meeting platform. All participants will be muted upon entering the meeting. To speak, click the "raise your hand indicator" and you will be called on by the host of the meeting during the public comment section. Please find the information using the link above.



Members of the public who wish to view the meeting, but are not participating, can view a live stream on the City of Norwalk YouTube channel. This stream is delayed by approximately 20 seconds. Please find the information using the link above. The meeting recording and minutes will be posted on the City of Norwalk website within seven (7) days after the meeting.



Members of the public who wish to provide public comment are encouraged to submit those via email in advance of the meeting. For these comments to be read into the record, they should be submitted at least four hours in advance of the meeting start time to: tmaldonado@norwalkct.org.

Application materials can be found at this link: <https://www.norwalkct.gov/2066/Pending-applications-Zoning-Board-of-App>

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC HEARINGS

- A. **23-1221-03 Bell Island LLC (Continued from December 21, 2023 & January 18, 2024)** – Variances for: front yard setback, rear yard setback, number of stories, building lot area and of parking within the front setback to construct a new flood compliant single family residence. **Property located at 23 Westmere Ave.**
- B. **24-0118-01 Joanne Smith (Continued from January 18, 2024)** – Variance for front setback for a proposed 1 story northerly addition and a 2 story southerly addition and variance of parking within the front setback at an existing single family residence. **Property located at 281 East Ave.**
- C. **24-0215-01 Serge Ghio** – Variance for front setback for proposed front porch and 1 story addition at an existing single family residence. **Property located at 17 Rome St.**
- D. **24-0215-02 Carol Hayes** – Variance for front setback and side setback for four proposed LP tanks and variance of side setback and rear setback for proposed generator and variance to exceed lot coverage maximum at existing single family residence. **Property located at 19 Westmere Ave.**

IV. BOARD ACTION ON: A-D

V. ADMINISTRATIVE ACTIONS

- A. **Action on Hearing Minutes** – January 18, 2024
- B. **Status of Training** – Board members serving as of January 1, 2023 must complete initial land use training by January 1, 2024 ***All Board Members are up to date on training***

VI. ADJOURNMENT