CITY OF NORWALK
ZONING BOARD OF APPEALS
FEBRUARY 4, 2010 (approved March 4, 2010)

I. CALL TO ORDER

Mr. Strubinger called the meeting to order at 7:30 pm.

II. ROLL CALL

Ms. Rochefort took the roll call.

PRESENT: Taylor Strubinger, Chair; Tony Lopez; Dawn DelGreco; Joe Santo; Laurie Fan; Nathan Sumpter

STAFF: Aline Rochefort

OTHERS: Grant Jaber

III. PUBLIC HEARING

A. 10-02004-01 Avalon Bay Communities Variance to allow 2 ground signs on lot 1 to act as off-premise signs for proposed lot 2 and to increase number of proposed off premise signs and to allow two additional ground signs on proposed lot 1 for a total of 3 ground signs (modifications to variance # 08-0403-01). Premise located in Central Business Design District Subarea B. Property located at 24 Belden Avenue. District 1, Block 36, Lot 8 CAM.

Mr. Strubinger opened the public hearing.

Mr. Lopez read a memo from Ms. Rochefort.

Mr. Strubinger noted that three members of the Board had heard the case in 2008. The applicant stated no objection to presenting the case tonight.

Mr. Grant Jaber gave background about the signage on the property. He said that two modifications to the 2008 variance were being sought. He discussed the site characteristics and showed plans to the Board. He said that the 2008 site plan had included retaining walls, which now needed to be pulled closer to the building to allow for proper site lines. He described adjustments to the retaining walls and arches. Mr. Jaber said that the total square footage of the two walls combined had increased from 45 to 48 square feet.

Ms. Rochefort clarified that the applicant had obtained Zoning approval for this modification in 2008 and had been granted an extension for ZBA approval.

Mr. Santo asked if the walls were concave. Mr. Jaber explained that the top and bottom of the walls would be capped, so that they would appear straight.

Mr. Santo said that the walls looked out of proportion to the proposed signage and asked if the more signage was anticipated on the walls. He also asked about landscaping.

Mr. Jaber said that no more signage was anticipated for the walls. He agreed that the appearance of the sign could be modified with landscaping, but also pointed out that the signs were a minimum of three feet high in order not to be obscured by landscaping.

Ms. DelGreco asked when the DOT announced that the road would be widened. Mr. Jaber described the process. He also addressed the manufacturing of the sign.

Mr. Strubinger asked why the sign had increased in size. Mr. Jaber said that it was in order to keep it in scale with other signage.

Mr. Strubinger closed the public hearing.

A. ** MR. STRUBINGER MADE A MOTION TO GRANT THE VARIANCE, BECAUSE THE APPLICANT HAD DEMONSTRATED A HARDSHIP CONCERNING THE ROAD REVISION BY THE DOT AND ALSO BECAUSE THE RELOCATION OF THE THIRD SIGN WAS SATISFACTORY.
**** MR. SANTO SECONDED.**
**** MOTION PASSED UNANIMOUSLY.(Lopez, DelGreco, Fan)**

IV. BOARD ACTION ON ITEM A plus board action on 09-0108-02—STLJLLC & 100 Westport Ave. LLC (Stew Leonard's) Property located at 100 Westport Avenue—signage—request for extension of time in which to obtain permits.

B. ** MR. STRUBINGER MADE A MOTION TO GRANT AN EXTENSION OF 12 MONTHS, BECAUSE OF THE CURRENT ECONOMIC CONDITIONS.
**** MR. LOPEZ SECONDED.**
**** MOTION PASSED UNANIMOUSLY. (DelGreco, Santo, Fan)**

V. ANNUAL ELECTION

**** MS. DELGRECO MADE A MOTION TO NOMINATE MR. STRUBINGER AS CHAIR.**
**** MR. LOPEZ SECONDED.**

** MOTION PASSED UNANIMOUSLY.

** MR. STRUBINGER MADE A MOTION TO NOMINATE MR. LOPEZ AS SECRETARY.
** MS. DELGRECO SECONDED.
** MOTION PASSED UNANIMOUSLY.

VI. ACTION ON HEARING MINUTES—December 3, 2009

** MR. STRUBINGER MADE A MOTION TO APPROVE THE MINUTES.
** MR. SANTO SECONDED.
** MOTION PASSED UNANIMOUSLY.

VII. ADJOURNMENT

** MR. STRUBINGER MADE A MOTION TO ADJOURN.
** MS. DELGRECO SECONDED.
** MOTION PASSED UNANIMOUSLY.

The meeting was adjourned at 8:05 pm.

Respectfully submitted by Charlene Smith.