

**CITY OF NORWALK
ZONING BOARD OF APPEALS
JANUARY 20, 2022
MINUTES**

ATTENDANCE: Andy Conroy, Chair; Lee Levey, Secretary; Marily Altman, Chris Gavrielidis, Keith Lyon

STAFF: Tammy Maldonado, Zoning Enforcement Officer
Michelle Andrzejewski

OTHER: Chris Russo, Franco Iannone

CALL TO ORDER

Chair Conroy called the meeting to order at 7:32 p.m.

ROLL CALL

Chair Conroy called the Roll as indicated above.

Chair Conroy read the specific instructions for the public to access the Zoom meeting.

PUBLIC HEARINGS

Chair Conroy asked Mr. Levey, Secretary, to begin reading the first item. However, Ms. Maldonado reminded the Chair that because Item B would be asking for an extension that it be considered first.

Mr. Levey read Item B as follows with the written request for specific variance details:

B. 22-0120-03 22 Lowndes Ave LLC - Variance to allow decrease in minimum lot width required for proposed Lot A. Property located at 22 1/2 Lowndes Ave.

Chris Russo of Russo & Rizzio of 10 Sasco Hill Road, Fairfield, represented the applicant. He requested an extension of the variance to next month. This request is based on receiving comments from neighbors to meet with them next week to go over

the plans for the project at 22 ½ Lowndes Avenue. He said after that meeting he would have information to bring forward from the input of neighbors on this project.

Mr. Conroy stated he had no objection as the variance is just coming before the Board at this hearing. He inquired whether there was anyone opposed to the request of an extension to next month's meeting. There were none.

He did ask that Mr. Russo keep in mind that the staff did not find a hardship and he should be prepared with some large bargaining chips next month.

Chair Conroy moved on to **Item A**.

Mr. Levey read the details of Item A from the written document of the applicant request.

A. 22-0120-01 Franco Iannone - Variance to allow conversion of garage space to apartment in detached garage previously granted by variance in 1992. Property located at 58 Van Zant.

Mr. Conroy asked the owner, Mr. Iannone, to give an update on his purchase of the property and the request he filed to clear the land.

Mr. Iannone stated he had a dumpster delivered to contain debris from the construction to make a wall he needed for a room he created. He removed the garage door. The dumpster was in place to collect debris. The dumpster was not placed to take the space for allotted parking spaces, only temporarily placed for the part of the project to dump debris into and keep area clean.

There was discussion regarding the survey and the depiction of the 20' depth for the recreation area and the 10th parking space requirement. Mr. Iannone stated the surveyor showed the proper distance for the parking area. He stated he didn't know why by eye it looked less than 20 feet and wondered whether anyone used a tape measure to confirm the distance.

Chair Conroy stated a confirmation was needed on the plans to verify the required recreation area.

Ms. Maldonado stated that certified mail was sent out and she has the receipts that the mail was sent. This was not noted earlier.

Mr. Iannone stated his need of a variance arrived at the 11th hour. He was able to submit the survey plans and the layout by the surveyor for approval of his request.

Chair Conroy stated that the Board will require a stamped and signed document with the questioned areas being in place. The Chair stated the other concern was that the recreation area be just that, a recreation area and on the plot plan.

Chair Conroy stated that the previous recreation area was not such, but this must be on the plot plan for this project.

Ms. Maldonado asked for all copies being submitted to be stamped.

Mr. Iannone stated that the surveyor said only three stamped copies were needed, the balance were additional copies.

Ms. Maldonado stated that the Board can condition approval on meeting all site improvements must be on the plot plan. She stated also that this recreation area may include a barbeque area or picnic table.

Mr. Levey stated that parking spaces 1 thru 6 would require real stops keeping cars from encroaching on the recreation area.

Mr. Iannone stated there is a huge blacktop curb which would stop a car or ruin the bumper.

Mr. Levey inquired whether Mr. Iannone conferred with the Building Department as to the building and energy code requirements that would be required to change the garage to a living space. You must be able to provide the required documentation by licensed parties.

Mr. Iannone stated he has made the necessary contacts and work will be done by licensed tradesmen. He is not doing any of the work himself.

Chair Conroy asked whether there were any other questions. There were none.

Mr. Iannone summarized his comments and asked for approval by the Board.

Chair Conroy inquired if the Public had any questions or comments on this request. There were none.

Chair Conroy closed the public portion of the meeting.

BOARD ACTION ON: A & B

Chair Conroy noted that one applicant did not attend and another is being held open until the next meeting.

Chair Conroy asked if there were any further thoughts during open discussion of tonight's hearings.

Mr. Levey expressed that there was a possibility that Mr. Iannone was not going to be up front on his changes.

Chair Conroy stated that the recreation area must be shown on the plot plan for the benefit of the tenants.

Mr. Gavrielidis stated that he was in favor of the request as long as the parking is adequate.

Mr. Levy stated that the recreation area should be protected for the tenants.

- ** MR. LYON MOVED TO APPROVE THE REQUEST WITH THE REQUIREMENT THAT THE RECREATION AREA BE VERIFIED ON THE PLOT PLAN AND THE PLOT PLAN REFLECT ADEQUATE PARKING SPACES ARE VERIFIED ALSO.**
- ** MS. ALTMAN SECONDED THE MOTION.**
- ** MOTION PASSED UNANIMOUSLY WITH CONDITIONS.**

ACTION ON HEARING MINUTES – December 16, 2021

Mr. Conroy stated initially there were no changes. However, he noticed a name change should be made on page 6.

Mr. Diesel (Tad) should read "Greg".

No other changes were found.

- ** CHAIR CONROY MOVED TO ACCEPT THE MINUTES AS AMENDED.**
- ** THE MOTION WAS PASSED UNANIMOUSLY.**

Ms. Maldonado stated a full agenda is scheduled for February.

Mr. Levey confirmed he was unable to attend the February meeting.

Mr. Lyon stated he was unable to attend the March meeting.

Chair Conroy commented that COVID is in Norwalk and all should be careful.

Mr. Garvrielidis asked if there are prospects for the ZBA.

Chair Conroy stated to give him a list and he will submit names to the Mayor through the City Clerk.

Mr. Levey will be going into City offices to be sworn in.

Chair Conroy suggested inviting persons to be an alternate and they may possibly become full board members. He is asking that persons be from areas other than Wilson Point and Rowayton. The Board should represent diversity of residents.

He has also been asking for female and minority persons. Mr. Conroy noted having more woman on the board has been successful.

ADJOURNMENT

**** MR. LEVEY MOVED TO ADJOURN.**

**** CHAIR CONROY SECONDED THE MOTION.**

**** MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 8:11 pm.