

**CITY OF NORWALK
NORWALK ZONING BOARD OF APPEALS
REGULAR MEETING
APRIL 17, 2025
DRAFT MINUTES**

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

OTHER: Tammy Maldonado; Kevin Rath; Tim Rath; Oliver Cope; David Rucci; Atty. Alexis Brooks; Caitlin Drury; Haily Simpson; Jack Smith; Deborah Smith; Atty. Liz Suchy; Craig Flaherty; Olivia Rowan; Melissa Reavis; Christine Angelakis; Terry Atkin; Lori Pascalini; Bessie Kong

CALL TO ORDER

Chair Sanchick called the meeting to order at 7:00 P.M. There was a quorum present.

ROLL CALL

A Roll Call of those present was performed.

PUBLIC HEARINGS

25-0320-01

**KEVIN M RATH (CONTINUED FROM MARCH 20, 2025) – VARIANCE TO ALLOW
ELEVATING EXISTING REAR DECK AND ADDING ACCESS STAIRS TO GRADE
WITHIN 25’ OF THE MEAN HIGH TIDE. PROPERTY LOCATED AT 22 HARBOR
VIEW AVENUE.**

Chair Sanchick read the staff report for those present.

Mr. Rath came forward to discuss this item. He said they had taken into consideration the recommendations and increased the buffer zone and redesigned the deck to be more in-line with required standards. The plans for the deck were provided for review. There is currently a proposed text amendment that will be approved at a later date that would allow the proposed application if approved.

There were multiple letters of support from the neighbors.

No one wished to speak in support of this application.

No one wished to speak in opposition of this application.

25-0417-01

**JACK AND DEBORAH SMITH - VARIANCE OF FRONT SETBACK TO CONSTRUCT
A NEW CHIMNEY AT EXISTING SFR. CD-1S ZONE AND COASTAL AREA
MANAGEMENT OVERLAY. PROPERTY LOCATED AT 3 GULL ROAD.**

Atty. Brooks came forward to discuss this item. She said the new location would be no closer to Pine Point and would simply be a shift. Photos of the house were provided as well as plans for the house. The lot is undersized and pre-dates the zoning regulations. Atty. Brooks went into further detail about the history of the lot and why the variance should be granted.

There were multiple letters of support for the application from the neighbors.

No one wished to speak in support of this application.

No one wished to speak in opposition of this application.

25-0417-02

**38SBD, LLC - VARIANCES TO ELEVATE AND ALTER EXISTING SFR, RELOCATE
AND RECONSTRUCT DETACHED GARAGE, PARKING IN FRONT SETBACK AND
ADD SPA. CD-1S ZONE AND COASTAL AREA MANAGEMENT OVERLAY.
PROPERTY LOCATED AT 38 SOUTH BEACH DRIVE.**

25-0417-03

**PLANT COURT, LLC - VARIANCES TO ELEVATE AND ALTER EXISTING SFR,
PARKING IN FRONT SETBACK, REPLACEMENT POOL, REPLACE RETAINING
WALL SECTION AND REDUCE MEAN HIGH TIDE BUFFER. CD-1S ZONE AND
COASTAL AREA MANAGEMENT OVERLAY. PROPERTY LOCATED AT 46 SOUTH
BEACH DRIVE.**

This item and 25-0417-02 were handled at the same time since they neighbored each other.

Chair Sanchick reviewed the details of the application and properties for those present. Images of the properties and their plans were provided. Atty. Suchy came forward to discuss these applications. She reviewed those present as well to provide further information regarding the applications. Separate presentations for each property were given. Mr. Cope came forward to review the proposed plans. Mr. Flaherty came forward to discuss this item and provide further information regarding the applications. He provided an aerial overview of the properties. He also provided information regarding the coastal storm drainage. Ms. Simpson came forward to review if the proposed improvements were flood-zone compliant. She said the proposed changes were FEMA compliant.

There was a letter of support from the neighbors.

No one wished to speak in support of this application.

Ms. Atkin came forward to ask a question regarding the mass/bulk of the garage. Ms. Maldonado provided as much information regarding the associated decision as possible. Discussion followed regarding the amount of mass on the property.

Ms. Pascalini asked if there was consideration of previously approved construction in the neighborhood and if there might be an oversaturation of construction going on. Ms. Maldonado provided information regarding the approval process for Ms. Pascalini.

Discussion followed regarding the parking situation of the houses. Questions were asked as to why the variances were required for the property. Discussion followed.

Atty. Suchy came forward to discuss 46 South Beach Drive and provided information on the property, application, and its relationship to the prior application. Mr. Cope provided more information on the proposed plans for the property. The results for things like coastal resources were nearly identical to the prior property. Discussion followed regarding the details of the proposed pool.

Atty. Suchy suggested keeping the hearing open for these two items for consideration of suggestions.

There was one letter of support for this project.

Mr. Ryan came forward to speak in favor of the application. He voiced his support for it and asked for details regarding the height of the proposed trees.

Ms. Atkin came forward to speak in opposition to the item. She voiced concern over the amount of bulk on the property. She said it felt contrary to the feel of the location. Discussion followed.

Ms. Kong came forward to speak in opposition to the item. She wished to ask if there would be a chance to speak later if the item was tabled. She was informed that there would be a chance to speak at that time.

BOARD ACTION ON: A – D

25-0417-01

Mr. Conroy said he felt this was an improvement and the change was minor and wouldn't cause issues.

**** MR. CONROY MOVED TO APPROVE APPLICATION 25-0417-01: JACK AND DEBORAH SMITH - VARIANCE OF FRONT SETBACK TO CONSTRUCT A NEW CHIMNEY AT EXISTING SFR. CD-1S ZONE AND COASTAL AREA MANAGEMENT OVERLAY. PROPERTY LOCATED AT 3 GULL ROAD.**

**** MR. FERGUSON SECONDED THE MOTION.
** THE MOTION PASSED UNANIMOUSLY.**

25-0320-01

**** MR. CONROY MOVED TO APPROVE APPLICATION 25-0320-01: KEVIN M RATH
(CONTINUED FROM MARCH 20, 2025) – VARIANCE TO ALLOW ELEVATING
EXISTING REAR DECK AND ADDING ACCESS STAIRS TO GRADE WITHIN 25’ OF
THE MEAN HIGH TIDE. PROPERTY LOCATED AT 22 HARBOR VIEW AVENUE.
** MR. LYON SECONDED THE MOTION.
** THE MOTION PASSED UNANIMOUSLY.**

ADMINISTRATIVE ACTIONS

ACTION ON HEARING MINUTES – MARCH 20, 2025

**** MR. FERGUSON MOVED TO APPROVE THE MINUTES OF MARCH 20, 2025 AS
SUBMITTED.
** MR. CONROY SECONDED THE MOTION.
** THE MOTION PASSED WITH FOUR (4) IN FAVOR (CONROY; FERGUSON;
LYON; HANPETER) AND ONE (1) ABSTENTION (SANCHICK)**

ADJOURNMENT

**** MR. LYON MOVED TO ADJOURN.
** MR. FERGUSON SECONDED THE MOTION.
** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 9:32 P.M.

Respectfully submitted,
Ian A. Soltes
Telesco Secretarial Services