

DRAFT
CITY OF NORWALK
ZONING BOARD OF APPEALS
April 3, 2014

PRESENT: Andrew Conroy, Chair; Taylor Strubinger; Keith Lyon; Nadine Campbell; Joseph Beggan; Lee Levey; Juanita Olguin

STAFF: Aline Rochefort; Vladimir Mariano

OTHERS: Jan-Mikael Andreas; Larry Bourque; Atty Liz Suchy

I. CALL TO ORDER

Mr. Conroy called the meeting to order at 7:30 p.m.

II. ROLL CALL

After the meeting was called to order, Mr. Conroy introduced the commissioners, some that he explained, had been alternates and now were voting members. Others were alternates. After the introductions, Mr. Conroy outlined the procedure for the public hearings.

III. PUBLIC HEARINGS

A. 14-0403-01 – Mark Ayen & Marylynn Salerno – Variance to allow expansion of existing non-conforming 3 story residence. **Property located at 15 Cornwall Road.**

Mr. Conroy opened the public hearing. After noting that the applicant had some missing paperwork, he asked that the board continue this hearing until the next ZBA meeting.

MR. STRUBINGER MOVED: that this application be continued until the next ZBA meeting.

**** MR. LYON SECONDED.**
**** MOTION APPROVED UNANIMOUSLY.**

B. 14-0403-02 – Jan-Mikael Andreas & Pauline E. Morn – Variance to add a pitched roof over garage addition previously granted by variance. **Property located at 23 Crooked Trail.**

Mr. Conroy opened the public hearing. Mr. Strubinger read the legal memo into the record. The applicant began his presentation by handing in the certified, return receipts evidencing notification of the meeting. He then reiterated what the legal memo had noted. He also showed the commissioners photos of the garage.

Mr. Levey asked whether the space underneath the raised garage would be habitable. Mr. Andreas said it would not. Mr. Conroy asked if there was any danger of collapse. Mr. Andreas did not think so.

No one spoke in support or opposition to the application. Mr. Conroy closed the public hearing.

C. 14-0403-03- McClintock Partners/California Closets – Variance of zoning front setback for a proposed ground sign. Property located at 565 Westport Avenue.

Mr. Conroy opened the public hearing. Mr. Strubinger read the legal memo into the record. Larry Bourque, representing California Closets, explained why the applicant was requesting the variance. One reason was that it would be seen from Westport Avenue easier. There was a discussion as to why parking was paved in the front setback. Mr. Beggan recommended investing some money into a billboard to help people find their way. Mr. Bourque said that the applicant had instructed him to make the biggest sign that Norwalk would allow. There was some discussion as to where the sign should be placed. There was a discussion about whether the applicant should be granted a variance if they still had not completed work to receive a certificate of occupancy. There was also a discussion of the number of parking spaces in the lot. Mr. Levey thought that the sign was too big. Ms. Olguin asked for some clarifications. Ms. Rochefort said that the applicant could be granted the variance even if they did not have a certificate of zoning compliance. Mr. Strubinger asked Ms. Rochefort if there were any variances for signs outside the setback in this area. She could not recall any for this type of request.

No one spoke in support or opposition to the application. Mr. Conroy closed the public hearing.

IV. BOARD ACTION ON A thru C.

A. 14-0403-03- 14-0403-02 – Jan-Mikael Andreas & Pauline E. Morn – Variance to add a pitched roof over garage addition previously granted by variance. Property located at 23 Crooked Trail

There was a discussion among the commissioners before voting on this application.

MR. LYON MOVED: that the variance to allow the garage addition to be **GRANTED**.

**** MS. CAMPBELL SECONDED.**
**** MOTION APPROVED UNANIMOUSLY.(CONROY, STRUBINGER, BEGGAN)**

B. McClintock Partners/California Closets – Variance of zoning front setback for a proposed ground sign. **Property located at 565 Westport Avenue.**

There was a discussion among the commissioners before voting on this application.

i.MR. STRUBINGER MOVED: that the variance be **DENIED** for the ground sign because the hardship shown has not been necessarily indicated to be a hardship in the opinion of the ZBA.

**** MR. BEGGAN SECONDED.**
**** MOTION APPROVED UNANIMOUSLY. (CONROY, CAMPBELL, LYON)**

C. 747 Belden Avenue – Request for extension of time in which to obtain building permits.

Ms. Rochefort said that this was the second request for an extension. Mr. Conroy noted that any more than two requests may not be granted. Mr. Strubinger asked whether the reason was for financing purposes or the building permits. Atty Suchy said it was a combination of the two.

MR. STRUBINGER MOVED: that a 6 month extension be **GRANTED** to the applicant.

**** MR. LYON SECONDED.**
**** MOTION APPROVED UNANIMOUSLY. (CONROY, COMPBELL, BEGGAN)**

V. ACTION ON HEARING MINUTES – February 6, 2014

**** MR. STRUBINGER MADE A MOTION TO APPROVE THE MINUTES OF THE FEBRUARY 6, 2014.**
**** MR. LYON SECONDED.**
**** MOTION PASSED UNANIMOUSLY.**

VI. ADJOURNMENT

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

The meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Diana Palmentiero

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