

CITY OF NORWALK
ZONING BOARD OF APPEALS
February 6, 2014 (approved April 3, 2014)

PRESENT: Andrew Conroy; Chair; Taylor Strubinger; Nadine Campbell;
Joseph Beggan; Keith Lyon

STAFF: Aline Rochefort

OTHERS: William Earls; Scott Teed; Atty Al Vasco; Atty Vernon Miller

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 outlined the procedure for the public hearings.

III. PUBLIC HEARINGS

A. 14-0206-01 – Scott Teed – Variance to elevate existing single family residence and construct a second floor over existing garage area that was previously granted by variance. **Property located at 28 Channel Avenue**

Mr. Conroy opened the public hearing. Mr. Strubinger read the legal memo into the record. William Earls, the architect for the applicant, began the presentation. He began by showing the commissioners the current layout of the house. He explained how there are several additions to the house as well as the second floor. However, it did not seem to be built to code. They were not adding any new bedrooms. They were keeping the current three bedrooms. He then showed the commissioners the plans for the renovated house. The addition over the garage would be a bedroom. He said that these plans would lessen the non-conformities on the property. Mr. Strubinger said that he was not sure there was a hardship. Mr. Lyon asked whether there had been a discussion with the staff as to how to renovate the house without requesting a variance. Mr. Conroy suggested that the applicant seek an alternative to the plans that they were proposing. Mr. Strubinger said they should consider building over the study as the Zoning Department staff had suggested. Ms. Rochefort reminded the commissioners that the applicant needed two variances, one for the height of the house and the other for the addition over the garage.

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

IV. BOARD ACTION ON A & SoNo Loft Condos & Cedar Hammock Island – requests for extension of time in which to obtain building permits.

A. The commissioners began their discussions about the requests for extensions of time. Al Vasco, the attorney for the SoNo Loft Condos, told the commissioners that the first extension was 1 year from the date the application was granted. The commissioners asked questions of the attorney for Cedar Hammock Island, Vernon Miller.

i. MR. CONROY MOVED: that the 180 day extension be **GRANTED** to SoNo Loft Condos so the applicant can obtain building permits.

**** MR. STRUBINGER SECONDED.**
**** MOTION APPROVED UNANIMOUSLY.**

ii. MR. CONROY MOVED: that a 6 month extension be **GRANTED** to Cedar Hammock LLC so the applicant can obtain building permits.

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

B. 14-0206-01 – Scott Teed – Variance to elevate existing single family residence and construct a second floor over existing garage area that was previously granted by variance. **Property located at 28 Channel Avenue**

i. MR. STRUBINGER MOVED: that the variance to raise the building to conform to revised FEMA requirements be **GRANTED**, because the hardship is created by FEMA.

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

ii. Mr. Conroy set forth a resolution to deny the application for a variance to allow an addition above the garage. The commissioners then realized that there should be a motion to grant the variance.

iii. MR. CONROY MOVED: that the variance to allow the addition to be built above the garage be **GRANTED**.

**** MS. CAMPBELL SECONDED.**
**** MOTION DENIED (2-3). (BEGGAN, LYON, STRUBINGER)**

V. ACTION ON HEARING MINUTES – December 5, 2013 & January 9, 2014

**** MR. CONROY MADE A MOTION TO APPROVE THE MINUTES OF THE
DECEMBER 5, 2013**

**** MR. STRUBINGER SECONDED.**

**** MOTION PASSED (4-0). (CAMPBELL, LYON)**

**** MR. CONROY MADE A MOTION TO APPROVE THE MINUTES OF THE
JANUARY 9, 2014**

**** MS. CAMPBELL SECONDED.**

**** MOTION PASSED (4-0). (STRUBINGER, BEGGAN)**

VI. ADJOURNMENT

**** MR. STRUBINGER MADE A MOTION TO ADJOURN.**

**** MR. CONROY SECONDED.**

**** MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 8:06 p.m.

Respectfully submitted,

Diana Palmentiero