

**CITY OF NORWALK
ZONING BOARD OF APPEALS
REGULAR MEETING **DRAFT** MINUTES - APRIL 16, 2026
VIA ZOOM VIRTUAL MEETING**

ATTENDEES: Danielle Sanchick, Lee Levey, Steve Ferguson, Keith Lyon, Ben Hanpeter, Andy Conroy, Anthony Simari.

STAFF: Tammy Maldonado.

OTHERS: Liz Suchy, Eric Jacobsen, David Gold.

I. CALL TO ORDER

Ms. Sanchick called the meeting to order.

II. ROLL CALL

All members were present as listed in the attendees section.

III. PUBLIC HEARINGS

A. 26-0219-03 – Mark Barrett & Jillian Majlak – (Continued from February 19, 2026) - Variance for rear setback for proposed alterations and additions which include connecting an existing Accessory Building (Detached Garage) to the existing Principal Building (Single-Family Residence). Property located at 10 Winthrop Ave. District 5, Block 5, Lot 125.

Seated for this item were Ms. Sanchick, Mr. Levey, Mr. Conroy, Mr. Lyon and Mr. Simari.

Mr. Levey read the application into the record. Mr. Eric Jacobsen, the architect, presented the revised plans. He stated that the proposal now pulls the garage back to a 12-foot setback from the rear property line (requiring a 3-foot variance from the 15-foot requirement), reconfigures the driveway, lowers the garage floor level by approximately 20 inches near the house, reduces the roof pitch and height, adds a two-story connector with a powder room, mudroom, and hallway, relocates retaining walls to comply with the 5-foot setback and 4-foot height maximum, and reduces impervious surface coverage from 49.9% to 47.8%. Mr. Jacobsen noted that the garage would be 17 feet 6 inches high at the rear and approximately 21 feet at the ridge. Mr. Steve Ferguson asked about the location of the powder room, which Mr. Jacobsen confirmed is in the middle of the connecting hallway. MR. Lyon inquired about the reconfiguration of the driveway and retaining walls. Mr. Levey offered an architectural suggestion to extend the garage overhang toward the house for door protection. No participants raised their hands to speak in favor or opposition. The public hearing was closed.

B. 26-0319-01 – JMT Charles 25 LLC – Variance for height of retaining walls to be constructed on site of proposed two-family dwelling in the CD-2 zone and Coastal Area Management Overlay. Property located at 34 Charles St. District 3, Block 7, Lot 43.

Ms. Sanchick announced that this item would be heard first. Ms. Liz Suchy, representing the applicant, requested that the hearing be continued to the next month to address additional neighbor comments and questions received the previous day, as well as to evaluate potential plan changes. Ms. Maldonado confirmed that the applicant was still within the 100-day period for continuances. No members of the board objected to the continuance. The public hearing was continued to the next month.

C. 26-0416-01 – David & Ashley Gold - Appeal of ZEO denial of zoning permit for interior renovation of existing single family dwelling due to inclusion of second kitchen; dwelling in the CD-1L zone. Property located at 7 Shorehaven Rd. District 3, Block 78, Lot 39.

Seated for this item were Ms. Sanchick, Mr. Levey, Mr. Conroy, Mr. Lyon and Mr. Simari.

Mr. Levey read the application into the record, including the staff memorandum from Mr. Steve Kleppin, Director of Planning and Zoning, which recommended denial of the appeal. The property owner, Mr. David Gold presented the case on behalf of himself and his wife Ashley Gold. Ms. Maldonado provided the staff response. During the public comment period Ms. Diane Cece spoke; noting she represented herself not a neighborhood association. Discussion continued regarding the meaning of the definition.

The public hearing was closed.

D. 26-0416-02 – Kathryn Giusti - Variance of Table 4.3.1-C for Building Height (32' maximum allowed, 36.1' proposed) and Total Building Height (40' maximum allowed, 43.8' proposed) for proposed new single family dwelling in CD-1S zone and Coastal Area Management Overlay. Property located at 1 Westmere Ave. District 6, Block 33, Lot 57.

Ms. Sanchick announced the item. Mr. Levey read the application into the record, including the staff analysis regarding the flood zone, sewer easement, and coastal site plan review requirements. Ms. Liz Suchy, representing the property owners Kathryn Giusti and Paul Giusti, requested that the public hearing be opened and then continued to the next month to address staff comments regarding activity in the 15-foot coastal jurisdiction line buffer and compliance with the Connecticut Coastal Management Act. No members of the board objected to the continuance. The public hearing was continued to the next month.

E. Fee Schedule Revisions - Variances/Appeals (proposed \$560 for Residential One & Two Family/\$810 for all others), Special Exceptions (proposed \$560) and Extension of Time (proposed \$560) applications.

Mr. Levey read the item into the record, including the current and proposed fees and the memorandum from Mr. Steve Kleppin. The board discussed the proposed increases, noting that ZBA fees had not been updated in at least 15 years, the impact of inflation, comparisons to other

municipalities, and the effect on residential applicants versus commercial applicants. Ms. Diane Cece spoke during public comment, stating that the 115% increase for single-family residential applications (from \$260 to \$560) seemed excessive for minor changes and that the 45% increase for commercial/industrial applications was more reasonable. No other public comments were received. The item was continued to the next month.

IV. BOARD ACTION

A. Action on 26-0219-03 – Mark Barrett & Jillian Majlak – (Continued from February 19, 2026) - Variance for rear setback for proposed alterations and additions which include connecting an existing Accessory Building (Detached Garage) to the existing Principal Building (Single-Family Residence). Property located at 10 Winthrop Ave. District 5, Block 5, Lot 125.

****MR. LEVEY MOVED TO APPROVE THE VARIANCE REQUEST FOR APPLICATION 26-0219-03 AT 10 WINTHROP AVENUE AS REVISED WITH THE 12-FOOT REAR SETBACK.**

****MR. LYON SECONDED THE MOTION.**

****THE MOTION PASSED WITH MR. ANTHONY SIMARI OPPOSED.**

C. Action on 26-0416-01 – David & Ashley Gold - Appeal of ZEO denial of zoning permit for interior renovation of existing single family dwelling due to inclusion of second kitchen; dwelling in the CD-1L zone. Property located at 7 Shorehaven Rd. District 3, Block 78, Lot 39.

****MR. LYON MOVED TO DENY THE APPEAL FOR APPLICATION 26-0416-01 AT 7 SHOREHAVEN ROAD.**

****MR. LEVEY SECONDED THE MOTION.**

****THE MOTION PASSED UNANIMOUSLY.**

No action was taken on Items B, D, or E as they were continued.

V. ADMINISTRATIVE ACTIONS

A. Action on Hearing Minutes (March 19, 2026)

****MR. CONROY MOVED TO APPROVE THE MINUTES OF THE MARCH 19, 2026 MEETING AS PRESENTED.**

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

****THE MINUTES WERE APPROVED AS PRESENTED.**

VI. ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 9:45 PM.

Respectfully Submitted,
Courtney Baldwin
Recording Secretary