



REGULAR MEETING – ZONING BOARD OF APPEALS AGENDA

JUNE 18, 2026, 7:00 PM
BY ZOOM VIRTUAL MEETING

To allow public access, anyone may access a meeting by telephone and/or Zoom, or a recording in the City of Norwalk YouTube channel. Specific instructions and links can be found at [norwalkct.gov/meetings](https://www.norwalkct.gov/meetings).



Members of the public may call in to participate. Callers will not be able to see the meeting participants. All participants will be muted upon entering the meeting. To speak, dial *9 on the phone and you will be called on by the host of the meeting during the public comment section. All speakers must state their name and address. Comments must be on a topic on the agenda, and are limited to three minutes. Anyone disrupting the orderly conduct of the meeting, including by using threatening, hateful, or sexually-explicit language, will be removed. Please find the information using the link above.



Members of the public who wish to provide "live comments" may also use the Zoom meeting platform. All participants will be muted upon entering the meeting. To speak, click the "raise your hand indicator" and you will be called by the host of the meeting during the public comment section. All speakers must state their name and address. Comments must be on a topic on the agenda, and are limited to three minutes. Anyone disrupting the orderly conduct of the meeting, including by using threatening, hateful, or sexually-explicit language, will be removed. Please find the information using the link above.



Members of the public who wish to provide public comment are encouraged to submit those via email in advance of the meeting. For these comments to be included into the record, they must be submitted by 12:00 p.m. the day of the meeting. Please email Tammy Maldonado at tmaldonado@norwalkct.gov with the subject line "Public Comment" to provide written public comment prior to the meeting.

Application materials can be found at this link: <https://www.norwalkct.gov/2066/Pending-applications-Zoning-Board-of-App>

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC HEARINGS

- A. **26-0416-02 – Kathryn Giusti - (Continued from April 16, 2026) - 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.**
- B. **26-0618-01 – Peter & Alexandra Benevides – Variance of Table 4.3.1-B, Rear Setback (15' required, 10.5' proposed) for two (2) proposed AC condenser units at an existing single-family dwelling in CD-1M zone. Property located at 12 Pine Hill Ave. District 3,**

Block 48, Lot 5.

- C. 26-0618-02 – Leslie Dale Dunn, Trustee – Variance of Table 4.3.1-C for Front Setback (30’ required, 14’ proposed), Side Setback (6’ required, 2.9’ proposed), Building Height (32’ maximum, 38.4’ proposed) and Total Building Height (40’ maximum, 44.2’ proposed) for proposed front addition and raising the building for flood compliance at existing single-family dwelling in CD-1S zone and Coastal Area Management Overlay. Property located at 38 Westmere Ave. District 6, Block 33, Lot 39.**

IV. BOARD ACTION ON: A-C

V. ADMINISTRATIVE ACTIONS

- A. Action on Hearing Minutes (May 21, 2026)**

VI. ADJOURNMENT

**CITY OF NORWALK
ZONING BOARD OF APPEALS
REGULAR MEETING **DRAFT** MINUTES – MAY 21, 2026
VIA ZOOM VIRTUAL MEETING**

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

STAFF: Tammy Maldonado.

OTHERS: Kathryn Giusti, Paul Giusti, Liz Suchy, Robert Metzger, Tom Nelson, Steve Kleppin.

I. CALL TO ORDER

Chair Sanchick called the regular meeting of the Zoning Board of Appeals to order at 7:00 p.m. and reviewed the virtual hearing procedures.

II. ROLL CALL

A quorum was present.

III. PUBLIC HEARINGS

A. 26-0319-01 – JMT Charles 25 LLC – (Continued from March 19, 2026)

Chair Sanchick announced that this application had been withdrawn.

B. 26-0416-02 – Kathryn Giusti – (Continued from April 16, 2026)

Ms. Sanchick, Mr. Levey, Mr. Conroy, Mr. Lyon and Mr. Ferguson were seated for this item. Secretary Lee Levey read the staff memo into the record. Ms. Liz Suchy presented on behalf of Kathryn Giusti and Paul Giusti. Mr. Robert Metzger and Mr. Tom Nelson also presented. No public comments were received.

**** MR. FERGUSON MOVED TO CONTINUE THIS ITEM TO THE NEXT MEETING.**

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

**** THE MOTION PASSED UNANIMOUSLY.**

C. Fee Schedule Revisions – (Continued from April 16, 2026)

Ms. Sanchick, Mr. Levey, Mr. Conroy, Mr. Ferguson and Mr. Hanpeter were seated for this item. Mr. Steve Kleppin presented a comparison of fees with other municipalities. The board discussed a tiered structure based on project value.

**** MR. CONROY MOVED TO RECOMMEND TO THE COMMON COUNCIL A REVISED FEE SCHEDULE WITH NOTED CHANGES FOR VARIANCES/APPEALS FOR SINGLE AND TWO FAMILY RESIDENCES AS FOLLOWS: BASE FEE OF \$260 FOR PROJECTS VALUED AT \$25,000 OR LESS, WITH AN ADDITIONAL \$50 FOR**

EVERY \$25,000 INCREMENT OF PROJECT VALUE THEREAFTER, NOT TO EXCEED \$810.

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

**** THE MOTION PASSED UNANIMOUSLY.**

IV. BOARD ACTION ON: A-C

Action was taken under each respective item as noted above.

V. ADMINISTRATIVE ACTIONS

A. Extension of Time Requests

1. #25-1120-01 222 West Rocks Rd.

Ms. Sanchick, Mr. Levey, Mr. Conroy, Mr. Lyon and Mr. Hanpeter were seated for this item.

**** MR. LEVEY MOVED TO APPROVE ONE 180-DAY EXTENSION.**

**** MR. HANPETER SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

2. #25-1120-03 8 Belmont Pl.

Ms. Sanchick, Mr. Levey, Mr. Conroy, Mr. Ferguson and Mr. Hanpeter were seated for this item.

**** MR. LEVEY MOVED TO APPROVE ONE 180-DAY EXTENSION.**

**** MR. HANPETER SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

B. Action on Hearing Minutes (April 16, 2026)

**** MS. SANCHICK MOVED TO APPROVE THE MINUTES OF THE APRIL 16, 2026 REGULAR MEETING.**

**** MR. FERGUSON SECONDED THE MOTION.**

**** THE MOTION PASSED WITH ONE ABSTENTION MR. CONROY. IN FAVOR (SANCHICK, HANPETER, LEVEY, FERGUSON.)**

VI. ADJOURNMENT

**** MR. LEVEY MOVED TO ADJOURN THE MEETING.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at approximately 8:45 p.m.

The next regular meeting is scheduled for June 18, 2026.

Respectfully Submitted,
Courtney Baldwin
Recording Secretary