

**CITY OF NORWALK
ZONING BOARD OF APPEALS
REGULAR MEETING JUNE 18, 2026
VIA ZOOM VIRTUAL MEETING
DRAFT MINUTES**

ATTENDANCE: Danielle Sanchick (Chair), Lee Levey, Anthony Simari, Andy Conroy, Ben Hanpeter, Keith Lyon

STAFF: Tammy Maldonado

OTHERS: Item A – 1 Westmere Avenue (Kathryn Giusti): Liz Suchy (attorney), Neil Hauck & Rob Metzgar (architects), Tom Nelson (engineer). The applicants (Kathy and Paul Guisti) were also on the call, Item B – 12 Pine Hill Avenue (Peter & Alexandra Benevides): Ginger Picanzi (representative), Item C – 38 Westmere Avenue (Leslie Dale Dunn, Trustee): No presentation (item was opened and continued to July 16, 2026)

CALL TO ORDER

Mr. Levey called the meeting to order at approximately 7:01 p.m. There was a quorum present. The standard opening statement regarding public participation procedures was read.

ROLL CALL

Attendance was taken and confirmed as noted above.

PUBLIC HEARINGS

Note: The agenda order was adjusted to address Item C first due to the need for a continuance.

C. 26-0618-02 – Leslie Dale Dunn, Trustee (38 Westmere Avenue) Public hearing opened on the variance requests 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 a proposed front addition and raising the building for flood compliance at an existing single-family dwelling in the CD-1S zone and Coastal Area Management Overlay.

A brief introduction of the application was read. No substantive presentation or public comments were made.

**** MR. LEVEY MOVED TO CONTINUE THE PUBLIC HEARING TO THE JULY 16, 2026 MEETING.**

**** MOTION PASSED UNANIMOUSLY.**

Public hearing continued.

A. 26-0416-02 – Kathryn Giusti (1 Westmere Avenue) (Continued from April 16, 2026) Continued public hearing on the variance requests for building height (32' maximum allowed, revised to 35.25' proposed) and total building height (40' maximum allowed, revised to 42.6' proposed) for a proposed new single-family dwelling in the CD-1S zone and Coastal Area Management Overlay.

The applicant's representatives (attorney Liz Suchy, architects Neil Hauck and Rob Metzgar, and engineer Tom Nelson) presented revised plans. Revisions included reductions in ceiling heights in principal and service areas, integration of HVAC ductwork within open-web floor joists, a reduced ridge pitch on the secondary roof, resulting in overall reductions to the requested height variances (total height reduced by 15 inches and midpoint height by 10 inches from the prior submission). Additional site improvements were noted: full flood compliance (superior to the existing non-compliant structure), reduction in impervious area below zoning limits, and removal of all development from the 15-foot coastal jurisdiction line buffer with buffer plantings.

The Board discussed the flood zone hardship, the extent of height reduction efforts versus further opportunities (including roof design adjustments), consistency with Connecticut Coastal Management Act (CCMA) goals and policies (per staff memo indicating inconsistency due to added living space in a flood-prone area versus applicant position that the proposal complies with flood regulations and improves site conditions), and distinctions between new construction and raising existing structures. The architecture and site improvements were acknowledged positively, but concerns remained regarding full compliance with height limits for a new build in the flood zone.

Two related actions were required (zoning variances and coastal site plan review/CCMA consistency statement).

Seated for this item were Ms. Sanchick, Mr. Levey, Mr. Conroy, Mr. Lyon & Mr. Hanpeter.

**** MR. HANPETER MOVED TO APPROVE THE ZONING VARIANCE REQUESTS.**

**** MR. CONROY SECONDED THE MOTION.**

**** MOTION FAILED 2-3. IN FAVOR: (HANPETER, CONROY), NOT IN FAVOR: (SANCHICK, LYON, LEVEY).**

**** MR. LEVEY MOVED TO DENY THE APPLICATION WITHOUT PREJUDICE, ALLOWING THE APPLICANT TO RETURN WITH REVISED PLANS ADDRESSING HEIGHT.**

**** MR. CONROY SECONDED THE MOTION.**

**** MOTION PASSED 4-1. IN FAVOR: (SANCHICK, LYON, LEVEY, CONROY). NOT IN FAVOR: (HANPETER).**

(The coastal site plan review/CCMA consistency statement was not voted on separately, as it was rendered moot by the denial.)

B. 26-0618-01 – Peter & Alexandra Benevides (12 Pine Hill Avenue) Public hearing held on the variance request for rear setback (15' required, 10.5' proposed) for two proposed AC condenser units at an existing single-family dwelling in the CD-1M zone.

The applicant's representative (Ginger Picanzi) presented the request, noting the units are small, the impact is minimal, and the property is already non-conforming in other respects. No public comments were received.

The Board had no objection to the variance itself but required a condition for visual and sound screening.

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

**** MR. LEVEY MOVED TO APPROVE THE VARIANCE REQUEST SUBJECT TO INSTALLATION OF EVERGREEN SCREENING (BUSHES) AROUND THE UNITS TO PROVIDE VISUAL AND SOUND BUFFERING WHILE ALLOWING AIR CIRCULATION.**

**** MS. SANCHICK SECONDED THE MOTION.**

**** MOTION PASSED UNANIMOUSLY.**

BOARD ACTION ON: A-C

Actions taken as detailed above under the respective public hearing items.

ADMINISTRATIVE ACTIONS

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

**** MR. HANPETER MOVED TO APPROVE THE MINUTES OF THE MAY 21, 2026, HEARING.**

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

**** MOTION PASSED UNANIMOUSLY.**

ADJOURNMENT

Mr. Levey ended the zoom meeting.

The meeting was adjourned at approximately 8:30 PM.

**Respectfully Submitted,
Courtney Baldwin
Recording Secretary**