

CITY OF NORWALK
ZONING BOARD OF APPEALS
REGULAR MEETING – JULY 16, 2026 VIA ZOOM VIRTUAL CONFERENCE
DRAFT MEETING MINUTES

ATTENDANCE: Danielle Sanchick, Lee Levey, Andrew Conroy, Keith Lyon, Anthony Simari, Steve Ferguson.

STAFF: Tammy Maldonado (Zoning Staff)

APPLICANTS: Curt Lowenstein (Landtech, Engineer), Clara Pierantozzi (Architect)

CALL TO ORDER

The meeting was called to order at 7:00 P.M. by Chair Danielle Sanchick. A quorum was present.

II. ROLL CALL

Roll call was conducted. All regular members noted above were present and seated for the evening's business.

III. PUBLIC HEARINGS

A. 26-0618-02 – Leslie Dale Dunn, Trustee – 38 Westmere Avenue

Variance requests for front addition and raising the existing single-family dwelling for flood compliance in the CD-1S zone and Coastal Area Management Overlay.

Seated for this item were Danielle Sanchick, Lee Levey, Andrew Conroy, Keith Lyon, and Anthony Simari.

MEMBER LEE LEVEY READ THE APPLICATION AND STAFF REPORT INTO THE RECORD.

Curt Lowenstein (Engineer, Landtech) and Clara Pierantozzi (Architect) presented the application on behalf of the property owners. The proposal includes lifting the existing 1999-built home to meet current FEMA flood elevation requirements (Base Flood Elevation + 2 feet) and constructing a modest 220 sq. ft. front addition. Multiple variances were requested for setbacks, building height, total height, building coverage, impervious coverage, and location of above-ground propane tanks in the front yard. Member Lee Levey presented findings recommending that the Board carefully consider whether the requested variances meet the legal hardship standard, particularly the expansion of living space and the number of variances sought. Members noted concerns with the above-ground propane tanks in the front yard and suggested exploring underground placement or alternative heating systems. A Coastal Site Plan Review analysis was also provided, noting consistency issues with the proposed expansion of living space under the Connecticut Coastal Management Act.

The Board engaged in extensive discussion with the applicant regarding:

- The number of variances requested and the legal standard for hardship
- The expansion of living space (220 sq. ft. addition)
- The height variances and possibility of reducing them
- Alternative locations or systems for propane tanks (underground or heat pump/electric)

- Ways to bring the project closer to compliance or reduce the scope of variances

The Board expressed the need for minimum variances for relief and encouraged the applicant to revise the plans to address these concerns before the next meeting.

****MEMBER LEE LEVEY MOVED TO CONTINUE THE APPLICATION TO THE AUGUST 20, 2026 MEETING TO ALLOW THE APPLICANT TIME TO REVISE THE PLANS IN RESPONSE TO BOARD FEEDBACK.**

****SECONDED BY MEMBER ANDREW CONROY.**

****MOTION PASSED UNANIMOUSLY.**

IV. BOARD ACTION ON APPLICATION

No action taken. Application continued to August 20, 2026.

V. ACCEPTANCE OF MINUTES

A. Action on Hearing Minutes (June 18, 2026)

****MEMBER ANDREW CONROY MOVED TO ACCEPT THE MINUTES OF THE JUNE 18, 2026, HEARING AS PRESENTED.**

****SECONDED BY MEMBER KEITH LYON.**

****MOTION PASSED UNANIMOUSLY.**

VI. ADJOURNMENT

****MEMBER ANDREW CONROY MOVED TO ADJOURN.**

****MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at approximately 8:10 P.M.

Respectfully Submitted,
Courtney Baldwin
Recording Secretary