



REGULAR MEETING – ZONING BOARD OF APPEALS AGENDA

AUGUST 20, 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. 26-0618-02 – 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.
- B. 26-0716-02 – Macri Properties, Inc. – Variance of Table 4.3.1-E Vehicular Parking requirements to allow parking to remain in the Front Yard (Parking is required to be

within and/or behind the Principal Structure, existing and proposed Parking is located in front of the Principal Structure and within the Front Yard) at an existing multi family residence in CD-3 zone. Property located at 218 Flax Hill Rd. District 2, Block 48, Lot 45.

- C. 26-0820-01 – Kathryn Giusti - Variance of Table 4.3.1-C for Total Building Height (40' maximum allowed, 41.9' 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.

IV. BOARD ACTION ON: A-C

V. ADMINISTRATIVE ACTIONS

- A. Extension of Time Request for Variance #25-0821-01 – 53 Rowayton Ave
- B. Action on Hearing Minutes (July 16, 2026)

VI. ADJOURNMENT

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