



## REGULAR MEETING – ZONING BOARD OF APPEALS AGENDA

JUNE 26, 2025, 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://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](mailto: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. **25-0417-03 Plant Court, LLC (Continued from April 17, 2025 & May 15, 2025) - Variances to elevate and alter existing SFR, parking in front setback, replacement pool, replace retaining wall section and reduce mean high tide buffer. CD-1S Zone and Coastal Area Management Overlay. Property located at 46 South Beach Drive.**
  - B. **25-0515-01 – ACR Property, LLC – (Continued from May 15, 2025) - Variances of front yard setbacks at Lane Rd and East Rocks Rd, parking within the front setback at**

Lane Rd and East Rocks Rd and proposed backout space adjacent to Lane Rd property line to construct new Single-Family Residence. CD-1M zone. Property located at 6 Lane Road.

- C. 25-0626-01 – Daniela Alfaro - Variance to allow parking within the front setback (30' required, 0' proposed) and tandem parking following after the fact conversion of 1 car garage to living space at existing Single Family Residence in CD-1S Zone. Property located at 34 Garner St.

IV. BOARD ACTION ON: A-C

V. ADMINISTRATIVE ACTIONS

- A. Action on Hearing Minutes - April 17, 2025 and May 15, 2025

VI. ADJOURNMENT