



## 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

**CITY OF NORWALK  
NORWALK ZONING BOARD OF APPEALS  
REGULAR MEETING  
APRIL 17, 2025  
**DRAFT MINUTES****

**ATTENDANCE:** Andy Conroy, Chairman; Danielle Sanchick; Steve Ferguson; Keith Lyon; Ben Hanpeter

**OTHER:** Tammy Maldonado; Kevin Rath; Tim Rath; Oliver Cope; David Rucci; Atty. Alexis Brooks; Caitlin Drury; Haily Simpson; Jack Smith; Deborah Smith; Atty. Liz Suchy; Craig Flaherty; Olivia Rowan; Melissa Reavis; Christine Angelakis; Terry Atkin; Lori Pascalini; Bessie Kong

**CALL TO ORDER**

Chair Conroy called the meeting to order at 7:00 P.M. There was a quorum present.

**ROLL CALL**

A Roll Call of those present was performed.

**PUBLIC HEARINGS**

**25-0320-01**

**KEVIN M RATH (CONTINUED FROM MARCH 20, 2025) – VARIANCE TO ALLOW  
ELEVATING EXISTING REAR DECK AND ADDING ACCESS STAIRS TO GRADE  
WITHIN 25’ OF THE MEAN HIGH TIDE. PROPERTY LOCATED AT 22 HARBOR  
VIEW AVENUE.**

Ms. Sanchick read the staff report for those present.

Mr. Rath came forward to discuss this item. He said they had taken into consideration the recommendations and increased the buffer zone and redesigned the deck to be more in-line with required standards. The plans for the deck were provided for review. There is currently a proposed text amendment that may be approved at a later date that would allow the proposed application if approved.

There were multiple letters of support from the neighbors.

No one wished to speak in support of this application.

No one wished to speak in opposition of this application.

25-0417-01

**JACK AND DEBORAH SMITH - VARIANCE OF FRONT SETBACK TO CONSTRUCT  
A NEW CHIMNEY AT EXISTING SFR. CD-1S ZONE AND COASTAL AREA  
MANAGEMENT OVERLAY. PROPERTY LOCATED AT 3 GULL ROAD.**

Atty. Brooks came forward to discuss this item. She said the new location would be no closer to Pine Point and would simply be a shift. Photos of the house were provided as well as plans for the house. The lot is undersized and pre-dates the zoning regulations. Atty. Brooks went into further detail about the history of the lot and why the variance should be granted.

There were multiple letters of support for the application from the neighbors.

No one wished to speak in support of this application.

No one wished to speak in opposition of this application.

25-0417-02

**38SBD, LLC - VARIANCES TO ELEVATE AND ALTER EXISTING SFR, RELOCATE  
AND RECONSTRUCT DETACHED GARAGE, PARKING IN FRONT SETBACK AND  
ADD SPA. CD-1S ZONE AND COASTAL AREA MANAGEMENT OVERLAY.  
PROPERTY LOCATED AT 38 SOUTH BEACH DRIVE.**

25-0417-03

**PLANT COURT, LLC - 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.**

This item and 25-0417-02 were handled at the same time since they neighbored each other.

Ms. Sanchick reviewed the details of the application and properties for those present. Images of the properties and their plans were provided. Atty. Suchy came forward to discuss these applications. She reviewed those present as well to provide further information regarding the applications. Separate presentations for each property were given. Mr. Cope came forward to review the proposed plans. Mr. Flaherty came forward to discuss this item and provide further information regarding the applications. He provided an aerial overview of the properties. He also provided information regarding the coastal storm drainage. Ms. Simpson came forward to review if the proposed improvements were flood-zone compliant. She said the proposed changes were FEMA compliant.

There was a letter of support from a neighbor.

No one wished to speak in support of this application.

Ms. Atkin came forward to ask a question regarding the mass/bulk of the garage. Ms. Maldonado provided information in response. Discussion followed regarding the amount of massing on the property.

Ms. Pascalini asked if there was consideration of previously approved construction in the neighborhood and if there might be an oversaturation of construction going on. Ms. Maldonado provided information regarding the approval process for Ms. Pascalini.

Discussion followed regarding the parking situation of the houses. Questions were asked as to why the variances were required for the property. Discussion followed.

Atty. Suchy came forward to discuss 46 South Beach Drive and provided information on the property, application, and its relationship to the prior application. Mr. Cope provided more information on the proposed plans for the property. The results for things like coastal resources were nearly identical to the prior property. Discussion followed regarding the details of the proposed pool.

Atty. Suchy suggested keeping the hearing open for these two items for consideration of suggestions.

There was one letter of support for this project.

Mr. Ryan came forward to speak in favor of the application. He voiced his support for it and asked for details regarding the height of the proposed trees.

Ms. Atkin came forward to speak in opposition to the item. She voiced concern over the amount of bulk on the property. She said it felt contrary to the feel of the location. Discussion followed.

Ms. Kong came forward to speak in opposition to the item. She wished to ask if there would be a chance to speak later if the item was tabled. She was informed that there would be a chance to speak at that time.

**BOARD ACTION ON: A – D**

**25-0417-01**

Mr. Conroy said he felt this was an improvement and the change was minor and wouldn't cause issues.

**\*\* MR. CONROY MOVED TO APPROVE APPLICATION 25-0417-01: JACK AND DEBORAH SMITH - VARIANCE OF FRONT SETBACK TO CONSTRUCT A NEW CHIMNEY AT EXISTING SFR NOTING THE HARDSHIP IS PRIMARILY THE LOT.**

**CD-1S ZONE AND COASTAL AREA MANAGEMENT OVERLAY. PROPERTY LOCATED AT 3 GULL ROAD.**

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

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**\*\* MR. CONROY MOVED THAT THE PROPOSAL IS CONSISTENT WITH CCMA GOALS AND WILL NOT ADVERSELY IMPACT COASTAL RESOURCES AND TO APPROVE.**

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

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**25-0320-01**

**\*\* MR. CONROY MOVED TO APPROVE APPLICATION 25-0320-01: KEVIN M RATH (CONTINUED FROM MARCH 20, 2025) – VARIANCE TO ALLOW ELEVATING EXISTING REAR DECK AND ADDING ACCESS STAIRS TO GRADE WITHIN 25’ OF THE MEAN HIGH TIDE. PROPERTY LOCATED AT 22 HARBOR VIEW AVENUE.**

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

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**\*\* MR. CONROY MOVED THAT THE PROPOSAL IS CONSISTENT WITH CCMA GOALS AND WILL NOT ADVERSELY IMPACT COASTAL RESOURCES AND TO APPROVE.**

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

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**ADMINISTRATIVE ACTIONS**

**ACTION ON HEARING MINUTES – MARCH 20, 2025**

**\*\* MR. FERGUSON MOVED TO APPROVE THE MINUTES OF MARCH 20, 2025 AS SUBMITTED.**

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

**\*\* THE MOTION PASSED WITH FOUR (4) IN FAVOR (CONROY; FERGUSON; LYON; HANPETER) AND ONE (1) ABSTENTION (SANCHICK)**

**ADJOURNMENT**

**\*\* MR. LYON MOVED TO ADJOURN.**

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

**\*\* THE MOTION PASSED UNANIMOUSLY.**

*The meeting adjourned at 9:32 P.M.*

Respectfully submitted,

Ian A. Soltes

Telesco Secretarial Services

**CITY OF NORWALK  
ZONING BOARD OF APPEALS  
REGULAR MEETING MAY 15, 2025  
**DRAFT MINUTES****

**ATTENDANCE:** Andy Conroy, Chairman; Steve Ferguson; Lee Levey; Keith Lyon; Kathy Olsen; Danielle Sanchick

**OTHER:** Tammy Maldonado; Arnold Coello; Caitlin Drury; Christine Angelakis; Craig Flaherty; Hailey Simpson; Oliver Cope; Olivia Rowan; Patsy Gill; Atty. Liz Suchy; David Pontius; Bessie Kong

**CALL TO ORDER**

Chair Conroy called the meeting to order at 7:00 P.M. There was a quorum present.

**ROLL CALL**

A Roll Call of those present was performed.

**PUBLIC HEARINGS**

**A. 25-0417-02**

**38 SBD, LLC (CONTINUED FROM APRIL 17, 2025) - VARIANCES TO ELEVATE AND ALTER EXISTING SFR, RELOCATE AND RECONSTRUCT DETACHED GARAGE, PARKING IN FRONT SETBACK AND ADD SPA. CD-1S ZONE AND COASTAL AREA MANAGEMENT OVERLAY. PROPERTY LOCATED AT 38 SOUTH BEACH DRIVE.**

*Seated for this item were Mr. Conroy, Ms. Sanchick, Mr. Lyon, Mr. Ferguson and Ms. Olsen.*

Atty. Suchy came forward to discuss this item. She requested that testimony and presentation to respect to 38 South Beach Drive be made part of 46 South Beach Drive and 46 South Beach Drive part of 38 South Beach Drive. This item was previously continued to allow them time to review and respond to comments generated by the Zoning Board of Appeals and Public. Presentations were ready for the previously made comments.

Atty. Suchy reviewed the recent FEMA changes and noted that any house made before changes in 2024 was now non-conforming. They are trying to reduce the current non-conformity. She provided further information regarding the proposed changes.

Ms. Rowan came forward to discuss this item. She provided diagrams of the property discussing the following:

- Height reductions of the building to reduce the amount of non-conformities.
- Changes to the Garage to reduce non-conformities.
- Changes to the floorplan/layout, especially in regards to car storage.

Discussion followed regarding if the proposed plans conformed to the existing foundations. Chair Conroy said they wanted to be sure to talk since there was the potential for catastrophic loss of the house in a storm. It would be important to ensure that the property would be able to withstand storms.

There were no comments from the public at this time.

Several letters of support were read for those present. The people who wrote letters of support are: Douglas Brody, Lori Pasqualini, Chuck and Melanie Berman, Lizanne Galbreath, Buell and Theresa Duncan, Stuart Levenson, Christina Lake, and Joe Topper Jr.

It was noted that, in some situations, they were reducing the non-conformity but still required a variance. Chair Conroy asked that the variances be enumerated.

**B. 25-0417-03**  
**PLANT COURT, LLC (CONTINUED FROM APRIL 17, 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.**

*Seated for this item were Mr. Conroy, Ms. Sanchick, Mr. Lyon, Mr. Ferguson and Ms. Olsen.*

Atty. Suchy came forward to discuss this item. She reviewed the history of the item in the prior meetings. She requested that testimony and presentation to respect to 38 South Beach Drive be made part of 46 South Beach Drive and 46 South Beach Drive part of 38 South Beach Drive. The coastal buffer distance from mean high tide regulation was supposed to be discussed at a recent Planning & Zoning Commission meeting but it did not happen. It will be discussed at the next meeting as a result. What happens in that meeting will have an impact on this item. The proposed changes will reduce the non-conformities of the building. The plans were provided for those present for review. Discussion followed involving the plans. Atty. Suchy said that, absent a full reconstruction of the house, they were unable to do anything about its current height. Discussion followed regarding the viability of the variation.

Mr. Pontius came forward to speak in favor of the variances. He did have concerns over the pool being raised however. It was noted that part of the reason for the raising of the pool was to allow people to be able to move around the pool. Ms. Drury provided the design plans for the pool to respond to this concern. Atty. Suchy proposed a condition regarding the deck as a compromise.

Several letters of support were read for those present. The people who wrote letters of support are: Douglas Brody, Lori Pasqualini, Chuck and Melanie Berman, Lizanne Galbreath, Buell and Theresa Duncan, Christina Lake, and Joe Topper Jr.

Several letters of opposition were read for those present. The people who wrote letters of opposition are: Terry Atkin, and Maria and Kevin McFall.

Ms. Bessie Kong came forward to speak in opposition. She voiced her concerns and said that, while she was not a resident of the area, she did frequent it. She felt that the changes made would be detrimental to the area and cause problems which she reviewed.

Chair Conroy asked if they desired to proceed tonight or continue the item for further discussion. Discussion followed regarding this question. It was decided that it would be best to wait a month and continue the item currently.

**C. 25-0515-01**

**ACR PROPERTY, LLC – 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.**

Chairman Conroy excused himself from discussing this item and appointed Mr. Levey as Chair for this item.

*Seated for this item were Mr. Levey, Ms. Sanchick, Mr. Lyon, Mr. Ferguson and Ms. Olsen.*

Mr. Coello and Ms. Gill came forward to discuss this item. There were technical issues that caused some problems with connections. It was decided to continue this item until next month due to the technical issues.

**\*\* MR. LEVEY MOVED TO CONTINUE ITEM C. 25-0515-01 UNTIL THE JUNE MEETING DUE TO TECHNICAL DIFFICULTIES.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

Chairman Conroy resumed the chairmanship.

**BOARD ACTION ON: A – C**

**C. 25-0515-01**

This item was continued until next month.

**B. 25-0417-03**

This item was continued until next month.

**A. 25-0417-02**

Mr. Levey was not seated for this item. However, he voiced concerns about placing a fire pit under an oak tree that they were trying to save. He felt it would cause immense harm to the tree. He recommended the fire pit be moved or removed.

*Mr. Levey left the meeting at 9:09 P.M.*

Ms. Sanchick and Ms. Maldonado reviewed the proposed variances for those present. Brief discussion followed regarding the spa and the retaining wall. It was noted that the retaining walls would be included in the variances as well.

**\*\* CHAIRMAN CONROY MOVED TO APPROVE APPLICATION A 25-0417-02 WITH THE CHANGES TO VARIANCES PROPOSED AND COASTAL SITE PLAN IN THE SAME MOTION:**

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

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**ADMINISTRATIVE ACTIONS**

**ACTION ON HEARING MINUTES – APRIL 17, 2025**

This item was not handled at this time.

**ADJOURNMENT**

**\*\* MS. SANCHICK MOVED TO ADJOURN.**

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

**\*\* THE MOTION PASSED UNANIMOUSLY.**

*The meeting adjourned at 9:19 P.M.*

Respectfully Submitted

Ian A. Soltes

Telesco Secretarial Services