



REGULAR MEETING – ZONING BOARD OF APPEALS AGENDA

**SEPTEMBER 17, 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. 26-0917-01 – Ten Willard Apartments LLC – Appeal of Cease & Desist for Violation of Workforce Housing Regulations (Section 6.12.4) maximum rent for existing mixed-**

use development including 22 workforce housing units in CD-3C zone. Property located at 10 Willard Rd. District 5, Block 17, Lot 2.

- C. 26-0917-02 – Michael & Emily Giunta – Variances of Table 4.3.1-C & 4.3.10 Encroachments: front setback (front porch required 20', proposed 17.1', existing house setback 21.7', proposed lifted portions at 21.7' with portions of structure to be demolished and rebuilt on or about existing footprint), side setback (HVAC units 4' required, 2.2' proposed), Building Height (maximum 32', proposed 35.4'), Vehicular Parking Requirement (New Driveway maximum 10' for first 10' from frontage line, proposed 20' for Northern driveway and to allow Parking Spaces within the front yard setback), and Section 4.3.12.E.1. for DPW Roadway Standards distance between driveways (minimum 50' on center, proposed 39.4' on center), for proposed elevation and additions to an existing single family residence in CD-1S zone and Coastal Area Management Overlay. Property located at 7 Twilight Pl. District 5, Block 85C, Lot 36.

IV. BOARD ACTION ON: A-C

V. ADMINISTRATIVE ACTIONS

- A. Action on Hearing Minutes: (August 20, 2026)

VI. ADJOURNMENT