



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

**CITY OF NORWALK
ZONING BOARD OF APPEALS
REGULAR MEETING **DRAFT** MINUTES - AUGUST 20, 2026
VIA ZOOM VIRTUAL CONFERENCE**

ATTENDANCE: Danielle Sanchick, Chair; Lee Levey, Secretary; Andrew Conroy; Benjamin Hanpeter; Anthony Simari

STAFF: Tammy Maldonado, Zoning Staff

CALL TO ORDER

Chair Sanchick called the meeting to order at 7:00 p.m. There was a quorum present.

ROLL CALL

Chair Sanchick conducted roll call as noted above under Attendance.

PUBLIC HEARINGS AND BOARD ACTION

A. 26-0618-02 – Leslie Dale Dunn, Trustee – 38 Westmere Ave. Variance of Table 4.3.1-C for Front Setback, Side Setback, Building Height, and Total Building Height, for a proposed front addition and raising of the building for flood compliance at an existing single-family dwelling in the CD-1S zone and Coastal Area Management Overlay.

Curt Lowenstein, representing the homeowners, requested that the item be continued to the September 2026 regular meeting to allow time to submit a revised design. No hearing testimony was taken.

**** MR. LEVEY MOVED TO CONTINUE THE APPLICATION TO THE SEPTEMBER 2026 REGULAR MEETING.**

**** SECONDED.**

**** MOTION PASSED UNANIMOUSLY.**

B. 26-0716-02 – Macri Properties, Inc. – 218 Flax Hill Rd. Variance of Table 4.3.1-E Vehicular Parking requirements to allow parking to remain in the Front Yard at an existing multi-family residence in the CD-3 zone.

Emily Wilson presented the application on behalf of the applicant. The Board reviewed the site and parking plans and discussed the condition and sight lines of the property's driveway access nearest Flax Hill Road. No written public comment was received, and no members of the public raised their hand to speak for or against the application.

**** MR. LEVEY MOVED TO APPROVE THE APPLICATION, SUBJECT TO THE APPLICANT WORKING WITH THE DEPARTMENT OF PUBLIC WORKS TO IMPROVE THE DRIVEWAY NEAREST FLAX HILL ROAD AND TO REMOVE OVERGROWN VEGETATION TO IMPROVE SIGHT LINES FROM THAT DRIVEWAY.**

**** SECONDED BY MS. SANCHICK.**

**** MOTION PASSED UNANIMOUSLY.**

C. 26-0820-01 – Kathryn Giusti – 1 Westmere Ave. Variance of Table 4.3.1-C for Total Building Height for a proposed new single-family dwelling in the CD-1S zone and Coastal Area Management Overlay, and related Coastal Site Plan Review.

The Board noted that on June 18, 2026, it had denied without prejudice an earlier version of this application requesting greater height relief. Project architect Robert Metzgar and project engineer Tom Nelson, P.E. (Newport Engineering), along with counsel for the applicant, presented a revised design that reduced the request to a single total-building-height variance. No written public comment was received, and no members of the public raised their hand to speak for or against the application.

**** MR. LEVEY MOVED TO APPROVE THE ZONING VARIANCE FOR TOTAL BUILDING HEIGHT AS PRESENTED.**

**** SECONDED BY MR. HANPETER.**

**** MOTION PASSED UNANIMOUSLY.**

The Board further considered the related Coastal Site Plan application.

**** MR. LEVEY MOVED TO APPROVE THE COASTAL SITE PLAN APPLICATION, FINDING IT CONSISTENT WITH THE GOALS AND POLICIES OF THE CONNECTICUT COASTAL AREA MANAGEMENT ACT AND WITHOUT ADVERSE IMPACT TO COASTAL RESOURCES.**

**** SECONDED BY MR. CONROY.**

**** MOTION PASSED UNANIMOUSLY.**

Approval of the Coastal Site Plan is subject to further review by the Planning and Zoning Commission, with referral to the Harbor Management Commission, as required.

ADMINISTRATIVE ACTIONS

A. Extension of Time Request for Variance #25-0821-01 – 53 Rowayton Ave (John A. and Mary B. Gerster)

Architect Dan Conlon, representing the applicants, requested a one-year extension of time to commence construction under the previously granted variance, citing the loss of two successive contractors after the building permit was issued. The Board discussed the request and determined that a shorter extension was appropriate.

**** MR. LEVEY MOVED TO GRANT A SIX-MONTH EXTENSION OF TIME TO COMMENCE CONSTRUCTION, RATHER THAN THE ONE-YEAR EXTENSION REQUESTED.**

**** SECONDED BY MR. CONROY.**

**** MOTION PASSED UNANIMOUSLY.**

B. Action on Hearing Minutes – July 16, 2026

No corrections were noted.

**** MR. SIMARI MOVED TO APPROVE THE JULY 16, 2026 HEARING MINUTES.**

**** SECONDED BY MR. CONROY.**

**** MOTION PASSED WITH FOUR (4) AFFIRMING (MS. SANCHICK, MR. LEVEY, MR. CONROY, MR. SIMARI) & ONE (1) ABSTENTION (MR. HANPETER).**

Ms. Maldonado reported that a Land Use training session with the Corporation Counsel's office was tentatively being scheduled for September 10, 2026, pending confirmation.

ADJOURNMENT

**** MR. LEVEY MOVED TO ADJOURN.**

**** SECONDED BY MR. HANPETER.**

**** MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at approximately 8:27 p.m.

Respectfully submitted,
Courtney Baldwin
Recording Secretary