



REGULAR MEETING – ZONING BOARD OF APPEALS AGENDA

DECEMBER 18, 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://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. **25-1120-01 – Danielle Hogan – (Continued from November 20, 2025) - Variance for accessory structure front setback and side setback for proposed inground pool at an existing single family residence. Property located at 222 West Rocks Road.**
 - B. **25-1120-03 – Eva (Yihua) Zhang – (Continued from November 20, 2025) - Variance for front setback, driveway width and to allow parking within the front setback for**

proposed 2 ½ story side addition with integral garage at an existing single family residence. Property located at 8 Belmont Place.

- C. 25-1120-02 – Charisse Litchman – Variance for front setback for proposed front addition to include an elevator at an existing single family residence. Property located at 68 Shorefront Park. District 2, Block 85, Lot 5.
- D. 25-1218-01 – Osborne Avenue LLC – Special exception to change one non-conforming commercial use to another commercial use (office). Property located at 48 Osborne Avenue.

IV. BOARD ACTION ON: A-D

V. ADMINISTRATIVE ACTIONS

- A. 2026 Meeting Calendar
- B. Action on Hearing Minutes (November 20, 2025)

VI. ADJOURNMENT

**CITY OF NORWALK
ZONING BOARD OF APPEALS
REGULAR MEETING MINUTES – NOVEMBER 20, 2025
VIA ZOOM VIRTUAL CONFERENCE **DRAFT MINUTES****

ATTENDEES: Andy Conroy (Chair), Danielle Sanchick, Keith Lyon, Anthony Simari, Steve Ferguson, Lee Levey.

STAFF: Tammy Maldonado.

I. CALL TO ORDER

Mr. Conroy called the regular meeting of the Zoning Board of Appeals to order at 7:00 p.m. on November 20, 2025, via Zoom virtual meeting.

II. ROLL CALL

Mr. Conroy performed roll call and a quorum was established.

Mr. Conroy announced changes to the agenda: Item VI (Annual Election of Officers) was moved to follow immediately after Roll Call as new Item II-B, with the original Item II becoming II-A, and Item VII (Adjournment) becoming Item VI.

II-B. ANNUAL ELECTION

Mr. Conroy opened the annual election of officers.

Nomination and Election of Chairman

Mr. Lyon nominated Ms. Danielle Sanchick for Chairman. Mr. Levey seconded the nomination. No further nominations were offered. With only one nominee, Ms. Sanchick was declared Chairman-elect, to assume the chair at the next meeting. Mr. Conroy stated he would chair the remainder of the current meeting.

Nomination and Election of Secretary

Mr. Conroy nominated Mr. Lee Levey for Secretary (to serve also as Vice Chairman). Mr. Lyon seconded the nomination. No further nominations were offered. Mr. Levey was declared elected Secretary. Mr. Levey stated he had previously served in both roles and looked forward to working with Ms. Sanchick. Mr. Levey then left the meeting, and Mr. Ferguson took his seat as a voting member.

III. PUBLIC HEARINGS

A. #25-1120-01 – Danielle Hogan – 222 West Rocks Road

Variance of Table 4.3.1-A for accessory structure front setback (60 ft required, 45.4 ft proposed) and side setback (30 ft required, 16.6 ft proposed) for a proposed in-ground pool at an existing single-family residence in the CD-1L zone.

Ms. Danielle Hogan presented the application. Staff noted the survey incorrectly showed a 20-ft front setback requirement instead of the correct 60 ft. Ms. Hogan described significant grade changes and a wooded, steeply sloped rear portion of the property that lacks utilities and is unusable for a pool. Discussion followed regarding topography, alternative pool locations, retaining walls installed without permit, and whether a compliant location existed. The Board expressed concern that a compliant location appeared feasible. Ms. Hogan agreed to continue the public hearing to the December meeting to explore revised plans with staff.

****MS. SANCHICK MOVED TO CONTINUE THE PUBLIC HEARING #25-1120-01 TO THE DECEMBER 18, 2025, MEETING.**

****MR. LYON SECONDED.**

****THE MOTION PASSED UNANIMOUSLY.**

B. #25-1120-03 – Eva (Yihua) Zhang – 8 Belmont Place

Variance for front setback, driveway width, and to allow parking within the front setback for a proposed 2½-story side addition with integral garage at an existing single-family residence. Ms. Eva Zhang presented the application. The property’s front yard is owned by the Connecticut Department of Transportation/Metro-North. Ms. Zhang stated the proposed garage and addition would conform to all setbacks if the DOT-owned strip were part of the lot, and that created the hardship. The Board discussed whether the DOT ownership constituted a valid hardship particular to the land, alternative designs, and the possibility of a reduced variance. Ms. Zhang agreed to continue the public hearing to work with staff on a revised plan that minimizes or eliminates the requested variances.

****MR. CONROY MOVED TO CONTINUE THE PUBLIC HEARING #25-1120-03 TO THE DECEMBER 18, 2025, MEETING**

****THE MOTION PASSED UNANIMOUSLY.**

IV. BOARD ACTION ON A-B

Both public hearings were continued to the December 18, 2025, meeting.

V. ADMINISTRATIVE ACTIONS

A. Action on Hearing Minutes (October 16, 2025)

****MS. SANCHICK MOVED TO APPROVE THE MINUTES OF THE OCTOBER 16, 2025, MEETING.**

****MR. LYON SECONDED.**

****THE MOTION PASSED. THE MINUTES WERE APPROVED AS PRESENTED WITH (1) ONE ABSTENTION (MR. SIMARI).**

VI. ANNUAL ELECTION

Completed under Item II-B (agenda order having been amended).

VII. ADJOURNMENT

Ms. Maldonado noted the next regular meeting is scheduled for December 18, 2025. Availability of members was discussed, with sufficient members confirming attendance. Ms. Sanchick announced she is expecting a child and may or may not be available for the December meeting.

****MR. FERGUSON MOVED TO ADJOURN.**

****MR. LYON SECONDED.**

****THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at approximately 8:19 p.m.

Respectfully Submitted,
Courtney Baldwin
Recording Secretary