



REGULAR MEETING – ZONING BOARD OF APPEALS AGENDA

**MARCH 20, 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.



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.

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. PUBLIC HEARINGS**
 - A. 25-0320-01 Kevin M Rath – 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.**
- IV. BOARD ACTION ON: A**
- V. ADMINISTRATIVE ACTIONS**
 - A. Action on Hearing Minutes - December 19, 2024 and January 16, 2025**

VI. ADJOURNMENT

**CITY OF NORWALK
NORWALK ZONING BOARD OF APPEALS
REGULAR MEETING - DECEMBER 19, 2024
DRAFT MINUTES**

ATTENDANCE: Lee Levey, Chairman; Andy Conroy; Ben Hanpeter; Kathy Olsen; Danielle Sanchick; Keith Lyon

OTHER: Tammy Maldonado; Louis Campana; Eric Zeigler; Atty. Joel Green; Anne Tennant; Milan Chilla

CALL TO ORDER

Chairman Levey called the meeting to order at 7:02 P.M. There was a quorum present.

ROLL CALL

A Roll Call of those present was performed.

PUBLIC HEARINGS

24-1219-01

**ERIC ZEIGLER – VARIANCE FOR HEIGHT FOR PROPOSED ADDITION TO
SINGLE FAMILY RESIDENCE. PROPERTY LOCATED AT 27 ENSIGN RD.**

Ms. Olsen sat out for this item.

Mr. Campana came forward to discuss this item. The variance is for height. He reviewed the details of the lot and provided the plans for those present. Mr. Conroy noted that he had witnessed waves from flooding go over the existing garage roof deck. Information regarding the neighboring houses was provided for comparison. Further discussion of the height variance followed. Chairman Levey expressed concern that approval could lead to a domino effect of other property owners desiring to increase their houses size. It was noted that this would be a slight decrease in coverage if approved.

No one wished to speak in favor of this application.

Atty. Green came forward to speak in opposition to this application. He said that the property held value and there was no point when the zoning regulations had made the property useless. There have also been previously granted variances for this property which he reviewed. It was noted that undersized lots were characteristic of the neighborhood. The home is existing and habitable and is not suffering from a unique hardship. As a result, there is no true hardship.

Ms. Tennant came forward to speak in opposition to this application. She said the photograph that had been put up was misleading. She explained why and said the home was already impeding her view of the Sound.

Mr. Chilla came forward to speak in opposition to this application. He said that he had written a letter in opposition and re-iterated what the prior speakers had said about the opposition and how the property was not suffering hardships, and its prior variance had been for a garage and not a deck.

Mr. Zeigler came forward to rebut. He noted there were no view easements and that other neighbors on Crescent Beach had blocked views by putting up hedges. He said the garage was too small to fit a car within. He provided a photo of the garage.

Mr. Campana came forward to rebut. He said they were being sensitive to the neighbors and their views. He explained why the house had been built the way it was. Further review followed.

BOARD ACTION ON

24-1219-01

Ms. Olsen sat out for this item.

Mr. Conroy said he was glad they were improving the building and thought raising the deck was a smart move. Chairman Levey said that he felt that reducing the pitch of the roof would solve the problem. Further discussion followed regarding ways to solve the issues that would not require a variance.

**** MR. CONROY MOVED TO DENY APPLICATION 24-1219-01: ERIC ZEIGLER – VARIANCE FOR HEIGHT FOR PROPOSED ADDITION TO SINGLE FAMILY RESIDENCE. PROPERTY LOCATED AT 27 ENSIGN RD.**

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

**** THE MOTION PASSED UNANIMOUSLY.**

**** MS. SANCHICK MOVED THAT THE PROPOSAL IS NOT CONSISTENT WITH CCMA GOALS AND WILL ADVERSELY IMPACT COASTAL RESOURCES AND TO DENY AS A RESULT.**

**** CHAIRMAN LEVEY SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

ADMINISTRATIVE ACTIONS

ACTION ON HEARING MINUTES – OCTOBER 17, 2024

**** CHAIRMAN LEVEY MOVED TO APPROVE THE MINUTES OF OCTOBER 17, 2024 AS SUBMITTED.**

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

**** THE MOTION PASSED WITH FIVE (5) IN FAVOR (LEVEY, CONROY, HANPETER, OLSEN, LYON) AND ONE (1) ABSTENTION (SANCHICK).**

ANNUAL ELECTION

Mr. Conroy volunteered to be the Chairman. There were no other candidates from the floor. It was noted that only Regular members could vote for Chairman.

**** CHAIRMAN LEVEY MOVED TO NOMINATE MR. CONROY FOR THE CHAIRMANSHIP.**

**** THE MOTION PASSED UNANIMOUSLY (LEVEY, CONROY, LYON, SANCHICK).**

Mr. Conroy nominated Ms. Sanchick for Secretary. There were no other candidates from the floor.

**** MR. CONROY MOVED TO NOMINATED MS. SANCHICK FOR THE POSITION OF SECRETARY.**

**** CHAIRMAN LEVEY SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

2025 MEETING CALENDAR

The upcoming calendar for 2025 was reviewed for those present.

**** MR. CONROY MOVED TO ACCEPT THE PROPOSED CALENDAR FOR 2025 AS SUBMITTED.**

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

**** THE MOTION PASSED UNANIMOUSLY.**

ADJOURNMENT

**** CHAIRMAN LEVEY MOVED TO ADJOURN.**

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

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 8:18 P.M.

Respectfully Submitted,
Ian A. Soltes
Telesco Secretarial Services

City Of Norwalk
Norwalk Zoning Board of Appeals
Regular Meeting
December 19, 2024

**CITY OF NORWALK
ZONING BOARD OF APPEALS
REGULAR MEETING
JANUARY 16, 2025
DRAFT MINUTES**

ATTENDANCE: Andy Conroy, Chairman; Steve Ferguson; Ben Hanpeter; Lee Levey; Kathy Olsen; Danielle Sanchick

OTHER: Tammy Maldonado; Atty. Mario Coppola; Atty. Matt Sapienza; Atty. Nicholas Bamonte

CALL TO ORDER

Chairman Conroy called the meeting to order at 7:02 P.M. There was a quorum present.

ROLL CALL

A roll call of those present was performed.

TRAINING

**A. LAND USE COMMISSION/BOARD TRAINING PRESENTED BY
CORPORATION COUNSEL**

Atty. Coppola came forward to provide this training. An outline was provided for those present. A copy of the Norwalk ZBA Orientation: Powers, Duties, and Procedures was provided for those present. Review following including the following points:

- Requirements for granting a variance or appeal including what constitutes a hardship.
- Appeals and when they may be brought before the Board.
- Zoning Board of Appeals Procedures.
- Rules regarding public hearings and ensuring that the members of the public are permitted to speak properly and don't proceed to cause problems for those present.
 - It was noted that members of the public do not have the right to cross-examine members of the Board.
 - Review followed regarding how to ensure that members of the public spoke for a reasonable amount of time during public participation.
- Conflicts of Interest/Recusals and when a member of the Board should recuse themselves from a decision.
- Bias/predetermination and how to avoid it.
- Freedom of Information Act
 - How to avoid illegal meetings, both intentionally and accidentally.

ADJOURNMENT

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

**** MR. LEVEY SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 8:25 P.M.

Respectfully Submitted

Ian A. Soltes

Telesco Secretarial Services