

AGENDA
CITY OF NORWALK ZONING BOARD OF APPEALS
Will meet Thursday, November 18, 2021 at 7:30 p.m.
by Videoconference and Teleconference

To allow public access, anyone may access a meeting by telephone, Zoom, and/or the City of Norwalk YouTube channel. Specific instructions and links can be found at <https://www.norwalkct.org/1913/Meeting-Notices>



Members of the public can call in and listen to a meeting. They will not be able to speak or see any of the meeting participants. Each meeting will use a unique Meeting/Webinar ID. Please find the information using the link above.



Members of the public who wish to provide "live comments" will need to register in advance and 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 on by the host of the meeting during the public comment section. Please find the information using the link above.



Members of the public who wish to view the meeting, but are not participating, can view a live stream on the City of Norwalk YouTube channel. This stream is delayed by approximately 20 seconds. Please find the information using the link above. The meeting recording and minutes will be posted on the City of Norwalk website within seven (7) days after the meeting.



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 read into the record, they should be submitted at least four hours in advance of the meeting start time to: tmaldonado@norwalkct.org.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC HEARINGS

- A. **(Continued from 10/19/2021) 21-0819-03 City of Norwalk** – Variance of rear setback; 223' required, 68.45' proposed for a new school in AAA residence zone. **Property located at 12 Knowalot Ln.**
- B. **(Continued from 10/21/2021) 21-1021-03 Jocelyn Smith** – Variance to allow parking within the front setback and variance of front setback; 40' required, 22.2' proposed for addition to single family home in A residence zone. **Property located at 22 Hillandale Mnr.**
- C. **21-1118-01 Tristram Perkins** – Variance of number of stories; 2½ allowed, 3½ proposed and height requirement; 31' maximum to midpoint allowed, 32.66' proposed to elevate and reconstruct a single family residence in B residence zone. **Property located at 19 South Beach Dr.**
- D. **21-1118-02 Rowayton One Eleven, LLC** – Variance of front setback for a transformer; 35' (33' with allowed projection) centerline required; 25.1' centerline proposed (Section 118-530C & 118-810I) for a 5 unit residential building under construction in Rowayton Avenue Village District zone. **Property located at 111 Rowayton Ave**
- E. **21-1118-03 Maxine Vigneault** - Variance of front setback; 30' required 8.3' proposed or rear setback; 15' required, 8.3' proposed for an in ground pool at existing single family dwelling in B residence zone. **Property located at 26 Shorefront Park.**
- F. **21-1118-04 Raissa and Garrett Bennett** – Variance of front setback for addition under construction; 40' required, 35.3' proposed and proposed generator; 40' required 26.8' proposed (Section 118-310C) at single family dwelling in AAA residence zone. **Property located at 4 Point Rd.**

IV. BOARD ACTION ON: A - E

V. ACTION ON HEARING MINUTES – October 19, 2021 and October 21, 2021

VI. ANNUAL ELECTION

VII. ADJOURNMENT