

AGENDA
CITY OF NORWALK ZONING BOARD OF APPEALS
Will meet Thursday, March 17, 2022 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. **22-0120-03 22 Lowndes Ave LLC** - Variance to allow decrease in minimum lot width required for proposed Lot A in C residence zone. **Property located at 22 1/2 Lowndes Ave.**
- B. **22-0217-01 289 Realty Associates, LLC** – Appeal of ZEO determination of use as motel vs. multi-family residence. In the alternative, variance for residential density 40 unit existing and proposed; 11 units allowed and recreation area 0 sq. ft. existing and proposed; 200 sq. ft. per unit required and variance for required parking 41+/- spaces existing and proposed; 52 spaces required in Business No. 2 zone. **Property located at 289 Main Ave.**
- C. **22-0317-01 Maria Ebner** - Appeal of ZEO determination that current market value cannot be used and rather market value at time of initial permit must be applied for substantial improvement to existing single family dwelling in a flood hazard zone. **Property located at 21 Sable St.**
- D. **22-0317-02 Marilyn Bivona** – Variance to allow parking within the front setback at existing single family residence in B residence zone. **Property located at 8 Shaw Ave.**
- E. **22-0317-03 Alex Etemadfar** – Variance of setbacks and height for a detached accessory structure under construction in B residence zone. Variance to allow dwelling unit in same detached accessory structure under construction (however use variances are expressly prohibited). **Property located at 4 France St.**

IV. BOARD ACTION ON: A - E

V. ACTION ON HEARING MINUTES – February 17, 2022

VI. ADJOURNMENT