

APPENDIX C
[Amended 11/12/2008]

PLANNING COMMISSION
CITY HALL
125 EAST AVENUE P.O. BOX 5125
NORWALK, CT 06856-5125

APPLICATION FOR APPROVAL OF SUBDIVISION OR RESUBDIVISION MAP

Application is hereby made to the City Planning Commission for approval of a Subdivision or Resubdivision map entitled:

Preliminary Subdivision Utility Map of Property Prepared for Tina Mangold
#33 Yarmouth Rd, Rowayton, CT Scale 1" = 10' Date 9/7/2020 Prepared by
Arcamone Land Surveyors

1. Name and address of persons submitting application: Davis & Tina Mangold c/o
Albert G. Vasko, Esq.
Tierney Zullo Flaherty & Murphy 134 East Ave. Telephone No. 203-853-7000
Norwalk, CT 06852
Cell Phone No. 860-605-5756 Email: Avasko@tierneyzullo.com
2. Name and address of owner of record at time of submission of plans: Davis & Tina
Mangold, 5 Westmere Ave., Norwalk, CT 06853 Telephone No. _____
Cell Phone No. 603-991-9286 Email: Davispmangold@gmail.com
3. Name and address of Engineer, Surveyor or Designer: Wayne Arcamone
4 Taft St., Unit A-2B, Norwalk, CT 06854 Telephone No. 203-856-2058
Cell Phone No. _____ Email: Wayne@Arcamonesurveyors.com
4. Address of Property 33 Yarmouth Rd, Rowayton, CT
5. Tax District 6th Tax Block 33 Tax Lot 4 CAM Yes
6. Zoning Designation B-residence Plan of Development Designation B-residence
7. Total area of proposed subdivision or resubdivision: 0.2904 acres 12,651 square feet
- 7a. No. of lots proposed 2
8. Water Supply:
 - a. Is public water available within or at periphery of proposed subdivision or resubdivision?
Yes
 - b. If not, how far distant is public water available, measured along a public right-of-way?
N/A
 - c. Is the public water system to be extended to serve proposed subdivision or resubdivision?
N/A

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Subd. Application Cont.

9. Sewage Disposal:

- a. Is public sewage system available within or at periphery of proposed subdivision or resubdivision? Yes
- b. If not, how far distant is public sewage available, measured along a public right-of-way? N/A
- c. Is the public sewage system to be extended to serve proposed subdivision or resubdivision? No

10. Streets:

- a. List names of existing streets and widths of right-of-way and traveled roadway within or adjacent to proposed subdivision or resubdivision
Yarmouth Rd 35' Row
- b. List names of proposed streets and lengths: N/A
- c. Can this application form be considered an offer of dedication to the City of Norwalk for public acceptance of the proposed streets contained in this subdivision or resubdivision upon proper completion thereof? N/A
If not, please explain:

11. Existing structures: Description: Single family residence which will be relocated on the existing parcel.
12. Does owner of record own or have any interest in a partnership or corporation owning abutting property? Yes. The owners own an existing house at 5 Westmere Ave.
13. Has the Zoning Board of Appeals granted any variances or permits concerning this property? No If so, full information must be attached. _____
14. Is any variance from the "Subdivision/Resubdivision Regulations" requested? If so, a letter stating reasons must be submitted herewith. No

RECORD OWNER(S) SIGNATURE

Terrance Zullo, Florida Attorney at Law
(If agent signs, a letter of authorization from the owner(s) must accompany this application).

APPLICATION AND INSPECTION (to be filled in by Planning Commission Staff)

1. Number of new building lots – including
Remainder of tract: _____ X \$200 = _____ + \$30 State fee = _____
2. Minimum fee: \$400. + \$60.00 State fee: Total _____

PAID TO: _____

-3- Subd. Application Cont

List names and addresses of owners abutting and across the street from the property to be subdivided or resubdivided.

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NAME: Ingrid M. Deane
ADDRESS: 30 Yarmouth Rd
CITY& STATE: Norwalk, CT 06853
D/B/L: 6/ 36/ 78

NAME: Susan & Walter A. Kipp, Estate & Susan C. Kipp, Executrix
ADDRESS: 35 Yarmouth Rd
CITY& STATE: Norwalk, CT 06853
D/B/L: 6/ 33/ 2

NAME: Christopher Ford & Eve S. Royce
ADDRESS: 4 Browne Pl
CITY& STATE: Norwalk, CT 06853
D/B/L: 6/ 33/ 55

NAME: Patrick & Taylor Montague & Melissa Lindsey Montague
ADDRESS: 2 Browne Pl
CITY& STATE: Norwalk, CT 06853
D/B/L: 6/ 33/ 3

NAME: Constance E. Bennett Revocable Trust & Constance E. Bennett, Trustee
ADDRESS: 29 Yarmouth Rd
CITY& STATE: Norwalk, CT 06853
D/B/L: 6/ 33/ 4B

NAME: James Hogan, Jr.
ADDRESS: 28 Yarmouth Rd
CITY& STATE: Norwalk, CT 06853
D/B/L: 6/ 36/ 15

NAME: Iain Hamilton Douglas
ADDRESS: 7 Westmere Ave
CITY& STATE: Norwalk, CT 06853
D/B/L: 6/ 33/ 58

NAME: Tina & Davis Mangold
ADDRESS: 5 Westmere Ave
CITY& STATE: Norwalk, CT 06853
D/B/L: 6/ 33/ 59

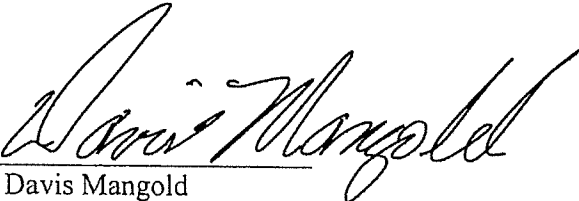
NARRATIVE

THE APPLICANTS DAVIS AND TINA MANGOLD ARE SEEKING TO SUBDIVIDE THEIR PROPERTY LOCATED AT 33 YARMOUTH ROAD. THE APPLICANTS ACQUIRED THE PROPERTY ON SEPTEMBER 23, 2020. THEY WANT TO DIVIDE THE PROPERTY INTO TWO BUILDING LOTS. THE PROPERTY IS LOCATED IN THE B RESIDENCE ZONE WHICH REQUIRES A LOT SIZE OF 6,250 SQUARE FEET. THE ENTIRE LOT IS 12,651 SQUARE FEET AND THE TWO PROPOSED LOTS WILL BE 6,318 AND 6,333 SQUARE FEET IN SIZE. THE LOTS WILL BE SERVED BY SANITARY SEWERS AND PUBLIC WATER. THERE IS AN EXISTING HOUSE ON THE LOT WHICH WILL BE RELOCATED TO ONE OF THE PROPOSED LOTS. BOTH THE EXISTING RESIDENCE AND THE PROPOSED NEW RESIDENCE WILL COMPLY WITH ALL OF THE ZONING REQUIREMENTS FOR THE B RESIDENCE ZONE. NO VARIANCES WILL BE NECESSARY.

BOTH PROPOSED LOTS WILL HAVE THE REQUIRED FRONTAGE ON YARMOUTH ROAD AND WILL HAVE OFF STREET PARKING AS REQUIRED. THERE ARE NO WETLANDS LOCATED ON THE PROPERTY AND IT IS NOT IN A FLOOD ZONE. THE PROPERTY IS LOCATED WITHIN THE COASTAL AREA MANAGEMENT ZONE. THE PROPOSED SUBDIVISION WILL MEET OR EXCEED ALL OF THE SUBDIVISION AND ZONING REQUIREMENTS. WE WOULD RESPECTFULLY ASK THAT YOU APPROVE THE PROPOSED TWO LOT SUBDIVISION

**AUTHORIZATION FOR THE FILING OF ALL NECESSARY
ZONING APPLICATIONS WITH
THE CITY OF NORWALK**

Davis Mangold owner/ applicant, in connection with the real property and improvements located at 33 Yarmouth Road Norwalk, Connecticut and designated by the Norwalk Tax Assessor as District 6, Block 33, Lot 4, hereby authorizes the law firm of Tierney, Zullo, Flaherty and Murphy, P.C., his attorneys, to sign and file on its behalf all necessary Zoning Applications with the City of Norwalk



Davis Mangold