

**C.A.M. SITE PLAN REVIEW APPLICATION NARRATIVE
(19 South Beach Drive)**

Background

Tristram Perkins (the “Applicant”) owns the property located at 19 South Beach Drive, Norwalk in the B Residence Zone (the “Property”). The Property lies within the “AE (El.= 15)” flood zone. Situated on the Property is a single-family home that does not meet FEMA’s minimum flood elevation requirements. As a result, Mr. Perkins would like to raise and renovate the existing dwelling so it is FEMA compliant and perform other improvements to the site which will decrease the impervious area and improve drainage. Because the Property is located in a coastal zone, this C.A.M Site Plan Review Application is filed.

Proposed Development & Assessment of Project

The Applicant proposes to elevate the existing dwelling 5 feet in order to comply with FEMA’s flood regulations. As part of the project, the Applicant also proposes to reconstruct the front covered porch with a habitable second story addition above, relocate the existing one car garage approximately 5 feet south, and add a new rear yard porch with an open pergola at the first floor. These proposed improvements will expand the existing footprint by only 184 s.f. *See* attached Survey and Architecturals.

In addition to bringing the dwelling into compliance with FEMA’s flood regulations, the proposed project will decrease the site’s impervious area by 146 s.f. and improve its drainage by decreasing the peak flow rate as well as the runoff volume leaving the site. *See* attached Drainage Impact Statement.

Moreover, several mitigation measures will be taken to ensure that the development doesn’t have any adverse impact on coastal resources. Specifically, during the construction phase of the project, treatment of storm water runoff will be provided by temporary sedimentation and other erosion control measures, including the installation of slit fencing and a temporary stockpile area. Once construction is complete and all distributed areas are properly graded, seeded and stabilized, the proposed sedimentation and erosion control measures will be removed. *See* attached Development Plan.

As a result of the foregoing, the attached Drainage Impact Report prepared by D’Andrea Surveying & Engineering, P.C. finds that the “proposed project will result in an improved property that will not cause any adverse impacts to downstream properties or local water bodies.”

Conclusion

The application complies fully with Norwalk’s Zoning Regulations,¹ including its Coastal Zone Regulations and will have no adverse impacts on coastal waterways.

THE APPLICANT,
TRISTRAM PERKINS

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¹ Because the dwelling must be elevated to comply with FEMA’s regulations, it will exceed the permissible midpoint roof height restriction by 1.66 feet and the permissible number of stories restriction by one story in the B Residence Zone. Therefore, contemporaneously with the filing of this application, the Applicant has filed a variance application with the ZBA, seeking a variance of the midpoint roof height and number of stories restrictions in Article 30, Section 118-340 of Norwalk’s Zoning Regulations so he can build a FEMA compliant home on the Property. The variance application will need to be granted before this Commission can act on the CAM Site Plan Application.