



**CITY OF NORWALK**  
**Zoning Commission**  
Norwalk City Hall, Room 129  
125 East Avenue,  
Norwalk, CT 06856-5125

**MEMORANDUM**

December 15<sup>th</sup>, 2021

**TO:** Zoning Commission – Louis Schulman, Chair

**FROM:** Michelle Andrzejewski, Land Use Planner

**SUBJECT:** #2021- 36CAM – Tristram Perkins – 19 South Beach Drive – Demolition of existing and construction of new single family residence.

**District:** 6 **Block:** 33 **Lot:** 42 **Zone:** B Res. **Flood Zone:** AE (EL.15)

---

**ZONING HISTORY:** Existing .136 acres, with existing single-family home raised and renovated to comply with FEMA flood zone standards. The property is located between Farm Creek to the north and Long Island Sound to the south.

**PROPOSED USE/STRUCTURE:**

The existing single-family structure will be razed and renovated to be in compliance with FEMA regulations. A variance was granted for exceeding the allowed number of stories (2 ½ allowed and 3 ½ proposed) and height to mid-point of the roof. (allowed mid-point 31’ and proposed mid-point 32.66’). However, the overall height does comply with the regulations (allowed peak 39’ and proposed peak 38.5’). The property is within Flood Zone AE (EL.15) effective 7/8/2013. Flood certifications are required for the main structure, any accessory structures, and all electrical and mechanical installations. The applicant is not proposing any changes to the seawall. To note in the applicants’ narrative states “application complies fully with the Norwalk’s Zoning Regulations”, other than the variance that was approved through the Zoning Board of Appeals.

**SIGN-OFFS:** Department approvals/comments include SNEW, DPW, Harbor Management Commission, DEEP, WPCA, Health Department and Conservation Department.

**VIOLATIONS:** There are no violations on the property.

The following resolution is offered:

**\*DRAFT RESOLUTION\***

**BE IT RESOLVED** that application #2022 -36 CAM - **Demolition of existing and construction of new single family residence.** for the property 19 South Beach and as shown on zoning location survey dated 9/14/2021 prepared by D'Andrea Suveying & Engineering, PC Riverside CT, and architectural plans dated 10/21/2021 prepared by Dodaro Architects LLC Norwalk, CT, and as shown on the engineering Development Plan dated 9/14/2021 prepared by D'Andrea Suveying & Engineering, PC Riverside CT, be **APPROVED** subject to the following conditions:

1. That all department sign-offs are obtained prior to issuance of any Zoning Permit; and
2. That all City storm-water management requirements are met; and
3. That a permit is obtained from the Department of Public Works regarding City storm-water management requirements; and
4. That all required soil sedimentation and erosion controls are in place prior to the start of any construction; and
5. That any additional needed soil sedimentation and erosion controls be installed at the direction of the Staff; and
6. That any and all HVAC units shall be located in conformance with the applicable zoning setbacks and have flood certifications; and
7. That no changes to the seawall are permitted without City review and DEEP approval; and
8. That flood certifications be submitted prior to issuance of a zoning permit by a CT licensed engineer or architect for the main dwelling structure and any accessory structures; and

**BE IT FURTHER RESOLVED** that this proposal complies with all applicable coastal resource and use policies; and

**BE IT FURTHER RESOLVED** that the effective date of this approval shall be December 24<sup>th</sup>, 2021.

You must obtain a zoning approval and a building permit prior to any work on the site. A building permit must be obtained within one year of the effective date or this CAM approval automatically becomes null and void.

---