



NORWALK ZONING COMMISSION
125 East Avenue
Norwalk, Connecticut

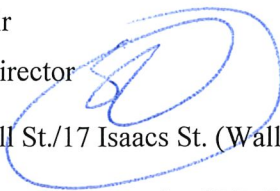
STAFF MEMORANDUM

September 14, 2020

TO: Zoning Commission, Louis Schulman, Chair

FROM: Steve Kleppin, AICP, Planning & Zoning Director

RE: #4-20SPR – Wall St Recap Associates – 61 Wall St./17 Isaacs St. (Wall St. Place)



The applicant has submitted three (3) proposed amendments to the CBD Zone. The amendments are being submitted in support of a Site Plan/CAM application for redevelopment of 61 Wall Street (fka POKO) and 17 Isaacs Street, the former Garden Cinemas site.

As you will recall, the Commission went through a lengthy rezoning of the Wall Street/West Avenue area in 2019. After reviewing the proposed Site Plan application, it may only be necessary to consider two (2) of the amendments. Staff has no opposition with the proposed amendment regarding the applicability of upper story setbacks. This language is consistent with what was approved in the SSDD Zone. In addition, I discussed the amendment with our peer review architect, Robert Grzywacz from DeCarlo & Doll who also felt it was appropriate. He did recommend adding the language “or public way” to be included after “street”.

HEIGHT	ADDITIONAL HEIGHT STANDARDS	1. For building façades fronting on a street and exceeding four (4) stories in height, the upper story facades, commencing at either the third, fourth or fifth floor, must be set back a minimum
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While Staff understands the rationale behind this proposed amendment, it does not consider it necessary to consider it. The existing regulations allows the measurement from public improvements, so this can be accomplished through a modification to the site plan, verse amending the regulations.

MAXIMUM FRONT YARD
SETBACK FROM
FACADES FRONTING
STREETS

Similarly, Staff does not support the third amendment and feels that a simpler and straightforward amendment can be accomplished by modifying Section 118:504.C.1

- (1) Cupolas, towers and spires, where not used for habitable space and where not exceeding one percent (1%) of the building area, shall be exempt from the height regulations herein, subject to the approval of the Commission.

END