



**CITY OF NORWALK  
Planning & Zoning**

Norwalk City Hall, Room 129  
125 East Avenue, PO BOX 5125  
Norwalk, CT 06856-5125

**CERTIFICATE OF VARIANCE**

**VARIANCE NO. 21-0819-03**

I, Tammy Maldonado, Zoning Enforcement Officer for the City of Norwalk, do hereby certify that a Public Hearing was held via Zoom video teleconference, on November 18, 2021 by the Zoning Board of Appeals on the following application:

**21-0819-03 City of Norwalk** – Variance of rear setback; 223’ required, 68.45’ proposed (Section 118-1450D2) for a new school in AAA residence zone. **Property located at 12 Knowalot Ln.** District 5, Block 32, Lot 13.

Property located at **12 Knowalot Ln.**  
The owner of record is **City of Norwalk**

In determination of the above matter the Zoning Board of Appeals adopted the following resolution effective November 26, 2021;

**21-0819-03 City of Norwalk** – Variance of rear setback; 223’ required, 68.45’ proposed (Section 118-1450D2) for a new school in AAA residence zone. **Property located at 12 Knowalot Ln.** District 5, Block 32, Lot 13.

**\*\* CHAIRMAN LELEY MOTIONED FOR APPROVAL OF APPLICATION (21-0819-03) WITH THE FOLLOWING CONDITIONS:**

- 1. TO INCREASE THE EVERGREEN TREE SCREENING ALONG THE WEST PROPERTY LINE TO APPX. 90 TREES IN LOCATIONS TO BE COORDINATED WITH THE NEIGHBORS.**
- 2. POSITIONING OF THE DUMPSTERS TO THE SOUTH OF THE BUILDING NEXT TO THE RECEIVING ENTRANCE, WHICH IS MORE CONVENIENT FOR THE JANITORIAL STAFF AND HAS A FURTHER DISTANCE FROM THE NEIGHBORS.**
- 3. TO RELOCATE THE TENNIS COURTS AND BASKETBALL HOOPS EAST OF THE BUILDING WITHIN THE PARENT DROP-OFF LOOP.**
- 4. TO RELOCATE THE BUILDING 10 FEET FURTHER NORTH THAN THE ORIGINAL PRESENTATION TO THE ZONING BOARD OF APPEALS IN SEPTEMBER 2021.**
- 5. A CONTINUATION OF GOOD FAITH CONSULTATION BY THE SCHOOL COMMUNITY REGARDING THE DEVELOPMENT AND ENACTMENT OF THE PLAN.**

**\*\* MR. CONROY SECONDED THE MOTION.**

**\*\* THE MOTION PASSED UNANIMOUSLY (LEVEY, CONROY, GAVRIELIDIS, BRASHER, DIESEL).**

**EXECUTED AT NORWALK, CT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022**

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**ZONING ENFORCEMENT OFFICER**