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PROJECT NARRATIVE

Prepared For

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10 Harbor View Avenue, Norwalk CT

Prepared By

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Property 10 Harbor View Avenue
 District 5 Block 85c Lot 29
Owners Mark & Pamela Hollis
Zoning / Flood Zones B / VE (15), AE(13)

Description

The project consists of demolition of the existing structure, drive and walls. Proposed is the construction of a new single family residence driveway modifications, and drainage improvements. The property is located on the east side of Harbor View Avenue. The property is within the CAM zone and the existing residence is NOT in compliance with the flood zone regulations. The proposed new residence will be made compliant to flood zone regulations,

Existing Conditions

The property currently contains a Single-Family residence, drive, decks concrete walks and a fixed pier that protrudes into Norwalk Harbor. The parcel is 0.19 acres (8,396 sq.ft.) in size and lies in the Residence B Zone. The western area of the site is in a FEMA Flood Zone AE13 with a 1 percent annual chance flood to El. 13 feet and the eastern area of the site is in a FEMA Flood Zone VE15 with a 1% annual chance flood with an additional hazard associated with storm waves to El. 15 feet.

The existing residence is in FEMA Flood Zone VE15. Site grades range from El. 6 feet along Harborview Avenue and at the seawall along Norwalk Harbor to El. 8.4 feet in the central portion of the property where the existing residence is located. There is an existing concrete walk and retaining wall on the western edge of the property.

PROPOSED DEVELOPMENT

The project will consist of demolition of the existing residence and construction of a new residence in the same general footprint. The proposed residence will have a footprint of approximately 1,200 square feet (sf). The ground floor level will have a two-car garage and storage space at El. 8 feet and the proposed residence will have three stories above the ground floor level. The first floor living space will be at approximately El. 18.125 feet and underside of joists at El. 16 feet. The rooftop deck will have an infinity pool. A new driveway and site grading and landscaping is also proposed. The proposed residence is designed with a series of piers which allows the ground floor level to flood during a storm event (see architectural drawings).

COASTAL RESOURCES

The city of Norwalk Coastal Resource map and Publication 30 indicates the property has the following Coastal Resources;

- General Resources- means the coastal waters of the state, their natural resources, related marine and wildlife habitat and adjacent shorelands, both developed and undeveloped, that together form an integrated +terrestrial and estuarine ecosystem. CGS Section 22a-93(7)

- Beaches and Dunes- Beaches and Dunes" means beach systems including barrier beach spits and tombolo's, barrier beaches, pocket beaches, land contact beaches and related dunes and sandflats. CGS Section 22a-93(7)(C)
- Tidal Wetlands-"Tidal Wetlands" means "wetland" as defined by CGS Section 22a-29. CGS Section 22a-93(7)(E) "Wetland" means those areas which border on or lie beneath tidal waters, such as, but not limited to banks, bogs, salt marsh, swamps, meadows, flats, or other low lands subject to tidal action, including those areas now or formerly connected to tidal waters, and whose surface is at or below an elevation of one foot above local extreme high water; and upon which may grow or be capable of growing any of the species outlined in CGS section 22-1-29(2) an example of a few are; Salt meadow grass (*Spartina patens*), spike grass (*Distichlis spicata*), black grass (*Juncus gerardi*), saltmarsh grass (*Spartina alterniflora*), saltworts (*Salicornia Europaea*, and *Salicornia bigelovii*), sea lavender (*Limonium carolinianum*), saltmarsh bulrushes (*Scirpus robustus*). The above species are just an example, for the complete list see the referenced statute.
- Coastal Flood Hazard Areas- Coastal Hazard Areas means those land areas inundated during coastal storm events or subject to erosion induced by such events, including flood hazard areas as defined and determined by the National Flood Insurance Act, as amended (U.S.C. 42 Section 4101, P.L. 93-234) and all erosion hazard areas as determined by the commissioner. CGS Section 22a-93(7)(H)
- Developed Shorefront- Developed Shorefront means those harbor areas which have been highly engineered and developed resulting in the functional impairment or substantial alteration of their natural physiographic features or systems. CGS Section 22a-93(7)(I) CGS Section 22a-29(2)

The proposed project will not impact any of the above referenced Coastal resources.

COASTAL POLICIES

The proposed project is consistent with the general goals and policies outlined in C.G.S.22a-92(a) as follows;

(1) To ensure that the development, preservation or use of the land and water resources of the coastal area proceeds in a manner consistent with the rights of private property owners and the capability of the land and water resources to support development, preservation or use without significantly disrupting either the natural environment or sound economic growth.

(2) To preserve and enhance coastal resources in accordance with the policies established by chapters 439, 440, 446i, 446k, 447, 474 and 477.

The proposed project will follow the policies established in the chapters listed above regarding the preservation and enhancement of the coastal resources and the surrounding areas. The water quality of

stormwater runoff will be improved by the introduction of porous pavement. See the attached drainage summary report. Any potential impacts caused by sediment and erosion control will be mitigated by strict adherence to the Soil and Erosion control plan as submitted with the application.

(3) To give high priority and preference to uses and facilities which are dependent upon proximity to the water or the shorelands immediately adjacent to marine and tidal waters.

The proposed project is not a water dependent use; therefore N/A

(4) To resolve conflicts between competing uses on the shorelands adjacent to marine and tidal waters by giving preference to uses that minimize adverse impacts on natural coastal resources while providing long term and stable economic benefits.

No proposed activities will cause conflict as there are no competing uses; therefore N/A

(5) To consider in the planning process the potential impact of a rise in sea level, coastal flooding and erosion patterns on coastal development so as to minimize damage to and destruction of life and property and minimize the necessity of public expenditure and shoreline armoring to protect future new development from such hazards.

The new residence will be flood zone compliant and by doing so will minimize future public expenditure.

(6) To encourage public access to the waters of Long Island Sound by expansion, development and effective utilization of state-owned recreational facilities within the coastal area that are consistent with sound resource conservation procedures and constitutionally protected rights of private property owners.

The property has direct access to the Long Island Sound. The existing dock structure allows the property owners to enjoy the water resources.

(7) To conduct, sponsor and assist research in coastal matters to improve the data base upon which coastal land and water use decisions are made.

The proposed project will not deter or impede the goals of the State or any parties to conduct, sponsor or assist in research in coastal matters.

(8) To coordinate the activities of public agencies to ensure that state expenditures enhance development while affording maximum protection to natural coastal resources and processes in a manner consistent with the state plan of conservation and development adopted pursuant to part I of chapter 297.

The proposed project is not seeking state funding. However, it is consistent with the state plan of conservation and development,

(9) To coordinate planning and regulatory activities of public agencies at all levels of government to ensure maximum protection of coastal resources while minimizing conflicts and disruption of economic development.

The proposed project will not impede or impact the duties of planning and regulatory agencies. This project is a property that is already developed and will create a site that is more consistent with policies and regulations by making it compliant.

(10) To ensure that the state and the coastal municipalities provide adequate planning for facilities and resources which are in the national interest as defined in section 22a-93 and to ensure that any restrictions or exclusions of such facilities or uses are reasonable.

The proposed project will not affect any facilities which are defined "In the National Interest in accordance with 22a-93.

Summary and Conclusion

The proposed project will not have any adverse impacts either long or short term. All activities comply with the regulations and requirements of the area. The project will remove a non-conforming flood zone structure and replace it with a compliant structure therefore minimizing the potential of loss of property and life.