



REGULAR MEETING – ZONING CITATION HEARINGS AGENDA

APRIL 16, 2025, 3:00 PM
BY ZOOM AND ROOM 125

To allow public access, anyone may access a meeting by telephone and/or Zoom, or a recording in the City of Norwalk YouTube channel. Specific instructions and links can be found at norwalkct.gov/meetings.



Members of the public may call in to participate. Callers will not be able to see the meeting participants. All participants will be muted upon entering the meeting. To speak, dial *9 on the phone and you will be called on by the host of the meeting during the public comment section. All speakers must state their name and address. Comments must be on a topic on the agenda, and are limited to three minutes. Anyone disrupting the orderly conduct of the meeting, including by using threatening, hateful, or sexually-explicit language, will be removed. Please find the information using the link above.



Members of the public who wish to provide "live comments" may also use the Zoom meeting platform. All participants will be muted upon entering the meeting. To speak, click the "raise your hand indicator" and you will be called by the host of the meeting during the public comment section. All speakers must state their name and address. Comments must be on a topic on the agenda, and are limited to three minutes. Anyone disrupting the orderly conduct of the meeting, including by using threatening, hateful, or sexually-explicit language, will be removed. Please find the information using the link above.



Members of the public who wish to provide public comment are encouraged to submit those via email in advance of the meeting. For these comments to be included into the record, they must be submitted by 12:00 p.m. the day of the meeting. Please email John Hayducky at jhayducky@norwalkct.gov with the subject line "Public Comment" to provide written public comment prior to the meeting.

I. HEARING ITEMS

- A. **65 Van Zant Street** – ((Article 4) 4.3.9.A (CD-3 Principal Uses - Pages 236 - 245)) - *Operation of a Commercial Contractor Business & Storage, on a property, within a CD-3 Zone (use not permitted), or permanent storage of commercial contracting equipment on property* - Operation of a Building Materials Storage Yard, Commercial Vehicle Storage Yard, and/or Earth Processing and Contractor's Materials Storage Yard, within a CD-3 Zone. *Continued from 1/29/2025& 3/26/2025 Hearings.*
- B. **28 Rowan Street** – ((Article 4) 4.3.9.A (CD-3 Principal Uses - Pages 236 - 245)) - *Operation of a Commercial Contractor Business & Storage, on a property, within a CD-3 Zone (use not permitted), or permanent storage of commercial contracting equipment on property* - Operation of a Building Materials Storage Yard, Commercial Vehicle Storage Yard, and/or Earth Processing and Contractor's Materials Storage Yard, within a CD-3 Zone. *Continued from 1/29/2025 & 3/26/2025 Hearings.*
- C. **31 Splitrock Road** – (Section 8.4.10.B (Article 8) - Requirement of Zoning Application

(page 429)) – *Creation of an Accessory Dwelling Unit, within a Single-Family Residence, without Applying for a Zoning Approval/Permit* - Unless otherwise exempted pursuant to these Regulations, no land shall hereafter be Developed, occupied, or Use and no Building or Structure shall be hereafter Constructed, Altered, occupied, or used in whole or in part for any purpose whatsoever, nor any Use established, Expanded or Extended until the Planning and Zoning Director has issued all required Zoning Permits for such proposal AND (Section 8.4.10.I (Article 8) - Requirement of Issuance of Zoning Permit/Approval (page 433)) - *Creation of an Accessory Dwelling Unit, within a Single-Family Residence, without obtaining a Zoning Approval/Permit* - Upon determination by the Planning and Zoning Director that the premises, Use, Development, Building or Structure, as applicable, as described in an Application complies with these Regulations, the Planning and Zoning Director shall issue a Zoning Permit AND (Section 8.4.11.B (Article 8) - Requirement to obtain a Certificate of Zoning Compliance (page 433)) - *Creation of an Accessory Dwelling Unit, within a Single-Family Residence, without obtaining a Certificate of Zoning Compliance* - Unless otherwise exempted pursuant to these Regulations, a separate Certificate of Zoning Compliance issued by the Planning and Zoning Director upon completion of the Development, proposed within the Permit, provided that the Development complies with the standards set forth in these regulations and any other approvals related to this Development. *Continued from 2/19/2025 Hearing.*

- D. 318 Strawberry Hill Avenue – ((Article 8) 8.4.10.I - Requirement of Zoning Application (page 429)) - *Occupancy of property with tenant, “Climate Care - Heating & Air Conditioning,” without applying for a Zoning Approval* - Unless otherwise exempted pursuant to these Regulations, no land shall hereafter be Developed, occupied, or Use and no Building or Structure shall be hereafter Constructed, Altered, occupied, or used in whole or in part for any purpose whatsoever, nor any Use established, Expanded or Extended until the Planning and Zoning Director has issued all required Zoning Permits for such proposal AND ((Article 8) - 8.4.10.I - Requirement of Issuance of Zoning Permit/Approval (page 433)) - *Occupancy of property with tenant, “Climate Care - Heating & Air Conditioning,” without obtaining a Zoning Approval* - Upon determination by the Planning and Zoning Director that the premises, Use, Development, Building or Structure, as applicable, as described in an Application complies with these Regulations, the Planning and Zoning Director shall issue a Zoning Permit AND ((Article 8) 8.4.11.B - Requirement to obtain a Certificate of Zoning Compliance (page 433)) - *Occupancy of property with tenant, “Climate Care - Heating & Air Conditioning,” without obtaining a Certificate of Zoning Compliance* - Unless otherwise exempted pursuant to these Regulations, a separate Certificate of Zoning Compliance issued by the Planning and Zoning Director upon completion of the Development, proposed within the Permit, provided that the Development complies with the standards set forth in these regulations and any other approvals related to this Development AND ((Article 4) 4.3.1.G (CD-3C Building & Lot/Building Site Standards; Vehicular Parking Requirements - Pages 123 – 124)) - *Creation of a parking area/space(s) within front yard/setback* - Off-Street Vehicular Parking Location for Domestic Vehicles is only permitted within the Rear Yard, within legal, permitted driveway AND ((Article 7) 7.1.7.B - Temporary Signage (Page 383)) - *Placement of temporary signage (on subject property & adjacent properties), for “Limas Tires.”* - Two (2) Temporary Signs may be displayed on a pole or stake affixed to the ground or on a banner affixed to a Building on the Lot or Building Site. Each such Sign must be removed within thirty (30) days of installation. Such Signs

shall not exceed thirty-two (32) square feet in area per side, and the top of the Sign shall be no more than five (5) feet above Finished Grade unless the Sign is affixed to a Building. If affixed to the ground, they shall be supported by wooden posts a minimum of four (4) inches by four (4) inches thick and shall be spaced at least fifteen (15) feet apart from one another. **Continued at the 1/29/2025 Hearing.*

- E. 13 Adamson Avenue – ((Article 4) 4.3.1-D (CD-2 Use Table - Pages 236 – 245)) - *Creation of a 3-Family Residence (“Small Multi-Family Residence”), on a property located within a ‘CD-2’ zone (use not permitted) - Use placed/created within Zone, which is not permitted within the use table for Zone. Continued from 11/11/2024 & 1/29/25 Hearing.*
- F. 26 Magnolia Avenue – (Section 4.3.1.E (CD-3 Building & Lot/Building Site Standards; Density Minimum - Pages 83 – 85; former Section 118-360 (D-Residential Zone) – *Addition of a 3rd unit, on a property, which cannot support a 3rd unit, based on the land density requirement of the CD-3 Zone - Placement of an additional unit, within a structure, on a property, which does NOT have the required land/building site area (square footage) density for additional unit; each unit on the property requires 1,650 square feet of land area. Continued from 12/11/2024 & 2/19/2025 Hearing.*
- G. 9 Little Fox Lane – (Section 4.3.9.A (CD-1L Principal Uses - Pages 243 - 244)) – *Operation of a commercial contractor’s storage yard and/or business, from property, including parking of commercial vehicles, storage of heavy equipment & tools, and materials associated with contractor business operations - Operation of a Building Materials Storage Yard, Commercial Vehicle Storage Yard, and/or Earth Processing and Contractor’s Materials Storage Yard, within a CD-1L Zone. Continued from 2/19/2025 Hearing.*
- H. 20 Friendly Road – (Section 4.3.1-C (Article 4) (CD-1S - Vehicular Parking Requirements - Page 71-72)) - *Creation of parking within the front setback - Parking areas permitted in Rear Yard only, and in Driveway, except as permitted under Parking in Front Yard for existing Lots/Building Sites under Additional Parking Requirements (Section 4.3.1-C - Vehicular Parking Requirements) AND (Section 8.4.10.B (Article 8) - Requirement of Zoning Application (page 429)) – Alterations to attached garage, without Applying for a Zoning Approval/Permit - Unless otherwise exempted pursuant to these Regulations, no land shall hereafter be Developed, occupied, or Use and no Building or Structure shall be hereafter Constructed, Altered, occupied, or used in whole or in part for any purpose whatsoever, nor any Use established, Expanded or Extended until the Planning and Zoning Director has issued all required Zoning Permits for such proposal AND (Section 8.4.10.I (Article 8) - Requirement of Issuance of Zoning Permit/Approval (page 433)) - Alterations to attached garage, without obtaining a Zoning Approval/Permit - Upon determination by the Planning and Zoning Director that the premises, Use, Development, Building or Structure, as applicable, as described in an Application complies with these Regulations, the Planning and Zoning Director shall issue a Zoning Permit AND (Section 8.4.11.B (Article 8) - Requirement to obtain a Certificate of Zoning Compliance (page 433)) - Alterations to attached garage, without obtaining a Certificate of Zoning Compliance - Unless otherwise exempted pursuant to these Regulations, a separate Certificate of Zoning Compliance issued by the Planning and Zoning Director upon completion of the Development, proposed within the Permit, provided that the Development complies with the standards set forth in*

these regulations and any other approvals related to this Development AND (Section 4.3.9.D (Article 4 - Accessory Uses) - Storage of More than One (1) Unregistered Vehicle (page 247)) – *Storage of multiple unregistered vehicles on property (and within front setback). Continued from 2/19/2025 Hearing.*

- I. 11 Fulmar Lane – ((Article 4) 4.3.1.A (Parking Requirements in CD-1L) – Page 53) – *Creation of a new driveway & access to property, without approval and/or not in compliance with regulations for CD-1L Zone - Parking permitted in Rear Yard only, and in Driveway, except as permitted under Parking in Front Yard for existing Lots/Building Sites under Additional Parking Requirements, and or installation of driveway/access without approval(s) AND ((Article 4) 4.3.9.A (CD-1L Use Table – Pages 236 – 245)) - Operation of a Building Materials Storage Yard, Commercial Vehicle Storage Yard, and/or Earth Processing and Contractor's Materials Storage Yard, within a CD-1L Zone - Use placed/created within Zone, which is not permitted within the use table for Zone. Continued from 1/15/2025 & 2/19/2025 Hearing.*
- J. 5 Mulvoy Street – ((Article 4) 4.3.9.A (CD-4 Use Table – Pages 236 – 245)) – *Operation of an Automotive Repair Shop, on a property located within the CD-4 Zone - Use placed/created within Zone, which is not permitted within the use table for Zone.*
- K. 14 Fort Point Street – ((Article 4) 4.3.1.E (CD-3 Building & Lot/Building Site Standards; Density Minimum - Pages 83 - 85)) - *Creation of an additional unit, on a property without adequate lot size for Density minimum (1,650sq feet of land per unit) - Placement of an additional unit, within a structure, on a property, which does NOT have the required land/building site area (square footage) density for additional unit; each unit on the property requires 1,650 square feet of land/building site area*