



REGULAR MEETING – ZONING CITATION HEARINGS AGENDA

**MAY 20, 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. 36 Taylor Avenue – ((Article 4) 4.3.1.E (CD-3 Building & Lot/Building Site Standards; Density Minimum (Pages 83-85)) - Creation of a 5-Family Residence, without having the required minimum density (1,650 square feet of lot area per dwelling unit), for Zone (CD-3) - 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 (Section 4.3.1 - E; CD-3 Zone, page 85)**
- B. 30 Lexington Avenue – ((Article 4) 4.3.9.A (CD-2 Principal Uses - Pages 236) - Creation of a 3-Family Residence ('Small Multi-Family Building') & Rooming House, not permitted in Zone (CD-2) - Use of property (Small-, or Large Multi-Family Building, or Rooming House), not permitted via the Use Table for Zone where property is located, or unable to meet criteria, regulations, codes, or standards of Zone, should use be allowed**

- C. 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. Continued at 4/16/2025 Hearing
- D. 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
- E. 2 Truman Court – ((Article 4) 4.3.9.A) – Principal Uses - Creation of a 3-Family (possible 4-Family Residence) on a property located in a CD-2 Zone (use(s) not permitted) – AND ((Article 4) 4.3.1.D – Vehicular Parking Requirements) - Creation of Parking within the front yard (only permitted in the Rear Yard) AND ((Article 8) 8.4.10.B – Requirement for Zoning Application) - Work to premises (conversion of garages), without applying for a Zoning Approval/Permit AND ((Article 8) 8.4.10.I – Requirement of Issuance of a Zoning Permit/Approval)) - Work to premises (conversion of garages), without obtaining a Zoning Approval/Permit AND ((Article 8) 8.4.11.B – Requirement to Obtain a Certificate of Zoning Compliance) - Work to premises (conversion of garages) without obtaining a Certificate of Zoning Compliance. Continued at 2/19/2024 Hearing
- F. 2 Muller Avenue – ((Article 8) Sections 8.4.10.B & I and 8.4.11. B (Requirement to: apply for a Zoning Approval, obtain a Zoning Approval, and obtain a Certificate of Zoning Compliance) - Occupation of a parcel of land, development of parcel,

alteration to building, without applying for, and obtaining a Zoning Approval & Certificate of Zoning Compliance; tenant "Shawn's Lawns". Hearing Officer Continued Matter at 1/15/2025 Hearing

- G. 215 Dr. Martin Luther King, Jr. Drive – (Section 118-710 (B)) – Occupation of a property & construction/placement of structures, without applying for, nor obtaining a Special Permit - Principal uses and structures. In an Industrial No. 2 Zone, premises shall be used and buildings shall be erected which are used, designed or intended to be used for one (1) or more of the uses listed below and no other (see section in Norwalk Building Regulations for list of uses). Continued at 10/11/2023 & 1/10/2024 & 9/17/2024 & 12/11/2024 & 2/19/2025 Hearings; also, placed a \$30,000 Contingent Fine at the 10/11/2023 Hearing**