



CITY OF NORWALK
Planning & Zoning

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

City of Norwalk
ZONING CITATION HEARING PROCESS
Wednesday, December 11, 2024, at 3:00 p.m.
Planning and Zoning Department, City Hall, Room 129
Remote Option for Public Participation Instructions Below

- I. **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.*
- II. **2 Muller Avenue** – (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”**
- III. **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). *****Hearing Officer Continued Matter at 10/11/2023 & 1/10/2024 & /17/2024 Hearing; also, placed a \$10,000 Contingent Fine at the 10/11/2023 Hearing*****
- IV. **287 East Avenue** – (**to Potentially Close Matter**) - (Section 4.3.1-D (CD-2 Vehicular Parking Requirements - Pages 80-81)) - **Creation of a parking area within the front setback/yard of a property located in a CD-2 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 ****Hearing Officer Continued matter at the 9/26/2024 Hearing****
- V. **194 East Avenue** (**Fine Assessment Discussion**) – (Sections 118-1420(E)(F)(G) – **Finishing of attic space without applying for a Zoning Approval, obtaining a Zoning Approval, nor obtaining a Certificate of Zoning Compliance.** ****Hearing Officer Continued matter at the 2/1/2023 & 3/15/2023 & 4/12/2023 & 5/17/2023 & 6/14/2023 & 10/11/2023 & 11/1/2023 & 2/21/2024 & 4/17/2024 & 5/15/2024 & 7/24/2024 & 9/4/2026 Hearing; also, placed a \$15,000 Contingent Fine at 5/15/2024 Hearing****
- VI. **32 Perry Avenue** - (Article 4) 4.3.9.A & E - **Placement of Portable Storage Containers (Shipping Containers), on a property located within the SD-LI Zone (use/structure not permitted)** - Principal, Accessory, and Temporary uses & structures. In a SD-LI (Light Industrial Special District) Zone, premises shall be used and buildings shall be erected which are used, designed or intended to be used for the following uses and no others. See Building Zone Regulations for the City of Norwalk for chart of permitted uses & structures.
*****Hearing Officer Continued Matter at 5/15/2024 Hearing*****



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**** Instructions for Virtual Access: ****

To allow Virtual Access, anyone may access this meeting by telephone or Zoom.

Specific instructions and links can be found at:

<https://www.norwalkct.org/1913/Meeting-Notices>

Telephone Access (Listening ONLY)

- Dial: 646 558 8656
- Enter Webinar ID: 822 7250 6846

Public may watch this meeting at: <https://norwalkct-org.zoom.us/j/82272506846>

This meeting will also be recorded and a copy of the audio recording will be posted on the City's website within seven (7) days after the meeting.

Members of the public who wish to provide public comment, to be read into the record, are encouraged to submit those via e-mail in advance of the meeting to jhayducky@norwalkct.gov.

For those comments to be read into the record, they should be submitted no later than 9:00am on the morning of the meeting.