



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 November 13, 2024 at 3:00 p.m.

Planning and Zoning Department, City Hall, Room 129

VIRTUAL ACCESS FOR PARTICIPATION & VIEWING, ALSO AVAILABLE ONLINE

Participation Instructions Below

- I. **14 Elm Street** – Section 118-360(B) - *Creation of an apartment (or apartments) within a legally, non-conforming 3-Family Residence (non-conforming for lot size), on a property located within a ‘D-Residential’ zone* - Principal uses and structures within a D Residential 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 following uses and no other as described in this section.
Hearing Officer Continued Matter at 6/14/2023& 9/20/2023 & 11/1/2023 & 2/21/2024 & 3/20/2024 & 6/26/2024 & 7/24/2024 & 9/26/2024 Hearings; also, placed a \$5,000 Contingent Fine at 6/26/2024 Hearing
- II. **27 Rome Street** – (8.4.10.B (Article 8) - Requirement of Zoning Application (page 429) - *Placement of an accessory structure (shed), without (adequately) 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** (8.4.10.I (Article 8) - Requirement of Issuance of Zoning Permit/Approval (page 433)) - *Placement of an accessory structure (shed), 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** (8.4.11.B (Article 8) - Requirement to obtain a Certificate of Zoning Compliance (page 433)) - *Placement of an accessory structure (shed), 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
- III. **51 North Bridge Street** – ((Article 4) 4.3.9.A (CD-1S Uses - Pages 241 – 242)) - *Use of property, within a CD-1S Zone, for the storage of commercial contractor/building materials, equipment, vehicles, and/or day-to-day business activities related to commercial contractor operation* - Use placed/created within Zone, which is not permitted within the use table for Zone (CD-1S) **AND** ((Article 4) 4.3.9.D (CD-1S - Commercial Vehicle Storage - Page 247) - *Storage of a commercial vehicle, or vehicles, over a 1-ton rated capacity, OR, storage of multiple commercial vehicles under a 1-ton rated capacity, on a property within a CD-1S Zone* - Per use table, commercial vehicle allowed with limitations (see Article 4, Section 4.3.9.G), and no more than storage of one (1) vehicle, which meets limitations outlined.



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- IV. **4 France Street** – (Section 118-1420 (E), (F), & (G)) – **Addition of/Placement of a detached structure without applying for, obtaining a Zoning Approval & obtaining a Certificate of Zoning Compliance (conversion of garage to living space) *Hearing Officer Continued Matter at 1/26/22 & 4/20/2022 & 6/28/22 & 8/30/2022 & 9/21/2022 & 11/30/2022 & 2/1/2023 & 3/15/2023 & 4/12/2023 & 6/14/2023 & 7/26/2023 & 9/20/2023 & 11/1/2023 & 12/13/2023 & 1/10/2024 & 2/21/2024 & 5/15/2024 & 7/24/2024 Hearings, also, Placed a \$24,000 Contingent fine at 5/15/2024 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. **349 Dr. Martin Luther King, Jr. Drive** – Section (4.3.9.A (Article 4) - Principal Uses/Table; SD-LI Zone) - **Operation of a Commercial Contractor's (Building) Materials Storage Yard (and Earth Processing) and Business (use not allowed in Zone; 'SD-LI')** - Placement of a use on a property, not listed as 'Permitted', 'Permitted with Limitations', 'Special Permit Use', or 'Not Regulated,' on the Use Table for Zone (SD-LI) ***Hearing Officer Continued matter at the 9/26/2024 Hearing***
- VII. **13 Adamson Avenue** – (Article 4) 4.3.1-D (CD-2 (Apartment) Use Table - Pages 80-81) - **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.**
- VIII. **16 Sycamore Street** – (Article 4) 4.3.1-D (CD-2 Vehicular Parking Requirements (Driveways/Parking Areas - Pages 80-81) - **Creation of a Parking Area, Driveway, or Expansion of Driveway, within the front setback/yard, not in compliance with current Regulations (eff. 2/19/2024), or Regulations, Requirements, & City Codes, at time of initial violations (prior to 2/19/2024, as shown in drawings (2016 & 2023)) AND (Article 8) 8.4.11.B - Requirement to obtain a Certificate of Zoning Compliance (page 433) - Failure to obtain Certificate of Zoning Compliance for required & permitted work to revert premises to a Two-Family Residence (via removal of basement unit), per 2016 Zoning Approval & Building Permits - 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.**
- IX. **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***
- X. **143 West Norwalk Road (to Potentially Close Matter)** – (Section 4.3.9.A (Article 4) - Principal Uses/Table) - **Operation of a commercial contractor's business/storage from a property located within the 'CD-1M' zone (use is not allowed in Zone) - Use placed/created within Zone, which is not permitted within the use table for Zone. *Hearing Officer Continued matter at the 9/26/2024 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.** ***