



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

Thursday, September 26, 2024 at 3:00 p.m.

Planning and Zoning Department, City Hall, Room 129

VIRTUAL ACCESS FOR PUBLIC PARTICIPATION & VIEWING AVAILABLE ONLINE

Public Participation Instructions Below

- I. **291 Chestnut Hill Avenue** – 1.17.1 (Article 1) - Principal & Accessory Uses – **Renovations to detached structure, to create Accessory Dwelling Unit & habitable/finished space without applying for a Zoning approval/permit, obtaining a Zoning approval/permit, nor obtaining a Certificate of Zoning Compliance** - No Development, re-Development, Improvement, Construction, re-construction, or Alteration of or on any Structure, Lot, Building Site, Development Parcel, or other land shall occur without prior submission of all completed **Applications**, and obtaining all **approvals, permits, and certifications**, as applicable, pursuant to Article 8 (Administration, Procedures, and Enforcement). ****Matter Continued at the 4/17/2024 & 5/15/2024 & 6/26/2024 Hearing; also, placed \$11,000 Fine at 6/26/2024 Hearing****
- II. **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)
- III. **287 East Avenue** – (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
- IV. **17 Reynolds Street** – (Section 8.4.8 (Article 8 - page 419) – Requirement for Special Permits) - **Occupying a property, premises, with a use (Automotive Repair - SD-LI Zone), or structure, which requires a Special Permit, without obtaining an approval** - Special Permits are for Uses, Buildings, or Structures that are considered to be generally appropriate in the applicable District, but because of their potential for incompatibility with Adjacent Uses, Buildings, or Structures, require individual review for specific locations. Special Permits may be considered only to the extent provided in this Section 8.4.8 AND (Section 8.4.10.B (Article 8 – Requirement of Zoning Application (page 429) - **Use of a premises as an Automotive Repair Operation, without applying for a Zoning Approval** - Unless otherwise exempted pursuant to these Regulations, no land shall hereafter be Developed, occupied, or Used 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) - **Use of a premises as an Automotive Repair Operation, 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 (Section 8.4.11.B (Article 8) - Requirement to obtain a Certificate of Zoning Compliance (page 433) - **Use of a premises as an Automotive Repair Operation, 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.



CITY OF NORWALK
Planning & Zoning

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

- V. **143 West Norwalk Road** – (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.
- VI. **1 Fullmar Lane** (**MATTER CONTINUED at last Hearing without being Heard**) - (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-1L' zone (use is not allowed in Zone)** - Use placed/created within Zone, which is not permitted within the use table for Zone AND (Section 4.3.9.D (Article 4) – Accessory Uses/Table - **Storage of multiple commercial vehicles on property** AND (Section 4.3.1.D (Article 4) – **Vehicular Parking Requirements**) - **Creation/placement of additional driveways/accesses & parking areas, not permitted within Zone (CD-1L) requirements** - 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
- VII. **16 Sycamore Street** (Section 1229(J) – **Creation of a new driveway and parking within the front setback** - All off-street parking and loading facilities, including all parking aisles and backup spaces needed for vehicle maneuvers into and out of parking spaces, shall be located to the rear of the required front setback line as now or hereafter established. The area between the street line and the front setback line, and on a corner lot, the side setback line along a street, except for the required access driveway and pedestrian sidewalk leading from the street to the off-street parking and loading area, shall be landscaped with lawns or other appropriate planting AND **Alterations to premises without obtaining a Certificate of Zoning Compliance (specifically removal of basement unit to revert premises to a 2-Family Residence)**. ****Hearing Officer Continued Matter at the 6/14/2023 & 9/20/2023 & 11/1/2023 & 12/13/2023 & 3/20/2024 & 6/26/2024 Hearing; also, placed a \$45,000 Contingent Fine at the 6/26/2024 Hearing****
- VIII. **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 Hearing; also, placed a \$5,000 Contingent Fine at 6/26/2024 Hearing***
- IX. **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**. ***Hearing Officer Continued Matter at 7/24/2024 Hearing***
- X. **333 Strawberry Hill Avenue** – ((Article 4) 4.3.9.A (formerly Sec.118-340(B)) - Principal Uses) - **Operation of a commercial contractor/light manufacturing business (Sandblasting) from property, located within the CD-3 Zone (use not permitted)** **AND** (Article 4) 4.3.9.D (formerly Sec. 118-340(B)) – Accessory Uses - **Storage/Parking of multiple commercial vehicles on property** **AND** ((Article 4) 4.3.9.G. CD.1 (formerly Sec. 118-340(B) – Limitations for permitted Accessory Use) - **Storage of one (1), or more commercials, on property, which exceed a one (1) ton rated capacity, including, but not limited to trailers with equipment, box trucks, dump trucks, excavation machinery/equipment, and multi-axel vehicles.**



CITY OF NORWALK
Planning & Zoning

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

**** Instructions for Public Access: ****

To allow Public 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 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.** ***