



CITY OF NORWALK
Planning & Zoning

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

*****SPECIAL MEETING*****

City of Norwalk

ZONING CITATION HEARING PROCESS

Wednesday, September 4, 2024 at 3:00 p.m.

Planning and Zoning Department, City Hall, Room 129 (for Litigants ONLY)

VIRTUAL ACCESS FOR PUBLIC PARTICIPATION & VIEWING AVAILABLE ONLINE

Public Participation Instructions Below

- I. 13 Harriet Street – (Section 118-350(B)) - Conversion of a 2-Family Residence to a 4-Family Residence, on a property within a 'C-Residential' zone - Principal uses and structures. In an C Residence Zone, premises shall be used and buildings shall be erected which are used, designed or intended to be used for one (1) of the following uses and no others. See Building Zone Regulations for the City of Norwalk for list of uses.
Hearing Officer Continued Matter at the 1/4/2023 & 10/11/2023 & 12/13/2023 & 2/21/2024 & 3/20/2024 & 5/15/2024 Hearing; also, placed a \$30,000 Contingent Fine at the 10/11/2023 Hearing
- II. 194 East Avenue – (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 Hearing; also, placed a \$15,000 Contingent Fine at 5/15/2024 Hearing**
- III. 48 High Street – (Section 118-504) – Use of a property within the 'Central Business District' zone for the operation and use of a commercial contractor's storage yard & business - It is the purpose of this zone to encourage rehabilitation and compatible new development within Norwalk's central business district. The provisions of this zone are intended to promote moderate scale (or in a Design District Development Park, large scale), mixed-use developments within the downtown area which will provide new retail, residential, hotels, restaurants and office opportunities; protect existing historic structures, water-dependent uses and coastal amenities; preserve adjacent residential neighborhoods and wherever possible, improve the pedestrian environment through public plazas, walkways and shared off-street parking facilities **Hearing Officer Continued Matter at the 8/23/2023 & 9/26/2023 & 7/26/2024 Hearings* Original Hearing Officer, presiding over matter has vacated, thus, matter moved to new Hearing Officer*
- IV. 9 Godfrey Street - Section 118-1420 (E), (F), & (G)) – Additions/Alterations to structure & detached structure without applying for, obtaining a Zoning Approval & obtaining a Certificate of Zoning Compliance AND (Section 118-350(B)) - Creation of a multi-family/rooming house, within in a premises, located within a 'C-Residential' zone - Principal uses and structures. In an C Residence Zone, premises shall be used and buildings shall be erected which are used, designed or intended to be used for one (1) of the following uses and no others. See Building Zone Regulations for the City of Norwalk for list of uses.
Hearing Officer Continued Matter at the 5/17/2023 & 7/26/2023 & 11/1/2023 & 1/10/2024 & 4/17/2024 & 6/26/2024 Hearing; also, placed a Contingent Fine of \$5,000 at 5/17/2023 Hearing
- V. 14 Third Street – ((Article 4) 4.3.9.A (eff. 2/16/2024 – formerly Section 118-340(B)) - Creation of a 6-Family Residence (Small Multi-Family Building), within an existing Two-Family Detached Dwelling; use of a 6-Family Residence is not permitted in Zone - Use placed/created in Zone, which is not permitted within the use table for Zone. **Hearing Officer continued matter at the 3/20/2024 & 5/15/2024 Hearing**
- VI. 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 & 4/17/2024 Hearing; also, placed a \$10,000 Contingent Fine at the 10/11/2023 Hearing***



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