



**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, August 21, 2024 at 2:00 p.m.**

**Planning and Zoning Department, City Hall, Room 125**

**\*VIRTUAL ACCESS FOR PUBLIC PARTICIPATION & VIEWING AVAILABLE ONLINE\***

**Public Participation Instructions Below**

- I. **8 Kendall Court** – 4.3.9.A (Article 4) – **Boat storage created on property** – Use placed/created in Zone, which is not permitted within the Use Table for Zone (*Continued by hearing officer on 5/29/24*)
- II. **7 Norvel Road** – 4.3.9.A (Article 4) – **Creation of Boarding or Rooming house within CD-1S Residential**- Use placed/created in Zone, which is not permitted within the Use Table for Zone (*Continued by hearing officer on 5/29/24*)
- III. **83 Washington Street** – 1.17.1 (Article 1) **Opening and operating a smoke shop without final certificate** 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) (*Continued by hearing officer on 7/10/24*)
- IV. **51 East Avenue** – 1.17.1 (Article 1) (Formerly 118-1420G) – **Activity beyond the scope of the previous approval for the property**. 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). (*Continued by hearing officer on 5/29/24*)
- V. **19 Slocum Street** – 1.17.1 (Article 1) **Creation of a third unit without permits**- 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). (*Continued by hearing officer on 7/10/24*)
- VI. **44 Grandview Avenue** - 4.3.1-D (Article 4) **Unpermitted parking created in front** - CD-2 Building & Lot/Building Site Standards not met **4.3.9.D** (Article 4) **Commercial vehicle stored in front** Per use table, commercial vehicle size as described not permitted in zone
- VII. **46 Silvermine Avenue** - 8.4.10.B (Article 8) **Renovations of entire house, enclosing porch, and creation pf deck without permit** - Requirement of Zoning Application - 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.
- VIII. **56 Nursery Street** - 8.4.10.I (Article 8) **Construction of a garage without zoning approval** - Requirement of Issuance of Zoning Permit/Approval - Upon determination by the Planning and Zoning Director that the premises, Use, Development, Building or Structure, as applicable, as



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described in an Application complies with these Regulations, the Planning and Zoning Director shall issue a Zoning Permit

**\*\* 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 In: 646 558 8656**

**Webinar ID: 822 7250 6846**

**Zoom Link: <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 [ihall@norwalkct.gov](mailto:ihall@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.** \*\*\*