



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, July 24, 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. **7 Knob Hill Road** - (Section 118-330B) - **Creation of a multi-family use on a property located within an 'A-Residential' zone** - In an A 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.
****Continued by Hearing Officer at 5/08/2019 & 06/12/2019 8/1/2019, & 10/10/2019 & 11/14/2019 & 12/18/2019 & 5/18/2022 & 8/2/2022 & 9/21/2022 & 2/1/2023 & 5/17/2023 & 6/14/2023 & 9/20/2023 & 11/1/2023 & 12/13/2023 & 2/21/2024 & 3/20/2024 & 4/17/2024 & 6/26/2024 Hearings AND placed a \$50,000 contingency fine at the 12/13/2023 Hearing****
- II. **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 Hearing; also, placed a \$5,000 Contingent Fine at 6/26/2024 Hearing****
- III. **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 Hearing, also, Placed a \$24,000 Contingent fine at 5/15/2024 Hearing****
- IV. **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 the 4/17/2024 Hearing ****
- V. **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**



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- ((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.**
- VI. **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***
- VII. **68A Washington Street (“SoNo Exotic Vape”)** – ((Article 4) 4.3.9.G.cg.1 – Principal Use (Vape Shop) Limitations) - **Operation of a Vape Shop, within 1 mile of an existing, legal, permitted Vape Shop** - No Vape Shop shall be closer than one (1) mile from another Lot which contains another Vape Shop use. The distance shall be measured in a straight line from the nearest legal Lot or Building Site Line of one Lot to the nearest legal Lot or Building Site Line of the other Lot.
- VIII. **23 Lincoln Avenue** (**MATTER CONTINUED TO SEPTEMBER 18, 2024 AGENDA**) – (Section 118-350B) - **Creation of a 3-Family Residence/Rooming House within a premises, located within a ‘C-Residential’ zone (use not permitted in 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 & 6/14/2023 & 10/11/2023 & 11/29/2023 & 3/20/2024 & 4/17/2024 Hearing ***
- IX. **1 Fullmar Lane** (**MATTER CONTINUED TO AUGUST 14, 2024 AGENDA**) – ((Article 4) 4.3.9.A) – Principal Uses - **Operation of a Commercial Contractor Business/Storage Yard on a property located within a CD-1L Zone (use not permitted)** **AND** ((Article 4) 4.3.9.D) – Accessory Uses - **Storage of multiple commercial vehicles on property** **AND** ((Article 4) 4.3.9.G.cd.1) – Accessory Use Limitations - **Storage of commercial vehicles, over a one (1) ton rated capacity, and not as defined in the corresponding Connecticut General Statutes for definition of ‘Commercial Vehicle.’** **AND** ((Article 4) 4.3.1.D – Vehicular Parking Requirements) - **Creation/placement of additional driveways/accesses & parking areas, not permitted within Zone (CD-1L) requirements.**
- X. **21 Fullmar Lane** – ((Article 4) 4.3.9.A) – Principal Uses - **Operation of a Commercial Contractor Business/Storage Yard on a property, within a CD-1L Zone (use not permitted)**
- XI. **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 Hearing; also, placed a \$15,000 Contingent Fine at 5/15/2024 Hearing***
- XII. **4 Hillside Street** – (Section 118-350(B)) – **Creation of a 3-Family Residence within a ‘C-Residential’ zone (use of 3-Family Residence is not allowed in zone)** - Principal uses and structures. In a 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 & 3/15/2023 & 1/24/2024 & 4/17/2024 Hearing (Matter was postponed at the 8/23/2023 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.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.** ***