



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, June 26, 2024 at 3:00 p.m.

Planning and Zoning Department, City Hall, Room 125

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 Hearings AND placed a \$50,000 contingency fine (for continued progress to resolution) 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 Hearing; also, placed a \$5,000 Contingent Fine at the 2/21/2024 Hearing**
- III. **265 Main Avenue** - (4.3.9.A (Article 4) - Principal Uses - Operation of a Commercial Automotive Repair ('Samuel Marroquin Mechanic'), without applying for, nor obtaining a Special Permit Approval, nor a Zoning Approval AND 8.4.8 (Article 8) - Special Permits - Placement of a use, or development (Commercial Automotive Repair; 'Samuel Marroquin Mechanic'), without applying for, nor obtaining a Special Permit, as outlined
- IV. **200 West Rocks Road** - Section 118-1220(J) - Creation of 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. **Hearing Officer Continued matter at the 11/1/2023 & 2/21/2024 & 4/17/2024 Hearing**
- V. **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.



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- VI. **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 Hearings* Original Hearing Officer, presiding over matter has vacated, thus, matter moved to new Hearing Officer***
- VII. **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****
- VIII. **291 Chestnut Hill Road** – (Article 4; 4.3.9.A (eff. 2/16/2024 – formerly section 118-310(B)) - **Operation of a Commercial Contractor Business from property & parking of multiple commercial vehicles, located within a 'CD-1L' Zone (use 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 5/15/2024 Hearing****
- IX. **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 Hearing; also, placed \$5,000 Contingent Fine at 5/15/2024 Hearing****
- X. **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 Hearing; also, placed a Contingent Fine of \$5,000 at 5/17/2023 Hearing****



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- XI. 19 Elmwood Avenue** – (Section 118-1220(J)) – **Creation of 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. ****Hearing Officer Continued Matter at the 4/17/2024 Hearing****
- XII. 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 Hearing; also, placed a \$10,000 Contingent Fine at the 3/20/2024 Hearing*****

**** 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.** ***