



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, January 22, 2025 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 12/4/24)*
- II. **17 Felix Lane** - 4.3.9.A (CD-1M Uses - page 243) **Building/contractor material storage on property** Operation of a commercial contractor storage yard/commercial vehicle storage yard, including the storage of ladders, scaffolds, tools, & other trade equipment, along with multiple vehicles used in the trades business & 4.3.9.D (Article 4) **Commercial vehicle storage on property** Per use table, commercial vehicle storage on property & 3.9.D (Article 4) **Improper storage of an unregistered vehicle in the front yard** Improper storage of an unregistered vehicle in the front yard. *(continued by hearing officer on 12/4/24)*
- III. **14 Nolan Street** - 4.3.9.D (CD-1S - Commercial Vehicle Storage - Page 247 **Storage of coffee trucks on property** Per use table, commercial vehicle allowed with limitations (see Article 4, Section 4.3.9.G), and no more than storage of one (1) vehicle, which meets limitations outlined. *(continued by hearing officer on 10/23/24)*
- IV. **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 described in an Application complies with these Regulations, the Planning and Zoning Director shall issue a Zoning Permit *(Continued by hearing officer on 10/23/24)*
- V. **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 *(Continued by hearing officer on 10/23/24)*
- VI. **9 Fullmar Lane** – 6.2.2.D (Article 6) **Clearcutting > 10,000 square feet of vegetation without Special Permit** The following activities may be permitted provided the proposed Use of the property otherwise complies with these Regulations, and the Commission issues a Special Permit for the activity: 1. Excavation or Grading of more than 1,000 cubic yards of earth material; 2. Soil disturbance, Clear-cutting (including removal of vegetative ground cover) of 10,000 square feet in area or more. & 4.3.9.A (Article 4) **Unpermitted storage of building materials on property** Building material storage yard use placed/created within Zone CD-1L, which is not permitted within the use table for Zone CD-1L. & 4.3.9.D (CD1L – Commercial vehicle storage – page 247) **Unpermitted storage of commercial vehicles on property** Per use table, commercial vehicle allowed with limitations (see Article 4, Section 4.3.9.G), and no more than storage of one (1) vehicle, which meets limitations outlined *(continued by hearing officer on 10/23/24)*
- VII. **34 Garner Street** - 8.4.10.B (Article 8) - **Renovations and conversion of garage on first floor without permits** Requirement of Zoning Application (page 429) & 4.3.9.A (Article 4) - Principal Uses - **Unpermitted rooming house use created on property** **Unpermitted rooming house use**



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Created on property placed/created within Zone CD-1S, which is not permitted within the use table for Zone CD-1S *(continued by hearing officer on 10/23/24)*

- VIII. **47 Woodward Ave** 4.3.1-D (Article 4) -- **Unpermitted addition encroaches on front setback of 30'** CD2 Building & Lot/Building Site Standards not met & 8.4.10.I (Article 8) **Front addition created without permits** 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 *(continued by hearing officer on 12/4/24)*
- IX. **48 Elmwood Avenue** -- 8.4.10.I (Article 8) - Requirement of Issuance of Zoning Permit/Approval (page 433) **Multiple sheds placed on property without obtaining 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 8.4.11.B (Article 8) - Requirement to obtain a Certificate of Zoning Compliance (page 433) **Multiple sheds placed on property without obtaining 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 4.3.9.A (CD-2 Uses - Page 243) - **Contractor storage yard use created on property** Operation of a commercial contractor storage yard/commercial vehicle storage yard, including the storage of ladders, scaffolds, tools, & other trade equipment, along with multiple vehicles used in the trades business. 4.3.1-D (Article 4) **unpermitted sheds placed on property encroach on side setback** - CD-2 Building & Lot/Building Site Standards not met 4.3.1-D (CD-2 Vehicular Parking Requirements - Pages 80-81) **unpermitted parking surface created within front setback** 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 *(continued by hearing officer on 12/4/24)*
- X. **40 Ohio Avenue--** 4.3.1-D (Article 4) - **Unpermitted 3rd story created** CD-2 Building & Lot/Building Site Standards not met & 8.4.11.B (Article 8) **Certificate of Zoning Compliance not obtained** - Requirement to obtain a Certificate of Zoning Compliance (page 433) - 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
- XI. **8 Dover Street** 8.4.10.I (Article 8) - Requirement of Issuance of Zoning Permit/Approval (page 433) - **Creation of two basement apartments/multifamily use created without 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 & 8.4.11.B (Article 8) - Requirement to obtain a Certificate of Zoning Compliance (page 433) - - **Creation of two basement apartments/multifamily use created without 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,



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Provided that the Development complies with the standards set forth in these regulations and any other approvals related to this Development

- XII. 17 Dairy Farm Road** - 4.3.9.A (CD-1M Uses - page 243) - **Contractor storage yard created on property, storage of contractor vehicles and materials** Operation of a commercial contractor storage yard/commercial vehicle storage yard, including the storage of ladders, scaffolds, tools, & other trade equipment, along with multiple vehicles used in the trades business.

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