



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 15, 2025 at 3:00 p.m.
Planning and Zoning Department, City Hall, Room 129
VIRTUAL ACCESS FOR PUBLIC PARTICIPATION & VIEWING IS AVAILABLE ONLINE
Public Participation Instructions Below

- I. **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 & 9/4/2026 & 12/11/2024 Hearing; also, placed a \$15,000 Contingent Fine at 5/15/2024 Hearing****
- II. **51 North Bridge Street** – ((Article 4) 4.3.9.A (CD-1S Uses - Pages 241 – 242)) - ***Use of property, within a CD-1S Zone, for the storage of commercial contractor/building materials, equipment, vehicles, and/or day-to-day business activities related to commercial contractor operation*** - Use placed/created within Zone, which is not permitted within the use table for Zone (CD-1S) AND ((Article 4) 4.3.9.D (CD-1S - Commercial Vehicle Storage - Page 247) - ***Storage of a commercial vehicle, or vehicles, over a 1-ton rated capacity, OR, storage of multiple commercial vehicles under a 1-ton rated capacity, on a property within a CD-1S Zone*** - 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 from Nov. 13, 2024 Hearing.***
- III. **5 Mulvoy Street** – ((Article 4) 4.3.9.A (CD-4 Use Table – Pages 236 – 245)) – ***Operation of an Automotive Repair Shop, on a property located within the CD-4 Zone*** - Use placed/created within Zone, which is not permitted within the use table for Zone
- IV. **11 Fulmar Lane** – ((Article 4) 4.3.1.A (Parking Requirements in CD-1L) – Page 53) – ***Creation of a new driveway & access to property, without approval and/or not in compliance with regulations for CD-1L Zone*** - 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, and or installation of driveway/access without approval(s) **AND** ((Article 4) 4.3.9.A (CD-1L Use Table – Pages 236 – 245)) - ***Operation of a Building Materials Storage Yard, Commercial Vehicle Storage Yard, and/or Earth Processing and Contractor's Materials Storage Yard, within a CD-1L Zone*** - Use placed/created within Zone, which is not permitted within the use table for Zone.
- V. **13 Adamson Avenue** – ((Article 4) 4.3.1-D (CD-2 Use Table - Pages 236 – 245)) - ***Creation of a 3-Family Residence ("Small Multi-Family Residence), on a property located within a 'CD-2' zone (use not permitted)*** - Use placed/created within Zone, which is not permitted within the use table for Zone. ***Continued from Nov. 13, 2024 Hearing.***



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- VI. **17 Reynolds Street** – ((Article 8) 8.4.8 page 419) – Requirement for Special Permits) - **Occupying a property, premises, with a use (Automotive Repair - SD-LI Zone), or structure, which requires a Special Permit, without obtaining an approval** - Special Permits are for Uses, Buildings, or Structures that are considered to be generally appropriate in the applicable District, but because of their potential for incompatibility with Adjacent Uses, Buildings, or Structures, require individual review for specific locations. Special Permits may be considered only to the extent provided in this Section (8.4.8) **AND** ((Article 8) Section 8.4.10.B - Requirement of Zoning Application (page 429)) - **Use of a premises as an Automotive Repair Operation, without applying for a Zoning Approval** - Unless otherwise exempted pursuant to these Regulations, no land shall hereafter be Developed, occupied, or Used 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 **AND** ((Article 8) Section 8.4.10.I - Requirement of Issuance of Zoning Permit/Approval (page 433)) - **Use of a premises as an Automotive Repair Operation, without obtaining a 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 **AND** (Article 8) Section 8.4.11.B - Requirement to obtain a Certificate of Zoning Compliance (page 433)) - **Use of a premises as an Automotive Repair Operation, without obtaining a 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.
****Hearing Officer Continued Matter at Sept. 26, 2024 Hearing.***
- VII. **2 Muller Avenue** – ((Article 8) Sections 8.4.10.B & I and 8.4.11. B (Requirement to Apply for a Zoning Approval, Obtain a Zoning Approval, and Obtain a Certificate of Zoning Compliance) - **Occupation of a parcel of land, development of parcel, alteration to building, without applying for, and obtaining a Zoning Approval & Certificate of Zoning Compliance; tenant “Shawn’s Lawns”.**
****Hearing Officer Continued Matter at Dec. 11, 2024 Hearing.***
- VIII. **2 Truman Court** – ((Article 4) Section 4.3.9.A CD-2 Zone Principal Uses (pages 236 – 245)) - **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) Section 4.3.1.D – CD-2 Zone 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** ((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.** ****Hearing Officer Continued Matter at Sept. 26, 2024 Hearing.***



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**** Instructions for Virtual Access: ****

To allow Virtual 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, to be read into the record, 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.