



REGULAR MEETING – ZONING CITATION HEARINGS AGENDA

APRIL 22, 2026, 3:00 PM
BY ZOOM AND ROOM 125

To allow public access, anyone may access a meeting by telephone and/or Zoom, or a recording in the City of Norwalk YouTube channel. Specific instructions and links can be found at norwalkct.gov/meetings.



Members of the public may call in to participate. Callers will not be able to see the meeting participants. All participants will be muted upon entering the meeting. To speak, dial *9 on the phone and you will be called on by the host of the meeting during the public comment section. All speakers must state their name and address. Comments must be on a topic on the agenda, and are limited to three minutes. Anyone disrupting the orderly conduct of the meeting, including by using threatening, hateful, or sexually-explicit language, will be removed. Please find the information using the link above.



Members of the public who wish to provide "live comments" may also use the Zoom meeting platform. All participants will be muted upon entering the meeting. To speak, click the "raise your hand indicator" and you will be called by the host of the meeting during the public comment section. All speakers must state their name and address. Comments must be on a topic on the agenda, and are limited to three minutes. Anyone disrupting the orderly conduct of the meeting, including by using threatening, hateful, or sexually-explicit language, will be removed. Please find the information using the link above.



Members of the public who wish to provide public comment are encouraged to submit those via email in advance of the meeting. For these comments to be included into the record, they must be submitted by 12:00 p.m. the day of the meeting. Please email John Hayducky at jhayducky@norwalkct.gov with the subject line "Public Comment" to provide written public comment prior to the meeting.

I. HEARING ITEMS

- A. **9 Couch Street - Melissa Holmes (Attorney Nathaniel Shipp – Counsel) – ((Article 4) 4.3.9.A (CD-2 Principal Uses - Pages 249) - Creation of a 3-Family Residence ('Small, Multi-Family Building') within a premises, on a property located within a CD-2 Zone. Last Hearing: February 25, 2026.**
- B. **145 Water Street - Eldco Development, LLC c/o Patrick S. Eldredge (Attorney Christopher Russo – Counsel) – ((Article 8) 8.4.10.B - Requirement of Zoning Application (page 429)) - Occupancy & Alterations to structure, and/or premises, without applying for a Zoning Approval - AND ((Article 8) 8.4.10.I – Requirement of Issuance of Zoning Permit/Approval (page 433)) - Occupancy & Alterations to structure, and/or premises, without obtaining a Zoning Approval - AND ((Article 8) 8.4.11.B – Requirement to obtain a Certificate of Zoning Compliance (page 433)) - Occupancy & Alterations to structure, and/or premises, without obtaining a Certificate of Zoning Compliance - AND ((Article 8) 8.4.5.F.5 - Site Plan Review; Coastal Area Management Overlay Approval – (page 405)) - Occupancy & Alterations**

to structure, and/or premises, without obtaining a Coastal Area Site Plan Review Approval, from the Zoning Commission - AND ((Article 8) 8.4.8 – Requirement of Special Permit for Use within Zone (page 419)) - Occupancy & Alterations to structure, and/or premises, without obtaining a Special Permit Approval, from the Zoning Commission. Last Hearing: February 25, 2026.

- C. 13 Laura Street - Ventura C. Garcia – ((Article 4) 4.3.9.A (CD-2 Principal Uses - Pages 236 - 245) - Operation of a contractor’s storage yard/business from property (and unauthorized use of adjacent State of CT Property for same), within a CD-2 Zone AND ((Article 4) 4.3.1-D (CD-2 Vehicular Parking Requirements (Commercial Vehicle) - Pages 80-81) Storage/parking of commercial vehicles, in excess of allowed quantity, and over allotted gross vehicle weight rating (GVWR)
- D. 318 Strawberry Hill Avenue - Josephine A. D'Amico (Trustee) & Anthony J. D'Amico (Trustee) – ((Article 8) 8.4.10.I - Requirement of Zoning Application (page 429)) - Occupancy of property with tenant, “Climate Care - Heating & Air Conditioning,” without applying for a Zoning Approval - AND ((Article 8) - 8.4.10.I - Requirement of issuance of Zoning Permit/Approval (page 433)) - Occupancy of property with tenant, “Climate Care - Heating & Air Conditioning,” without obtaining a Zoning Approval - AND ((Article 8) 8.4.11.B - Requirement to obtain a Certificate of Zoning Compliance (page 433)) - Occupancy of property with tenant, “Climate Care - Heating & Air Conditioning,” without obtaining a Certificate of Zoning Compliance - AND ((Article 4) 4.3.1.G (CD-3C Building & Lot/Building Site Standards; Vehicular Parking Requirements - Pages 123 – 124)) - Creation of a parking area/space(s) within front yard/setback - AND ((Article 7) 7.1.7.B - Temporary Signage (Page 383)) - Placement of temporary signage (on subject property & adjacent properties), for “Limas Tires.” – Last Hearing: March 25, 2026.
- E. 13 Adamson Avenue - Jean R. & Marie M. St. Cloud – ((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). Last Hearing: January 21, 2026.
- F. 60 Maple Street - Victor Cukrovany – ((Article 4) 4.3.9.A (CD-3 Principal Uses - Pages 236 – 245)) - Storage of commercial contractor vehicles, equipment, tools, trailers, materials for a commercial business, on a property located within a ‘CD-3 Zone’ - AND ((Article 8) 8.4.10.B, 8.4.10.I, & 8.4.11.B (Requirements for Applying for a Zoning Approval, Obtaining a Zoning Approval, & Obtaining a Certificate of Zoning Compliance)) – Performing fill and/or excavation (including removal of vegetation) at property, without a Zoning Approval, nor Certificate of Zoning Compliance. Last Hearing: February 25, 2026.
- G. 22 South Street - Eulices Marin – ((Article 4) 4.3.9.A (CD-2 Principal Uses – Page 236)) - Creation of a ‘Small, Multi-Family Building (3-6 units),’ on a property located within a CD-2 zone. Last Hearing: January 21, 2026.
- H. 1 Papp Street - Jose Francisco Aguilar – ((Article 4) 4.3.9.A (CD-2 Principal Uses - Pages 236) - Creation of a Small, Multi-Family Building within a CD-2 Zone (use not permitted) AND ((Article 4) Storage/parking of several unregistered vehicles on property, including in front yard.