



REGULAR MEETING – ZONING CITATION HEARINGS AGENDA

JULY 14, 2026, 2:00 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. OLD BUSINESS

- A. **9 Couch Street – Melissa Holmes (Attorney Nathaniel Shipp – Counsel) -((Article 4) 4.3.9.A (CD-2 Principal Uses) - Creation of a 3-Family Residence ('Small, Multi-Family Building') within a premises, on a property located within a CD-2 Zone.**
- 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) - 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) - 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) AND ((Article 8) 8.4.5.F.5 - Site Plan Review; Coastal Area Management Overlay Approval) AND ((Article 8) 8.4.8 – Requirement of Special Permit for Use within Zone) - Occupancy & Alterations to structure, and/or premises, without obtaining a Special Permit Approval, from the Zoning**

- C. 36 Taylor Avenue – 36 Taylor Ave, LLC (c/o Arby Gega) - ((Article 4) 4.3.1.E (CD-3 Building & Lot/Building Site Standards; Density Minimum) - Creation of a 5-Family Residence, without having the required minimum density (1,650 square feet of lot area per dwelling unit), for Zone (CD-3).
- D. 264 Flax Hill Road – Trang Nguyen - ((Article 4) 4.3.9.A (CD-2 Principal Uses)) - Creation of a 3-Family Residence, via adding a basement unit (creating a ‘Small, Multi-Family Building), and creating a 4th unit on property (within upper level of detached structure), on a property within a CD-2 Zone.
- E. 13 Laura Street - Ventura C. Garcia – ((Article 4) 4.3.9.A (CD-2 Principal Uses)) - 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) - Storage/parking of commercial vehicles, in excess of allowed quantity, and over allotted gross vehicle weight rating (GVWR).
- F. 218 Flax Hill Road – Macri Properties, INC - c/o Angelo Macri - Pres., Treasurer (Attorney Emily Wilson – Counsel) - ((Article 8) 8.4.10.B - Requirement of Zoning Application) – Creation of two additional dwelling units, without applying for a Zoning Approval (via Variance Application to Zoning Board of Appeals) AND ((Article 8) 8.4.10.I – Requirement of Issuance of Zoning Permit/Approval) - Creation of two additional dwelling units, without obtaining Zoning Approval (via Variance Application to Zoning Board of Appeals) - AND ((Article 8) 8.4.11.B – Requirement to obtain a Certificate of Zoning Compliance).
- G. 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).

II. NEW BUSINESS

- A. 98 George Avenue – John A. and Lucy M. Albano – ((Article 4) 4.3.9.A (CD-1S Principal Uses)) - Parking/storage of multiple commercial vehicles and associated equipment & tools, for a contractor’s business at property, within a CD-1S zone.