



REGULAR MEETING – ZONING CITATION HEARINGS AGENDA

JULY 23, 2025, 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** – ((Article 4) 4.3.9.A (CD-2 Principal Uses - Pages 236) - Creation of a small, multi-family (3-6 units) building within a 2-Famil Residence, located in a CD-2 Zone (use of "small, multi-family building" not permitted in Zone) -Use of property, as a Small-Multi-Family Building (as defined in Section 9.3 - "Small-Multi Family Building"), which not permitted via the Use Table for Zone (CD-2) where property is located, or unable to meet criteria, regulations, codes, or standards of Zone, should use be allowed.
- B. **14 Fort Point Street** – ((Article 4) 4.3.1.E (CD-3 Building & Lot/Building Site Standards; Density Minimum - Pages 83 - 85)) - Creation of an additional unit, on a property without adequate lot size for Density minimum (1,650sq feet of land per unit) - Placement of an additional unit, within a structure, on a property, which does NOT have the required land/building site area (square footage) density for additional unit; each unit on the property requires 1,650 square feet of land/building site area. Postponed at 4/16/2025 Hearing & Continued at 5/20/2025 & 6/18/2005 Hearings.

- C. 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 11/11/2024 & 1/29/25 & 6/18/2025 Hearings
- D. 19 Adams Lane – ((Article 4) 4.3.9.A – Principal Uses) - Creation, or placement, of a use within the CD-1L Zone, which is not permitted (2-Family Use, with possible rooming house conditions) - Per the use table for the CD-1L zone, the use of a 2-Family Residence, including rooming house conditions, is listed as "NP - Not Permitted."
- E. 16 Sycamore Street – (Article 4) 4.3.1-D (CD-2 Vehicular Parking Requirements (Driveways/Parking Areas - Pages 80-81) - Creation of a Parking Area, Driveway, or Expansion of Driveway, within the front setback/yard, not in compliance with current Regulations (eff. 2/19/2024), or Regulations, Requirements, & City Codes, at time of initial violations (prior to 2/19/2024, as shown in drawings (2016 & 2023)) AND (Article 8) 8.4.11.B - Requirement to obtain a Certificate of Zoning Compliance (page 433) - Failure to obtain Certificate of Zoning Compliance for required & permitted work to revert premises to a Two-Family Residence (via removal of basement unit), per 2016 Zoning Approval & Building Permits - 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. Continued at 11/13/2024 Hearing.