



REGULAR MEETING – ZONING CITATION HEARINGS AGENDA

AUGUST 20, 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. **85 Gregory Boulevard – ((Article 4) 4.3.9.A (CD-2 Principal Uses - Pages 242 - 244) - Use of property for intensive Automotive Repair (commercial or hobby) activity - Operation of a Motor Vehicle Body Shop, Motor Vehicle Maintenance, Repair, and/or Service Shop, and/or Motor Vehicle Storage, on a property located within a CD-2 Zone AND ((Article 4) 4.3.9.G.4.cj(b)&(c) (CD-2 Accessory Uses - Limitations (Commercial Vehicle Storage) – Page 298) - Permanent, or intermittent, storage, or parking, of a large commercial vehicle (dump truck) on property - Storage of not more than one commercial vehicle shall be permitted in accordance with the applicable Use Table, subject to the following: (b) the Commercial Vehicle shall be stored in the Rear Yard only AND (c) the Commercial Vehicle shall not exceed a Gross Vehicle Weight Rating (GVWR) of 15,000lbs or a Payload Capacity of 8,000lbs. *Continued at 6/18/2025 Hearing (at request of Counsel).**
- B. **9 Couch Street – ((Article 4) 4.3.9.A (CD-2 Principal Uses - Pages 249) - Creation of a 3-Family Residence ('Small, Multi-Family Building') within premises, on a property**

located within a CD-2 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.

- C. 19 Adams Lane – ((Article 4) 4.3.9.A – Principal Uses – Page 249) - 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." Matter Continued at 7/23/2025 Hearing.
- D. 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. Matter Postponed at April 4/16/2025 Hearing; Matter Continued at 6/18/2025 Hearing.
- E. 36 Taylor Avenue – ((Article 4) 4.3.1.E (CD-3 Building & Lot/Building Site Standards; Density Minimum (Pages 83-85)) - 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) - 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 (Section 4.3.1 - E; CD-3 Zone, page 85). Continued at 5/20/2025 Hearing.
- F. 264 Flax Hill Road – ((Article 4) 4.3.9.A (CD-2 Principal Uses - Page 249)) - 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 - Use of property (Small-, or Large Multi-Family Building), not permitted via the Use Table for Zone where property is located, or unable to meet criteria, regulations, codes, or standards of Zone, should use be allowed AND (Article 4) 4.3.9.A (CD-2 Principal Uses (Pages 255 – 256)) - Use of property as an Automotive Repair Operation, and/or using property for intense and excessive Automotive Repair activity - Operation of a Motor Vehicle Body Shop, Motor Vehicle Maintenance, Repair, and/or Service Shop, and/or Motor Vehicle Storage, or excessive Automotive Repair activity, on a property located within a CD-2 Zone.
- G. 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 & 7/23/2025 Hearings.
- H. 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). Continued at Continued from 1/15/2025 & 2/19/2025 Hearing; POSTPONED at the 4/16/2025 Hearing (Zoom Platform Outage).

- I. 20 Friendly Road – (Section 4.3.1-C (Article 4) (CD-1S - Vehicular Parking Requirements - Page 71-72)) - Creation of parking within the front setback - Parking areas 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 (Section 4.3.1-C - Vehicular Parking Requirements) AND (Section 8.4.10.B (Article 8) - Requirement of Zoning Application (page 429)) – Alterations to attached garage, without Applying for a Zoning Approval/Permit - Unless otherwise exempted pursuant to these Regulations, no land shall hereafter be Developed, occupied, or Use 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 (Section 8.4.10.I (Article 8) - Requirement of Issuance of Zoning Permit/Approval (page 433)) - Alterations to attached garage, without obtaining a Zoning Approval/Permit - 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 (Section 8.4.11.B (Article 8) - Requirement to obtain a Certificate of Zoning Compliance (page 433)) - Alterations to attached garage, 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 AND (Section 4.3.9.D (Article 4 - Accessory Uses) - Storage of More than One (1) Unregistered Vehicle (page 247)) – Storage of multiple unregistered vehicles on property (and within front setback). Continued from 2/19/2025 & 5/20/2025 Hearings.
- J. 215 Dr. Martin Luther King, Jr. Drive – (Section 118-710 (B)) – Occupation of a property & construction/placement of structures, without applying for, nor obtaining a Special Permit - Principal uses and structures. In an Industrial No. 2 Zone, premises shall be used and buildings shall be erected which are used, designed or intended to be used for one (1) or more of the uses listed below and no other (see section in Norwalk Building Regulations for list of uses). Continued at 10/11/2023 & 1/10/2024 & 9/17/2024 & 12/11/2024 & 2/19/2025 & 5/20/2025 Hearings; also, placed a \$30,000 Contingent Fine at the 10/11/2023 Hearing.
- K. 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 the 1/15/2025 & 5/20/2025 Hearings.
- L. 9 Rainbow Road – ((Article 4) 4.3.9.A (CD-1S Principal Uses - Page 249) - Creation of additional unit, or units, within a single-family residence on a property within a CD-1S Zone - Use of property (Two-Family Dwelling/ Small-, or Large Multi-Family Building), not permitted via the Use Table for Zone, or unable to meet required conditions and metrics for addition of an Accessory Dwelling Unit.