



## **REGULAR MEETING – ZONING CITATION HEARINGS AGENDA**

**SEPTEMBER 17, 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](https://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](mailto: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) & 8/20/2025 Hearing.**
- B. 145 Water Street – ((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 - 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 ((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 - 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) 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 - 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 ((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 - The Planning and Zoning Commission shall consider and make the final decision thereon. A Coastal Area Management Overlay District Development Permit shall be issued only upon a determination that all requirements have been satisfied 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 - 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.**

**\*Continued at the 6/18/2025 Hearing.**

- C. 318 Strawberry Hill Avenue – ((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 - 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 ((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 - 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) 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 - 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 ((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 - Off-Street Vehicular Parking Location for Domestic Vehicles is only permitted within the Rear Yard, within legal, permitted driveway AND ((Article 7) 7.1.7.B - Temporary Signage (Page 383)) - Placement of temporary signage (on subject property & adjacent properties), for “Limas Tires.” - Two (2) Temporary Signs may be displayed on a pole or stake affixed to the ground or on a banner affixed to a Building on the Lot or Building Site. Each such Sign must be removed within thirty (30) days of installation. Such Signs shall not exceed thirty-two (32) square feet in area per side, and the top of the Sign shall be no more than five (5) feet above Finished Grade unless the Sign is affixed to a Building. If affixed to the ground, they shall be supported by wooden posts a minimum of four (4) inches by four (4) inches thick and shall be spaced at least fifteen (15) feet apart from one another. \*Continued at the 1/29/2025 & 5/7/2025 & 6/18/2025 Hearings.

- D. 31 Splitrock Road – (Section 8.4.10.B (Article 8) - Requirement of Zoning Application (page 429)) – Creation of an Accessory Dwelling Unit, within a Single-Family Residence, 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)) - Creation of an Accessory Dwelling Unit, within a Single-Family Residence, 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)) - Creation of an Accessory Dwelling Unit, within a Single-Family Residence, 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. Continued from 2/19/2025 & 6/18/2025 Hearings.
- E. 26 Magnolia Avenue – (Section 4.3.1.E (CD-3 Building & Lot/Building Site Standards; Density Minimum - Pages 83 – 85; former Section 118-360 (D-Residential Zone) – Addition of a 3<sup>rd</sup> unit, on a property, which cannot support a 3<sup>rd</sup> unit, based on the land density requirement of the CD-3 Zone - 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 area. \*Continued at the 12/11/2024 & 2/19/2025 & 5/7/2025 Hearings.
- F. 30 Lexington Avenue – ((Article 4) 4.3.9.A (CD-2 Principal Uses - Pages 236) -

**Creation of a 3-Family Residence ('Small Multi-Family Building') & Rooming House, not permitted in Zone (CD-2) - Use of property (Small-, or Large Multi-Family Building, or Rooming House), 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. \*Continued at the 5/20/2025 Hearing**

- G. 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. \*Continued at 8/20/2025 Hearing.**
- H. 14 Quintard Avenue – ((Article 4) 4.3.1-C (CD-1S - Vehicular Parking Requirements - Page 72) - Creation of a parking area within the front setback/front yard - Parking Spaces are located beyond the front yard setback, except as permitted per Section 4.3.12.B.4, and provided that the vehicles are parked within approved spaces and/or the driveway.**
- I. 218 Flax Hill Road – ((Article 8) 8.4.10.B - Requirement of Zoning Application (page 429)) – Creation of two additional dwelling units, without applying for a Zoning Approval (via Variance Application to Zoning Board of Appeals) - 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 ((Article 8) 8.4.10.I – Requirement of Issuance of Zoning Permit/Approval (page 433)) - Creation of two additional dwelling units, without obtaining Zoning Approval (via Variance Application to Zoning Board of Appeals) - 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) 8.4.11.B – Requirement to obtain a Certificate of Zoning Compliance (page 433)) - Creation of two additional dwelling units, 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.**