



REGULAR MEETING – ZONING CITATION HEARINGS AGENDA

DECEMBER 3, 2025, 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. HEARING ITEMS

- A. **8 Dover Street 8.4.10.I (Article 8) - Requirement of Issuance of Zoning Permit/Approval (page 433) - Creation of two basement apartments/multifamily use created without 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 & 8.4.11.B (Article 8) - Requirement to obtain a Certificate of Zoning Compliance (page 433) - - Creation of two basement apartments/multifamily use created without 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 by hearing officer on 10/22/25)**

- B. 48 Elmwood Avenue -- 8.4.10.I (Article 8) - Requirement of Issuance of Zoning Permit/Approval (page 433) Multiple sheds placed on property without obtaining 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 8.4.11.B (Article 8) - Requirement to obtain a Certificate of Zoning Compliance (page 433) Multiple sheds placed on property without obtaining 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 4.3.9.A (CD-2 Uses - Page 243) - Contractor storage yard use created on property Operation of a commercial contractor storage yard/commercial vehicle storage yard, including the storage of ladders, scaffolds, tools, & other trade equipment, along with multiple vehicles used in the trades business. 4.3.1-D (Article 4) unpermitted sheds placed on property encroach on side setback - CD-2 Building & Lot/Building Site Standards not met 4.3.1-D (CD-2 Vehicular Parking Requirements - Pages 80-81) unpermitted parking surface created within front setback 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 (continued by hearing officer on 10/22/25)**
- C. 27 Reservoir Avenue 4.3.1-D (CD-2 Vehicular Parking Requirements (Pages 80-81) Creation of non-compliant parking within front setback 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**
- D. 27 Reservoir Avenue 4.3.1-D (CD-2 Vehicular Parking Requirements (Pages 80-81) Creation of non-compliant parking within front setback 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 8.4.11.B (Article 8) - Requirement to obtain a Certificate of Zoning Compliance (page 433) Failure to obtain COZC for 2024 Permit 8.4.11.B (Article 8) - Requirement to obtain a Certificate of Zoning Compliance (page 433) - 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 by hearing officer on 10/22/25)**
- E. 47 Woodward Ave 4.3.1-D (Article 4) -- Unpermitted addition encroaches on front setback of 30' CD2 Building & Lot/Building Site Standards not met & 8.4.10.I (Article 8) Front addition created without permits 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 (continued by hearing officer on 12/4/24)**
- F. 5 Adams Lane - 8.4.10.B (Article 8) - Requirement of Zoning Application (page 429) Structure at rear being built without 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. & - 4.3.1-A (CD-1L Vehicular Parking Requirements - Page 53) Circular driveway created without permits does not conform to 40' setback requirement 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 (continued by hearing officer on 10/22/25)

- G. 8 Bryan Road - 8.4.10.B (Article 8) - Requirement of Zoning Application (page 429) Addition to property without obtaining 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. (continued by hearing officer on 10/22/25)
- H. 108 Connecticut Ave - 8.4.8 (Article 8) Requirement of Special Permit (page 419) : Operation of Vape Shop without obtaining Special Permit 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 by hearing officer on 10/22/25)
- I. 32 Adamson Ave - 4.3.1-D (CD-2 Vehicular Parking Requirements (Driveways/Parking Areas - Pages 80-81) Unpermitted parking area created in front setback 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 & - 4.3.9.D (Accessory Uses - Storage of Unregistered Vehicles) Unpermitted storage of unregistered vehicles & 4.3.9.A (CD-2 Principal Uses Pages 242 - 244) Unpermitted motor vehicle maintenance/repair/service shop 4.3.9.A (CD-2 Principal Uses - Pages 242 - 244) - 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 (continued by hearing officer on 10/22/25)
- J. 336 Westport Avenue- 8.4.10.B (Article 8) - Requirement of Zoning Application (page 429) Occupation of store without obtaining 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. 8.4.10.B (Article 8) - Requirement of Zoning Application (page 429) Installation of 2 Band Signs without 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. 8.4.11.B (Article 8) - Requirement to obtain a Certificate of Zoning Compliance (page 433) Occupation of store without obtaining 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 8.4.11.B (Article 8) - Requirement to obtain a Certificate of Zoning Compliance (page 433) Occupation of store without obtaining 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 7.1.2.B-2 (Window Signs) More than 2 window signs placed in window Maximum of two (2) Window signs per business

- K. 349 Martin Luther King Jr Drive - 4.3.9.A (SD-LI Principal Uses - Pages 236 - 245) Operation of a Commercial Contractor's (Building) Materials Storage Yard (and Earth Processing) and Business (use not allowed in Zone; 'SD-LI'). Uses - Pages 242 - 244) Unpermitted motor vehicle maintenance/repair/service shop 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
- L. 206 Richards Ave - 4.3.1-B (CD-1M - Vehicular Parking Requirements - Page 63-64 Two driveways created without approval, unpermitted parking within front setback created & 4.3.9.A (CD-1M Principal Uses - Pages 236 - 245) Unpermitted contractor yard use in residential property Operation of a commercial contractor storage yard/commercial vehicle storage yard, including the storage of ladders, scaffolds, tools, & other trade equipment, along with multiple vehicles used in the trades business. & 4.3.9.G.4-cj Storage of Commercial Vehicle Limitation *CD-1M*(page 285) Unpermitted storage of commercial vehicles on property (1) Within the CD-1L, CD-1M, CD-1S, CD-2, CD-3, CD-3W, CD-4, CD-4W zones: (a) No more than one (1) Commercial Vehicle shall be stored on the Property. (b) The Commercial Vehicle shall be stored in the Rear Yard only. (c) The Commercial Vehicle shall not exceed a one-ton rated capacity Gross Vehicle Weight Rating (GVWR) of 15,000lbs or a Payload Capacity of 8,000lbs; also see "Commercial Vehicle" definition