



REGULAR MEETING – ZONING CITATION HEARINGS AGENDA

FEBRUARY 19, 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. **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 3rd unit, on a property, which cannot support a 3rd 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 from 12/11/2024 Hearing.***
- B. **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.

- C. 101 Newtown Avenue - (Section 4.3.9.A (Article 4) (CD-1M Principal Uses - Pages 236 - 245)) - Use of property for the operation of a commercial contractor business, "Brothers Fix It – HVAC." - 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 AND (Section 4.3.9.D (Article 4) (CD-1M - Commercial Vehicle Storage - Page 247)) - Storage of commercial vehicles on property, within front yard/setback. - (Multiple Commercial Vehicles, under 1-Ton Rated Capacity) Storage/Parking of multiple (more than 1) commercial vehicle, or vehicles (as defined - Article 9, Section 9.3, page 492).
- D. 51 North Bridge Street – ((Article 4) 4.3.9.A (CD-1S Uses - Pages 241 – 242)) - Use of property, within a CD-1S Zone, for the storage of commercial contractor/building materials, equipment, vehicles, and/or day-to-day business activities related to commercial contractor operation - Use placed/created within Zone, which is not permitted within the use table for Zone (CD-1S) AND ((Article 4) 4.3.9.D (CD-1S - Commercial Vehicle Storage - Page 247) - Storage of a commercial vehicle, or vehicles, over a 1-ton rated capacity, OR, storage of multiple commercial vehicles under a 1-ton rated capacity, on a property within a CD-1S Zone - Per use table, commercial vehicle allowed with limitations (see Article 4, Section 4.3.9.G), and no more than storage of one (1) vehicle, which meets limitations outlined. Continued at 11/13/2024 & 1/15/2025 Hearings.
- E. 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. Continued at 11/13/2024 & 1/15/2025 Hearings.
- F. 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)

- G. 9 Little Fox Lane - (Section 4.3.9.A (CD-1L Principal Uses - Pages 243 - 244)) - Operation of a commercial contractor's storage yard and/or business, from property, including parking of commercial vehicles, storage of heavy equipment & tools, and materials associated with contractor business operations - Operation of a Building Materials Storage Yard, Commercial Vehicle Storage Yard, and/or Earth Processing and Contractor's Materials Storage Yard, within a CD-1L Zone.
- H. 1 Fullmar Lane - (Section 4.3.9.A (Article 4) – Principal Uses/Table) - Operation of a commercial contractor's business/storage from a property located within the 'CD-1L' zone (use is not allowed in Zone) - Use placed/created within Zone, which is not permitted within the use table for Zone AND (Section 4.3.9.D (Article 4) – Accessory Uses/Table - Storage of multiple commercial vehicles on property AND (Section 4.3.1.D (Article 4) – Vehicular Parking Requirements) - Creation/placement of additional driveways/accesses & parking areas, not permitted within Zone (CD-1L) requirements - 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 at 9/26/2024 Hearing.
- I. 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) AND ((Article 4) 4.3.9.A (CD-1L Use Table – Pages 236 – 245)) - Operation of a Building Materials Storage Yard, Commercial Vehicle Storage Yard, and/or Earth Processing and Contractor's Materials Storage Yard, within a CD-1L Zone - Use placed/created within Zone, which is not permitted within the use table for Zone. Continued from 1/15/2025 Hearing.
- J. 2 Truman Court – ((Article 4) 4.3.9.A) – Principal Uses - Creation of a 3-Family (possible 4-Family Residence) on a property located in a CD-2 Zone (use(s) not

permitted) – AND ((Article 4) 4.3.1.D – Vehicular Parking Requirements) - Creation of Parking within the front yard (only permitted in the Rear Yard) AND ((Article 8) 8.4.10.B – Requirement for Zoning Application) - Work to premises (conversion of garages), without applying for a Zoning Approval/Permit AND ((Article 8) 8.4.10.I – Requirement of Issuance of a Zoning Permit/Approval)) - Work to premises (conversion of garages), without obtaining a Zoning Approval/Permit AND ((Article 8) 8.4.11.B – Requirement to Obtain a Certificate of Zoning Compliance) - Work to premises (conversion of garages) without obtaining a Certificate of Zoning Compliance. Continued at 9/26/2024 Hearing.

- K. 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 Hearings; also, placed a \$30,000 Contingent Fine at the 10/11/2023 Hearing