



REGULAR MEETING – ZONING CITATION HEARINGS AGENDA

FEBRUARY 26, 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. **44 GRANDVIEW AVENUE**

- A. 4.3.1-D (Article 4) Unpermitted parking created in front - CD-2 Building & Lot/Building Site Standards not met 4.3.9.D (Article 4) Commercial vehicle stored in front Per Use table, commercial vehicle size as described not permitted in zone (Continued by hearing officer on 10/23/24)

II. **48 ELMWOOD AVENUE**

- A. 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 12/4/24)

III. 8 DOVER STREET

- A. 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 1/22/25)

IV. 17 DAIRY FARM ROAD

- A. 17 Dairy Farm Road - 4.3.9.A (CD-1M Uses - page 243) - Contractor storage yard created on property, storage of contractor vehicles and materials 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. (Continued by hearing officer on 1/22/25)

V. 4 BEAUFORD ROAD

- A. 1.17.1 (Article 1) - Creation of dormer and side staircase without permits- No Development, re-Development, Improvement, Construction, re-construction, or Alteration of or on any Structure, Lot, Building Site, Development Parcel, or other land shall occur without prior submission of all completed Applications, and obtaining all approvals, permits, and certifications, as applicable, pursuant to Article 8 (Administration, Procedures, and Enforcement). (continued by hearing officer on 8/85/24) (continued by hearing officer on 12/4/24)

VI. 3 BOBWHITE DRIVE

- A. - 8.4.11.B (Article 8) Failure to Obtain 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 4.3.9.G Uses Permitted with Limitations (page 274) Creation of kennel/grooming use on property Any gainful occupation conducted entirely within a Dwelling Unit solely by the owners- or tenant- residents thereof as an Accessory Use, which does not change the Character of the Structure as a Residence; provided that it complies with the Limitations in Section 4.3.9.F and provided further that the following are not allowed as Home Occupations: Clinic, Hospital, barbershop, beauty shop, Restaurant, Kennel, antique dealer, Retail sales on the premises, or loading of ammunition (continued by hearing officer on 12/4/24)

VII. 81 BENEDICT STREET

- A. 4.3.1-D (CD-2 Vehicular Parking Requirements (commercial Vehicle) – pages 80-81 Unpermitted storage of Commercial Vehicle on property Permitted Storage of Vehicles, other than Domestic Vehicles, must be in the rear yard of the property, as defined in the Norwalk Zoning Regulations 4.3.9.A (CD-2 Principal Uses - Pages 236 - 245) Unpermitted storage/renting of vehicles on property Indoor & outdoor storage of passenger motor vehicles not permitted in CD-2 Zone 4.3.12.B.4(a-f) (CD-2 - Parking Exemptions) Unpermitted expansion of driveway in front setback In addition to the Parking required in Table 4.3.12.B.1, each Lot or Building Site within the CD-1L, CD-1M, CD-1S, & CD-2 zones may provide one (1) additional Parking Space for each Dwelling Unit(s), provided (see sub-sections 4(a) - 4(f) for details & requirements)

VIII. 19 GROVE STREET

- A. 8.4.10.I (Article 8) - Requirement of Issuance of Zoning Permit/Approval (page 433) Work without permits to convert SFR to 2FR 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) 2FR 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

IX. 336 WESTPORT AVENUE

- A. 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 Development8.4.11.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