



REGULAR MEETING – ZONING CITATION HEARINGS AGENDA

MARCH 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. **65 Van Zant Street** – ((Article 4) 4.3.9.A (CD-3 Principal Uses - Pages 236 - 245)) - ***Operation of a Commercial Contractor Business & Storage, on a property, within a CD-3 Zone (use not permitted), or permanent storage of commercial contracting equipment on property*** - Operation of a Building Materials Storage Yard, Commercial Vehicle Storage Yard, and/or Earth Processing and Contractor's Materials Storage Yard, within a CD-3 Zone. ***Continued from 1/29/2025 Hearing***
- B. **28 Rowan Street** – ((Article 4) 4.3.9.A (CD-3 Principal Uses - Pages 236 - 245)) - ***Operation of a Commercial Contractor Business & Storage, on a property, within a CD-3 Zone (use not permitted), or permanent storage of commercial contracting equipment on property*** - Operation of a Building Materials Storage Yard, Commercial Vehicle Storage Yard, and/or Earth Processing and Contractor's Materials Storage Yard, within a CD-3 Zone. ***Continued from 1/29/2025 Hearing***

- C. **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 & 2/19/2025 Hearings**
- D. **14 Fort Point Street** – ((Article 4) 4.3.1.E (CD-3 Building & Lot/Building Site Standards; Density Minimum - Pages 83 - 85)) - **Creation of an additional unit, on a property without adequate lot size for Density minimum (1,650sq feet of land per unit)** - 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. **Continued from 1/29/2025 Hearing.**
- E. **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. Continued from 2/19/2025 Hearing.**
- F. **18 Robins Square East** – ((Article 4) 4.3.9.A (CD-1S Principal Uses - Pages 236 – 245)) - **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 AND use of property for Automotive Repair Operations/Activity** - Use placed as a Building Materials (including vehicles & equipment) Storage Yard, Commercial Vehicle Storage Yard, and/or an Earth Processing & Contractor's Materials Storage Yard (as defined in Section 9.3; "Building Materials Storage Yard," "Commercial Vehicle Storage Yard," & "Earth Processing & Contractor's Materials Storage Yard"), which are not permitted in the CD-1S Zone, per Use Table, Section 4.3.9.A (CD-1S); pages 243-244 **AND** use of property as a storage of Passenger Motor Vehicles, a Motor Vehicle Body Shop, and/or Motor Vehicle Repair/Service or Sales (as defined in Section 9.3 - "Indoor & Outdoor Storage of Passenger Motor Vehicles," "Motor Vehicle Body Shop," "Motor Vehicle Maintenance, Repair, Service, or Cleaning," and "Motor Vehicle Sales Rental, or Leasing," as shown in USE TABLE 4.3.9.A (CD-1S Zone) - pages 242-243 AND ((Article 4) 4.3.1-C (CD-1S - Vehicular Parking Requirements - Pages 71-72) - **Storage of multiple unregistered vehicles, or improper storage/parking of permitted unregistered vehicle, on property within a CD-1S Zone** - Improper Parking/Storage of Domestic Vehicles, or Unregistered Vehicles, as allowed & outlined in Section 4.3.1-C; CD-1S Zone - Vehicular Parking Requirements. Domestic, and all other permitted/permitted with limitation vehicle parking/storage, must be in the rear yard & in driveway.