



REGULAR MEETING – ZONING CITATION HEARINGS AGENDA

MARCH 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. 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. 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.
- 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. Continued from 2/19/2025 Hearing.
- E. 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.
- F. 44 Grandview Avenue - 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 PerUse table, commercial vehicle size as described not permitted in zone (Continued by hearing officer on 10/23/24)
- G. 19 Grove Street - 8.4.10.I (Article 8) - Requirement of Issuance of Zoning Permit/Approval (page 433) Work without permits to covert 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 (Continued by hearing officer on 2/26/25)

- H. 9 Fullmar Lane – 6.2.2.D (Article 6) Clearcutting > 10,000 square feet of vegetation without Special Permit The following activities may be permitted provided the proposed Use of the property otherwise complies with these Regulations, and the Commission issues a Special Permit for the activity: 1. Excavation or Grading of more than 1,000 cubic yards of earth material; 2. Soil disturbance, Clear-cutting (including removal of vegetative ground cover) of 10,000 square feet in area or more. & 4.3.9.A (Article 4) Unpermitted storage of building materials on property Building material storage yard use placed/created within Zone CD-1L, which is not permitted within the use table for Zone CD-1L. & 4.3.9.D (CD1L – Commercial vehicle storage – page 247) Unpermitted storage of commercial vehicles on property 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 by hearing officer on 10/23/24)
- I. 56 Nursery Street - 8.4.10.I (Article 8) Construction of a garage without zoning approval - Requirement of Issuance of Zoning Permit/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 (Continued by hearing officer on 10/23/24) (Continued by hearing officer on 2/26/25)
- J. 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)
- K. 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