

TENTATIVE
AGENDA
City of Norwalk
ZONING CITATION HEARING PROCESS
Wednesday February 28, 2017 at 4:00 p.m.
Planning and Zoning Department, City Hall, Room 220

I. Contested Hearings:

- a. 117 Rowayton Avenue** - (Section 118-1420E,F&G) - Occupancy of a space without a zoning permit application, zoning approval, and certificate of zoning compliance **AND** (Section 118-1110) – Alterations to property/site located within a coastal area management zone (*to wit: addition of boat slips and subsequent increase in required parking without ability to provide for increase in requirement*).
- b. 74 Taylor Avenue** - (Section 118-360B4(e)) Storage of not more than one (1) commercial vehicle, as defined in Chapter 246, Section 14-1, of the Connecticut General Statutes, which does not exceed one-ton rated capacity **AND** (Section 118-360B) Operation of a Contractor’s Yard on a property located within a ‘D-Residential’ zone.-
- c. 161 Main Street** - (Section 118-1522B) Operation of a contractor’s storage yard and storage of an unpermitted commercial vehicle within a ‘Business #2’ zone.
- d. 12 Melbourne Road** - (Section 118-1220J) – Creation of Parking within the front setback within a ‘B-Residential’ zone.
- e. 3 Riordan Street** - (Section 118-340B) Storage of contractor’s materials or equipment within a ‘B-Residential’ zone **AND** (Section 118-340B4(e)) Storage of a commercial vehicle with a greater than one (1) ton rated capacity within a ‘B-Residential’ zone.
- f. 12 Weed Avenue** – (Section 118-310) – Violations of ‘AAA-Residential Zone, including use of property as a contractor’s yard, use of orange trailer as storage, placement of structure w/o permits, unregistered vehicle storage, recreational vehicle storage..

II. Continued Hearings from 11/29/2017:

- a. 190 Fillow Street** – (Section 118-310B) Storage of contractor’s equipment and materials on property located within a ‘AA-A-Residential’ zone.
- b. 11 Meadow Street** - (Section 118-350B) Operation of a commercial business (contractor) on a property located within a ‘C-Residential’ zone **AND** (Section 118-350B4) Storage of commercial vehicles, over a one (1) ton rated capacity and/or equipment on a property within a ‘C-Residential’ zone.

III. Upheld Items from 11/29/2017:

- a. 445 Flax Hill Road** - (Section 118-320B) Storage of contractor's equipment and materials on property located within a 'AA-Residential' zone **AND** (Section 118-320B4d) storage of a recreational vehicle not in accordance with setbacks.

IV. Uncontested Hearings:

- a. 45 Summitt Avenue** – (Section 118-350B4(1) - Storage of not more than one (1) unregistered motor vehicle, provided that such vehicle is located in accordance with the front, side and rear yard requirements of this zone **AND** (Section 118-1220J) creation of Parking within the front setback within a 'B-Residential' zone.
- b. 60 Perry Avenue** - (Section 118-350B) Use of a property within a 'C-Residential' zone to store contractor's equipment, materials, or vehicles.
- c. 9 Mott Avenue (Unit 205)** - (Section 118-1420G) Occupying land or space without a Certificate of Zoning Compliance
- d. 19 Rae Lane** – (Section 118-320B) – Storage of contractor's equipment/vehicles/material on a property located in a 'AA-Residential' zone.