



**CITY OF NORWALK
Planning & Zoning**

Norwalk City Hall, Room 223
125 East Avenue, PO BOX 5125
Norwalk, CT 06856-5125

**City of Norwalk
ZONING CITATION HEARING PROCESS
Thursday, April 18, 2019 at 3:30 p.m.
Planning and Zoning Department, City Hall, Room 220**

I. Contested Hearings (Continued):

- a. **279 Newtown Avenue** – (Section 118-330(B)(4)(k)) – *Placement of more than one shipping container on a residential property within an ‘A-Residential’ zone, without an active and valid building permit, for longer than one month in a calendar year* – Portable storage container, other than those used during construction for which a valid Building permit has been issued, shall be permitted for a maximum period of one (1) month in any calendar year and limited to one (1) such container placed on an individual property at any one time and such container shall not exceed eight (8) feet in height or one hundred and sixty (160) square feet in size. *Hearing Officer Continued on 03/27/2019.*
- b. **242 New Canaan Avenue** - (Section 118-320B) – *Operation of a contractor’s storage yard in a ‘AA-Residential’ zone* - Principal uses and structures within a AA Residential 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 following uses and no other as described in this section (see section in Norwalk Building Regulations for list of uses allowed within a ‘AA-Residential’ zone). *Continued by Hearing Officer on 1/10/2019 & 02/27/2019 Hearings.*
- c. **2 Meadow Street** – (Section 118-1110C&D) - *Modifications to Coastal Area Management plan* - All structures and uses in the Coastal Zone, unless exempt under § 118-1110E, shall comply with coastal site plan review requirements in Sections 22a-105 through 22a-109 of the Coastal Management Act, as amended, in addition to complying with the other requirements of these regulations AND (section 118-1451) (Unauthorized Modifications to Site Plan Review) The purpose of site plan review to aid in determining the conformity of a proposed building or use with the specific provisions of these regulations. Only uses and structures as specified elsewhere in the regulations shall be subject to site plan review AND (Section 118-1420G) (Occupying space without a Certificate of Zoning Compliance) no land shall be occupied or used and no building hereafter erected or altered shall be occupied or used in whole or in part for any purpose whatsoever, except for the alteration of or addition to a dwelling, until a certificate of zoning compliance shall have been issued by the Zoning Inspector stating that the premises or building complies with all the provisions of these regulations. *Hearing Officer Continued on 02/27/2019.*
- d.

II. Contested Hearings (New Items):

- a.



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III. Uncontested Hearings (New Items):

- a. 51 East Avenue** - (Section 118-1420E) – Occupying land or a space, without a zoning application or in contravention of a zoning application -It shall be unlawful to construct or alter any building or structure, or any part thereof, until the **application** and plans herein required shall have been approved by the Zoning Inspector and a written zoning approval issued. The Zoning Inspector shall approve or reject any application or plan or amendment thereto filed with him within a reasonable time provided that no zoning violation exists on the property and, if approved, shall promptly issue a zoning approval therefor **AND** (Section 188-1420F) – Occupying a land, or space, without a zoning approval, or in contravention of a zoning approval - The Zoning Inspector may issue a **zoning approval** for the construction of part of a building or structure when plans and detailed statements have been presented for the same, before the complete plans and detailed statements of said building or structure have been submitted or approved **AND** (118-1420G) – Occupation of a land, or space, without a Certificate of Zoning Compliance, or in contravention of an issued Certificate of Zoning Compliance - No land shall be occupied or used and no building hereafter erected or altered shall be occupied or used in whole or in part for any purpose whatsoever, except for the alteration of or addition to a dwelling, until a **certificate of zoning compliance** shall have been issued by the Zoning Inspector stating that the premises or building complies with all the provisions of these regulations.
- b. 23 Ridgewood Road** – (Section 1220J) - Creation of parking within the front setback (30 feet from front property line) of a property located within the ‘B-Residential’ zone - All off-street parking and loading areas shall be arranged in an orderly manner so as to provide safe and convenient access for vehicles and pedestrians using the area **AND** (Section 118-340B4(m))- Storage of more than 1 unregistered vehicle, and/or not in compliance with the setbacks of a ‘D-residential zone’ - 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.
- c. 9 Neptune Avenue** – (Section 118-350B) - (Contractor's Yard) Storage of Contractor's Vehicles/Equipment/Material on a property within a ‘C-Residential’ zone - Principal uses and structures within a C Residential 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 following uses and no other as described in this section **AND** (Section 118-1420E, F, & G) - Converted garage without a zoning application, zoning approval, or Certificate of Zoning Compliance – **AND** (Section 1220J) - Creation of parking within the front setback - All off-street parking and loading facilities, including all parking aisles and backup spaces needed for vehicle maneuvers into and out of parking spaces, shall be located to the rear of the required front setback line as now or hereafter established. The area between the street line and the front setback line, and on a corner lot, the side setback line along a street, except for the required access driveway and pedestrian sidewalk leading



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from the street to the off-street parking and loading area, shall be landscaped with lawns or other appropriate planting.

IV. Uncontested Hearings (Continued):

- a. **12 Fort Point Street** – (Sections 118-360(B)(4)(n) and 118-1220(J)) – *Storage of more than 1 unregistered vehicle, and/or not in compliance with the setbacks of a ‘D-Residential zone’ and creation of parking within the front setback (30 feet from front property line) of a property located within the ‘D-Residential’ zone.* 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 all off-street parking and loading areas shall be arranged in an orderly manner so as to provide safe and convenient access for vehicles and pedestrians using the area. *Continued by Hearing Officer on 2/27/2019 Hearing.*
- b. **12 Weed Avenue** - Section 118-310B (*Contractor’s Yard in ‘AAA-Residential’ zone*); Section 118-1130 (*Placement or excavation of fill without permit*); Section(s) 118-1420E, F, & G (*Construction of an accessory structure without a zoning approval application, a zoning approval, or Certificate of Zoning Compliance*); Section 118-310B4(m) (*Storage of more than 1 unregistered vehicle on a property within a ‘AAA-Residential’ zone*); Section 118-310B4(d) (*Storage of a recreational vehicle on a property, within the setbacks of a ‘AAA-Residential’ zone*); Section 118-310B4(e) (*Storage of a commercial vehicle over a 1-ton rated capacity on a property located within a ‘AAA-Residential’ zone*); Section 118-310B4(k) (*Placement of a storage container on a property located within a ‘AAA-Residential’ zone*). *Continued by Hearing Officer on 2/27/2019 Hearing.*