



**CITY OF NORWALK
Planning & Zoning**

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

TENTATIVE
City of Norwalk
ZONING CITATION HEARING PROCESS
Wednesday, May 8, 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 and on 04/28/2019 Hearings.*

II. Contested Hearings (New Items):

- a. **40-42 West Avenue** - (Section 118-1220(J)) – Creation of a parking area, or utilization of an area, within the front setback, on a corner lot (35’ from centerline of Garner Street - 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 from the street to the off-street parking and loading area, shall be landscaped with lawns or other appropriate planting.

III. Uncontested Hearings (New Items):

- a. **4 Boulder Road** - (Section 118-330B) - (Contractor's Yard) Storage of Contractor's Vehicles/Equipment/Material on a property within an ‘A-Residential’ zone - Principal uses and structures. In an A Residence Zone, premises shall be used and buildings shall be erected which are used, designed or intended to be used for one (1) of the following uses and no others. See Building Zone Regulations for the City of Norwalk for list of uses.
- b. **69 Fort Point Street** - (Section 118-510B) (Contractor's Yard) Storage of Contractor's Vehicles/Equipment/Material on a property within an ‘A-Residential’ zone - Principal uses and structures. In a Neighborhood Business 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. Any use or structure having a gross floor area of five thousand (5,000) square feet or more or requiring fifteen (15) parking spaces or



**CITY OF NORWALK
Planning & Zoning**

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

more shall be permitted subject to the provisions of § 118-451, Site plan review. Properties located within the coastal zone boundary shall be subject to coastal site plan review and all other requirements of § 118-1110 herein. For list of allowed uses, please see City of Norwalk Building Zone Regulations within the Section cited above. See City of Norwalk Zoning Regulations for complete list of permitted uses.

- c. 11 Woodlawn Avenue** - (Section 118-340(B)(4)(e)) – *Storage of commercial vehicle, or vehicles, over a 1-ton rated capacity, on a property within a ‘B-Residential’ zone* - 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.
- d. 2 Tito Court** - (Section 118-510B) (*Contractor's Yard Storage of Contractor's Vehicles/Equipment/Material on a property within a ‘Neighborhood Business’ zone* - Principal uses and structures. In a Neighborhood Business 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. Any use or structure having a gross floor area of five thousand (5,000) square feet or more or requiring fifteen (15) parking spaces or more shall be permitted subject to the provisions of § 118-451, Site plan review...See City of Norwalk Zoning Regulations for complete list of permitted uses.
- e. 21 Laura Street** - (Section 118-350(B)(4)(e)) – *Storage of commercial vehicle, or vehicles, over a 1-ton rated capacity, on a property within a ‘C-Residential’ zone* - 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 118-350B) - (*Contractor's Yard Storage of Contractor's Vehicles/Equipment/Material on a property within an ‘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.
- f. 23 Laura Street** - (Section 118-350(B)(4)(e)) – *Storage of commercial vehicle, or vehicles, over a 1-ton rated capacity, on a property within a ‘C-Residential’ zone* - 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 1220J) - 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 from the street to the off-street parking and loading area, shall be landscaped with lawns or other appropriate planting.
- g. 35 Lexington Avenue** - (Section 118-1000) – *Definition of Contractor's Storage Yard* - A parcel of land, with or without structures, *a minimum of 12,500 square feet in size*, used for the storage of equipment and materials used in the construction...including, but not limited to, trucks, vans, bulldozers, backhoes and other similar equipment and/or stockpiles of construction materials, such as concrete, gravel, woodchips, logs, plant stock, masonry,



CITY OF NORWALK
Planning & Zoning

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

plumbing or electrical supplies, and other similar materials.

- h. 36 Lexington Avenue** - (Section 118-510B) - *Contractor's Yard Storage of Contractor's Vehicles/Equipment/Material on a property within a 'Neighborhood Business' zone* - Principal uses and structures. In a Neighborhood Business 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. Any use or structure having a gross floor area of five thousand (5,000) square feet or more or requiring fifteen (15) parking spaces or more shall be permitted subject to the provisions of § 118-451, Site plan review **AND** (Section 1220J) - 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 from the street to the off-street parking and loading area, shall be landscaped with lawns or other appropriate planting.
- i. 7 Knob Hill Road** - (Section 118-330B) - *Creation of a multi-family use on a property located within an 'A-Residential' zone* - In an A Residence Zone, premises shall be used and buildings shall be erected which are used, designed or intended to be used for one(1) of the following uses and no others. See Building Zone Regulations for the City of Norwalk for list of uses.

IV. Uncontested Hearings (Continued):

- a. 79 Cedar Street** - (Section 118-1220J) – *Creation of parking within the front setback (5 feet) of a property located within the 'Golden Hill Village District' zone.* - 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 from the street to the off-street parking and loading area, shall be landscaped with lawns or other appropriate planting. *Continued by Hearing Officer on 1/24/2019 Hearing.*
- b. 87 Cedar Street** - (Section 118-1220J) - *Creation of parking within the front setback (5 feet) of a property located within the 'Golden Hill Village District' zone.* - 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 from the street to the off-street parking and loading area, shall be landscaped with lawns or other appropriate planting **AND** (Section 118-532B) *storage of unregistered vehicles, commercial/contractor's vehicles, and location of refuse containers placed/stored not in*



**CITY OF NORWALK
Planning & Zoning**

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

accordance with approved site plan and regulations of the 'Golden Hill Village District' zone - In a Golden Hill Village District, 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 (See Norwalk Building Zone Regulations for list of uses).

Continued by Hearing Officer on 1/24/2019 Hearing.

- c. 127 Main Street** - (Section 118-522(B)) - *Operation of a contractor's storage yard (storage of contractor's material, vehicles, and/or equipment) on a property located in a 'Business #2' zone* - Principal uses and structures within a Business No. 2 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 within Norwalk Building Zone Regulations for list of uses). *Continued by Hearing Officer on 1/24/2019 & 2/27/2019 & 3/27/2019 Hearings.*
- d. 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.*