



**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 August 1, 2019 at 3:30 p.m.
Planning and Zoning Department, City Hall, Room 220**

I. Contested Hearings (New Items):

- a. 39 Emerson Street** – (Section 118-910E) - (*Placement of accessory structure not in compliance with accessory structure setbacks*) - No accessory building shall be located within five (5) feet of its rear lot line. In the case of lots more than one hundred (100) feet deep, the aforesaid distance required between the rear lot line and the accessory building shall be increased to ten (10) feet AND (Section 118- 1420E, F, & G) - (*Construction of an accessory structure without a zoning application, zoning approval, or Certificate of Zoning Compliance.*)
- b. 7 Adamson Avenue** – (Section 118-1220J) - (*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 from the street to the off-street parking and loading area, shall be landscaped with lawns or other appropriate planting.

II. Contested Hearings (Continued Items):

- a. 81 George Avenue** - (Section 118-1220(J)) – (*Creation of a parking area, or utilization of an area, within the front setback, 30 feet, within a “B-Residential” 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 at 5/29/2019 6/12/2019 Hearing*
- b. 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. *Continued by Hearing Officer at 4/18/2019 & 6/12/2019 Hearing.*

Created July 25, 2019
Edited July 29, 2019
Final July 30, 2019



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- c. 21 Old Trolley Way** – (Section 118-1220J) - *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 from the street to the off-street parking and loading area, shall be landscaped with lawns or other appropriate planting. *Continued by Hearing Officer at 6/12/2019 Hearing.*
- d. 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 04/28/2019 and 06/12/2019 Hearings.*
- e. 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 from the street to the off-street parking and loading area, shall be landscaped with lawns or other appropriate planting. **Hearing Officer Continued 04/18/2019 & 05/29/2019 Hearings**

III. Uncontested Hearings (New Items):

- a. 23 Laura Street** – (Section 118-1220J) - *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 from the street to the off-street parking and loading area, shall be landscaped with lawns or other appropriate planting AND (Section 118-350B4(e)) – *Storage of more than one commercial vehicle or storage of a commercial vehicle over a 1-ton rated capacity* - 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.
- b. 12 Adamson Avenue** – (Section 118-1220J) - *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 from the street to the off-street parking and loading area, shall be landscaped with lawns or other appropriate planting AND (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

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of the following uses and no other as described in this section

IV. Uncontested Hearings (Continued):

- a. 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. *Continued by Hearing Officer at 5/08/2019 & 06/12/2019 Hearing.*
- b. 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 & 04/18/2019 & 05/29/2019 & 06/27/2019 Hearings.*
- c. 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 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. *Continued by Hearing Officer at 5/08/2019 & 5/29/2019 & 6/12/2019 Hearings.*

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