



**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 15, 2019 at 3:30 p.m.  
Planning and Zoning Department, City Hall, Room 220**

**I. Contested Hearings (New Items):**

- a. 161 Main Street** – (Section 118-522B) – *Use of a parcel of land within a Business #2 zone for a use which is not permitted within the zone (Contractor's Yard Use)* - Principal uses and structures within a Business #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.

**II. Uncontested New Items:**

- a. 240 Connecticut Avenue** - (Section 118-1294) - *Placement of a changeable copy sign* - The following signs and those permitted in § 118-1293 shall be permitted on each property with buildings thereon. All other signs are expressly prohibited (*See Norwalk Building Zone Regulations for list of permitted sign types*) AND (Section 118-1420F&G) – *Occupation of land or a space without a Certificate of Zoning Compliance & without obtaining Zoning Approval for use, or in contradiction of issued 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 & *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.

**III. Uncontested Hearings (Continued Items):**

- a. 245 Wilson Avenue** – (Section 118-1220J)- *Creation of a parking area, or utilization of an area, 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 at 12/18/2018 & 6/27/2019 Hearings\**
- a. 243 Wilson Avenue** – (Section 118-1220J)- *Creation of a parking area, or utilization of an area, 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 118-1420G) - *Occupation of a land or space without obtaining a Certificate of Zoning Compliance*. *\*Hearing Officer Continued at 12/18/2018 & 6/27/2019 Hearings\**



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- 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 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 & 08/01/2019 Hearings.*
- c. 2 Muller Avenue** – (Section 118-522B) - *(Special Permit - Contractor's Yard) Use of a parcel of land within a Business #2 zone without required Special Permit Application* - Contractor's storage yard located on a parcel a minimum of two (2) acres in size that abuts a limited access highway and that the site does not abut an existing multifamily development in the Business No. 2 Zone and (Section 118-1420E, F, & G) - *Use of a parcel of land within a Business #2 zone without an application for zoning approval, obtaining a zoning approval, and obtaining a Certificate of Zoning Compliance.* *Continued by Hearing Officer for 60 days, on 03/27/2019 Hearing and Continued 30 days at 05/29/2019 & Continued Again at 6/27/2019 Hearing.*
- d. 104 Bouton Street** – (Section 118-340B(4)(e)) - *Storage of a commercial vehicle(s) 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 AND (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 at 6/12/2019 Hearing.*
- e. 48 High Street** - (Section 118-510B) – *Creation of a Contractor's Storage Yard (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. Properties located within the coastal zone boundary shall be subject to coastal site plan review and all other requirements of § 118-1110 herein. *Continued by Hearing Officer at 5/29/2019 & 6/12/2019 Hearing.*
- f. 2 Tito Court** - (Section 118-510B) – *Creation of a Contractor's Storage Yard (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. Properties located within the coastal zone boundary shall be subject to coastal site plan review and all other requirements of § 118-1110 herein. *Continued by Hearing Officer at 5/29/2019 Hearing & 6/12/2019 Hearing*