



**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, October 10, 2019 at 3:30 p.m.  
Planning and Zoning Department, City Hall, Room 220**

**I. Contested Hearings (Continued 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. *Continued by Hearing Officer at 08/28/2019 Hearing.*

**II. Contested Hearings (NEW Items):**

- a. 29 North Avenue** - (Section 118-1450) – *Lack of Special Permit Application/Approval, or in contravention of Special Permit Approval* - Certain uses and structures, because of their unique characteristics, cannot be specifically classified or regulated in a particular district without consideration in each case of the impact of such uses and structures upon the neighborhood and surrounding area and upon the public health, safety and welfare. Such uses and structures as specified elsewhere in the regulations may be permitted only by Special Permits. When an existing use or structure which is permitted only by special permit is proposed to be extended or altered in a manner which would in any way change the character or intensity of the use or feature, such proposed extension or alteration shall be treated as a new special permit under this section AND (Section 1420E, F, & G) – *Occupation of space without an Application for Zoning Approval, without obtaining a Zoning Approval, and without obtaining a Certificate of Zoning Compliance.*

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

- a. 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 & 6/27/2019 & 08/01/2019 Hearings; Imposed a \$1000.00 CONTINGENT FINE (based on removal of front loader)\**
- b. 35 Woodward Avenue** – (Section 118-350B(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 (Food Distribution Trailer/Truck) 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 by Hearing Officer at 6/12/2019 & 8/28/2019 Hearing.*

Created October 2, 2019  
Edited October 8, 2019



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- c. 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 and 08/01/2019 and 08/28/2019 Hearings.*
- d. 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. *Continued by Hearing Officer at 08/28/2019 Hearing.*
- e. 35 Lexington Avenue** – (Section 118-1000) – Operation of a contractor’s storage yard on a property within an ‘Industrial #1’ zone NOT having the required lot area for the use - 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, plumbing or electrical supplies, and other similar materials. *Continued by Hearing Officer at 6/12/2019 & 08/01/2019 Hearings.*
- f. 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 of the following uses and no other as described in this section. *Continued by Hearing Officer at 08/01/2019 & 08/28/2019 Hearing.*
- g. 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 & 08/01/2019 Hearing; Fine ASSESSED of \$500.00 at 08/28/2019 Hearing.*



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- h. 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.  
*\*Hearing Officer Continued at 08/15/2019 & 09/17/2019 Hearing\**
- i. 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. *\*Hearing Officer Continued at 08/15/2019 & 09/17/2019 Hearing\**
- j. 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 & 8/1/2019 Hearings.*

#### IV. Uncontested (New Items):

- a. 29 Toilsome 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 118-320B4(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.
- b. 139 Woodward Avenue** - (Section 1420F, & G) – *Occupation of space without obtaining a Zoning Approval, or in contravention of a Zoning Approval & conditions required of a Zoning Approval, and occupying a space without obtaining a Certificate of Zoning Compliance.*