



**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
Wednesday October 30, 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. 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.

II. Contested Hearings (Continued Items):

- 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 04/28/2019 and 06/12/2019 and 08/01/2019 and 08/28/2019 and 10/10/2019 Hearings.*
- b. 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 & 04/18/2019 Hearings*



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III. Uncontested Hearings (New Items):

- a. 2 Crown Avenue (DBL = 2-33-6-0)** – (Section 118-360B) – Storage of commercial equipment and/or contractor’s equipment/materials on a property located within a ‘D-Residential’ zone - Principal uses and structures within a D 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 118-360B(4)(d)(1) – Storage of boat or boats, which are NOT owned or leased by the occupant of the dwelling (property is vacant) - Storage of recreational vehicles owned or leased by the occupant of the dwelling, provided that such vehicles are located in accordance with the front yard requirements of this zone and are effectively screened from view from the street and adjacent properties to the satisfaction of the Zoning Inspector.
- b. 2 Crown Avenue (DBL = 2-33-17-0)** – (Section 118-360B) – Storage of commercial equipment and/or contractor’s equipment/materials on a property located within a ‘D-Residential’ zone - Principal uses and structures within a D 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 118-360B(4)(d)(1) – Storage of boat or boats, which are NOT owned or leased by the occupant of the dwelling (property is vacant) - Storage of recreational vehicles owned or leased by the occupant of the dwelling, provided that such vehicles are located in accordance with the front yard requirements of this zone and are effectively screened from view from the street and adjacent properties to the satisfaction of the Zoning Inspector.

IV. Uncontested Hearings (Continued):

- a. 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 at 05/29/2019, 06/27/2019 & 08/01/2019 Hearing
- b. 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 09/17/2019 & 10/10/2019 Hearing
- 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



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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 & 10/10/2019 Hearing; Fine ASSESSED of \$500.00 at 08/28/2019 Hearing.*

- d. 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 & 10/10/2019 Hearings; Imposed a \$1000.00 CONTINGENT FINE (based on removal of front loader)**
- e. 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 & 10/10/2019 Hearing; IMPOSED A \$500.00 FINE**
- f. 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.* *Hearing Officer Continued at 10/10/2019 Hearing*
- g. 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 & 10/10/2019 Hearing.*