



**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 August 26, 2020 at 3:00 p.m.

Planning and Zoning Department, City Hall, Room 129 (for Litigants ONLY)

NO OTHER MEMBERS of PUBLIC PERMITTED TO ATTEND IN-PERSON at CITY HALL

VIRTUAL ACCESS FOR PUBLIC PARTICIPATION & VIEWING AVAILABLE ONLINE

Public Participation Instructions Below

- I. **179 South Main Street** - (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 an AAA-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 12/18/2019 & 1/16/2020 Hearing AND issued a \$2,000.00 Fine at the 2/20/2020 Hearing.*
- II. **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, 10/10/2019, & 10/30/2019 & 1/16/2020 Hearings AND \$100.00 assessed fine at the 10/30/2019 Hearing AND assessed and additional \$75.00 fine with \$600.00 contingent fine (total assessed = \$175.00; contingent = \$600.00).*
- III. **66 Taylor Avenue** – (Section 118-360) - *Use of a parcel of land within a ‘D-Residential’ zone for a use which is not permitted within zone (Contractor’s Storage Yard)* - 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 (See City of Norwalk Building Zone Regulations for list of uses). *Continued by Hearing Officer at 11/14/2019 Hearing*
- IV. **68 Taylor Avenue** – (Section 118-360) - *Use of a parcel of land within a ‘D-Residential’ zone for a use which is not permitted within zone (Contractor’s Storage Yard)* - 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 (See City of Norwalk Building Zone Regulations for list of uses) *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 11/14/2019 Hearing.*

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- V. **15 Fitch Street** - (Section 118-340B) – *Creation of a 4-family residence on a property only permitted for a single-family residence, with an accessory apartment, located within a 'B-Residential' zone* - Principal uses and structures. In a B 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 City of Norwalk Building Zone Regulations for list of allowed uses with 'B-Residential' zone
- VI. **19 Edlie 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 AND (118-350B(4)(l)) – *Storage of boat or boats, which are NOT owned or leased by the occupant of the dwelling, or not in compliance with setbacks nor effectively screened from the street or neighboring properties* - 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.

**** Instructions for Public Access: ****

To allow Public Access, anyone may access this meeting by telephone or Zoom.

Specific instructions and links can be found at:

<https://www.norwalkct.org/1913/Meeting-Notices>

Telephone Access (Listening ONLY)

- Dial: 1-267-831-0333
- Enter Webinar ID: 870 7333 4287

Public may watch this meeting at:

- <https://us02web.zoom.us/j/87073334287>

This meeting will also be recorded and a copy of the audio recording will be posted on the City's website within seven (7) days after the meeting.

***Members of the public who wish to provide public comment are encouraged to submit those via e-mail in advance of the meeting to jhayducky@norwalkct.org. *For those comments to be read into the record, they should be submitted no later than 9:00am on the morning of the meeting.* ***

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