



**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 07, 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. **46 Bouton Street** – (Sections 118-1420E&F&G) – Alterations to existing Contractor’s Storage Yard without applying for a Zoning Approval, Obtaining a Zoning Approval, or Obtaining a Certificate of Zoning Compliance.
- II. **23 Ryan Avenue** – (Sections 118-350B) – Operation of a commercial contractor’s storage yard/commercial contractor’s business within a ‘C-Residential Zone – Principal uses and structures. In a C 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.
- III. **51 (aka 49) Glasser Street** – (Sections 118-350B) – Operation of a commercial AUTO REPAIR business within a ‘C-Residential Zone – Principal uses and structures. In a C 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, AND (Section 118-1220J) – Creation of a parking 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 (Sections 118-1420E,F,&G) – Alterations to existing structure, specifically converting a garage to living space, without applying for a zoning approval, obtaining a zoning approval, and obtaining a Certificate of Zoning Compliance
- IV. **3 Powder Horn Road** – (Sections 118-1420G) – Occupying a structure or space without obtaining a Certificate of Zoning Compliance (via interior inspection), specifically relating to Zoning Approvals for removal of an illegal basement dwelling unit (2nd unit within a single-family residence)
- V. **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
- VI. **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, & 8/26/2020, & 9/16/2020 Hearing AND issued a \$5,000.00 Fine at the 8/2062020 Hearing.*
- VII. **331 Ely Avenue** – (Section 118-350B) – Contractor’s Storage Yard/Commercial Contractor’s Business on a property located within a ‘C-Residential’ zone. - Principal uses and structures. In a C Residence Zone, premises shall be used and buildings shall be erected which are used, designed or intended to be used for

Created August 28, 2020
Edited Sept. 30, 2020



**CITY OF NORWALK
Planning & Zoning**

Norwalk City Hall, Room 223
125 East Avenue, PO BOX 5125
Norwalk, CT 06856-5125

- one (1) of the following uses and no others. See Building Zone Regulations for the City of Norwalk 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 9/16/2020 Hearing AND issued a \$150.00 fine at 9/16/2020 Hearing**
- VIII. **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. **Continued at 8/26/2020 & 9/16/2020 Hearings**
- IX. **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 & 8/1/2019 & 1/16/2020 & 9/16/2020 Hearing. Also, Contingent fines issued based on progress at 9/16/2020 Hearing.*

STATUS UPDATES (previously continued items)

- I. **5 (aka 7) Ells Street** - (Section 118-340B) - **Operation of a commercial contractor's business/storage yard from a property located within a 'B-Residential' zone** - Principal uses and structures within a B 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 Section within Norwalk Building Zone Regulations for list of uses) AND (Section 118-340B(4)(e)) - **Storage of multiple commercial vehicles, over a 1-ton rated capacity, on a property located within a 'B-Residential' zone** - 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. **Hearing Officer Continued at 9/9/2019 Hearing**



**CITY OF NORWALK
Planning & Zoning**

Norwalk City Hall, Room 223
125 East Avenue, PO BOX 5125
Norwalk, CT 06856-5125

**** 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: 1 470 250 9358
- Enter Webinar ID: 871 0265 1735

Public may watch this meeting at:

- <https://us02web.zoom.us/j/87102651735?pwd=TWFXZXh5V0JEUjhPdmo5OTJOWllkQT09>

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.* ***