



**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 November 18, 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. **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 Matter at 10/7/2020 Hearing
- II. **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 & 10/7/2020 Hearings***
- III. **32 Adamson Avenue** – (Section 118-350B(4)(1)) – Storage of multiple unregistered vehicles on property & not in accordance with setbacks - Storage of not more than one (1) unregistered motor vehicle, provided that such vehicle is located in accordance with the front, side, and rear yard requirements of this zone **AND** (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
- IV. **30 Lagana Lane** – (Section 118-310B) – Creation of a 2nd unit within a single-family residence - Principal uses and structures within a 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. **AND** (Section 118-1420(G)- Occupation of a land or space without obtaining a Certificate of Zoning Compliance (specifically referring to a June 2019 approval to remedy a violation)
- V. **21 High Street** – (Section 118-700(B)) – Operation of an Automotive Repair use & storage of a commercial vehicle (food service truck) on a property located within an 'Industrial #1' zone, which cannot support additional uses with existing ones - Special Permit uses and structures. The following uses shall be permitted by Special Permit in accordance with the provisions of § 118-1450, Special Permits, and shall comply with the Schedule Limiting Height and Bulk of Buildings, Commercial and Industrial and any additional standards set forth herein
- VI. **7 Oak Hill Avenue** – (Section 118-320B) – Operation of a Contractor's Storage Yard on a property located within an 'AA-Residential' zone - Principal uses and structures within a AA 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 in

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- Norwalk Building Regulations for list of uses permitted in 'AA-Residential' zone). ***Hearing Officer Continued Matter at 9/2/2020 Hearing***
- VII. **80 Broad Street** – (Section 118-320B) – *Operation of a commercial contractor’s business within an ‘AA-Residential’ zone* - Principal uses and structures within a AA 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 in Norwalk Building Regulations for list of uses permitted in 'AA-Residential' zone) AND (Section 118-320B(4)(e) - *Storage of a commercial vehicles and/or commercial contractor equipment, over 1 ton rated capacity on a property located within an ‘AA-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 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. ***Hearing Officer Continued Matter at 10/21/2020 Hearing***
- VIII. **20 Slocum Street** – (Sections 118-1420E&F&G) - *Construction of an accessory structure on a property, without Applying for a Zoning Approval, Obtaining a Zoning Approval, & Obtaining a Certificate of Zoning Compliance* 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. ***Hearing Officer Continued Matter at 10/21/2020 Hearing***
- IX. **39 Toilsome Avenue** – (Section 118-330B(4)(e)) – *Storage of a commercial vehicles and/or commercial contractor equipment, over 1 ton rated capacity on a property located within an ‘A-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 Matter at 10/21/2020 Hearing & stated a \$600.00 contingency fine***

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**** 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: 1 646 558 8656
- Enter Webinar ID: 890 3639 9191

Public may watch this meeting at:

- <https://us02web.zoom.us/j/89036399191>

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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