



**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 December 2, 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. **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 (2<sup>nd</sup> unit within a single-family residence.) \*Hearing Officer Continued Matter at 10/7/2020 Hearing\*
- 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. \*Hearing Officer Continued Matter at 10/7/2020 Hearing\*
- III. **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 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 & 10/7/2020 Hearing AND issued a total of \$1,000.00 fine at 10/7/2020 Hearing\*
- IV. **7 Orlando Place** – (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\*
- V. **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 Norwalk Building Regulations for list of uses permitted in 'AA-Residential' zone). \*Hearing Officer Continued Matter at 9/2/2020 Hearing\*
- VI. **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

Created August 28, 2020  
Edited Sept. 30, 2020  
Edited November 24, 2020



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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: 1 312 626 6799
- Enter Webinar ID: 862 3948 6643

Public may watch this meeting at:

- <https://us02web.zoom.us/j/86239486643>

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](mailto: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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