



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 30, 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. **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***
- 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 & 10/28/2020 Hearing; also placed \$300.00 Contingency fine at 10/28/2020 Hearing***
- III. **32 Adamson Avenue** – (Section 118-350B(4)(l)) – **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)** ****Hearing Officer Continued matter at 11/18/2020 Hearing****
- V. **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 off-street parking and loading area, shall be landscaped with lawns or other appropriate planting. **Continued by Hearing Officer at 6/12/2019 & 08/27/2019 & 11/14/2019 1/16/2020 Hearing; Fine ASSESSED of**

Created August 28, 2020
Edited November 24, 2020
Edited December 21, 2020



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\$500.00 at 08/28/2019 Hearing AND additional \$1000 fine assessed at 11/14/2019 Hearing AND additional \$1000 fine assessed at 12/18/2019 Hearing (total assessed fine = \$2500.00).

- VI. **145 West Norwalk Road** – (Sections 118-1420E, F, & G) – **Occupying a land or space, or construction of a structure, without applying for a Zoning Approval, obtaining a Zoning Approval, and/or obtaining a Certificate of Zoning Compliance** AND (Section 118-310B(4)(a)) – **Operation of an accessory use from an accessory apartment** - Home occupations shall be conducted entirely within the dwelling and shall be limited to no more than one (1) per dwelling. The home occupation shall not alter the residential character of the dwelling, provided furthermore that such home occupations shall employ not more than one (1) person not residing in such dwelling unit, shall not involve storage of a stock-in-trade or sale of commodities on the premises, shall use an area equal to not more than 25% of the floor area of the first floor of such dwelling, up to a maximum of 500 square feet, shall not include a barber, beautician or the sale or care of animals, and shall not involve the manufacture or fabrication of any material or product AND (Section 118-420C(2)) – **Enlargement of, or alterations to, an accessory apartment without approvals** - The accessory apartment shall be a minimum of four hundred (400) square feet in area but not more than seven hundred (700) square feet in area. The area of the principal dwelling shall not be reduced to less than eight hundred (800) square feet.
- VII. **2 Laura Street** – (Section 118-510B) – **Operation of a commercial contractor’s business from a property located within a ‘Neighborhood Business’ zone** - Principal uses and structures. In a Neighborhood Business 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. Any use or structure having a gross floor area of five thousand (5,000) square feet or more or requiring fifteen (15) parking spaces or more shall be permitted subject to the provisions of § 118-451, Site plan review. Properties located within the coastal zone boundary shall be subject to coastal site plan review and all other requirements of § 118-1110 herein.

Status Updates:

- I. **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 & 11/18/2020 Hearings; also placed \$500.00 Contingency Fine at 11/18/2020 Hearing***
- II. **16 Columbine Lane** – (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

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sidewalk leading from the street to the off-street parking and loading area, shall be landscaped with lawns or other appropriate planting **AND** (Section 118-310B) - ***Storage of a Contractor's/Commercial Business equipment on a property located within an 'AAA-Residential' zone*** - 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 (see section within Norwalk Building Zone Regulations for uses of this section) **AND** (Section 118-310B(4)(d)) – ***Improper storage of a recreational vehicle (boat & trailer) on a property located within an 'AAA-Residential' zone*** - Storage of recreational vehicles owned or leased by the occupant of the dwelling, provided that such vehicles are located in accordance with the front, side and rear yard requirements of this zone. Recreational vehicles shall not be used for living, recreation or business purposes while stored. ***File Continued by Hearing Officer at 12/9/2020***

**** 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: 830 4145 1624

Public may watch this meeting at:

- <https://us02web.zoom.us/j/83041451624>

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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