



**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 January 20, 2021 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. **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 & 12/2/2020 Hearing AND issued a total of \$2,500.00 fine at 12/2/2020 Hearing\**
- II. **30 Lagana Lane** – (Section 118-310B) – Creation of a 2<sup>nd</sup> 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 & 12/30/2020 Hearing; also \$1,000 contingency fine at 12/30/2020 Hearing\*\**
- III. **54 Osborne Avenue** – (Section 118-350B) - Operation of a Contractor’s Storage Yard 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. *\*\*Hearing Officer continued matter at 12/9/2020 Hearing & placed a \$450 contingency fine\*\**
- IV. **28 Aiken Street** – (Section 118-350B) – Creation of a 3-Family Residence within a 2-Family Residence located 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.
- V. **145 West Norwalk Road** – (Section 118-1420E, F, & G) – Construction of a detached deck without applying for a Zoning Approval, obtaining a Zoning Approval, and/or obtaining a Certificate of Zoning Compliance – (Section 118-310(B)(4)(a)) - Use of a single-family residence for an accessory use not permitted under the allowed accessory uses in the AAA-Residential Zone (specifically operation of a computer/electronics repair business) - 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 – (Section 118-420(C)(2)) – Possible expansion of an accessory apartment without applying for a Zoning Approval - 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.

Created August 28, 2020  
Edited January 13, 2021



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**Status Updates:**

- I. **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. *\*Continued by Hearing Officer at 11/18/2020 Hearing\**
- II. **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 & 11/18/2020 Hearings\**

**\*\* 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: 878 0992 9972

**Public may watch this meeting at:**

- <https://us02web.zoom.us/j/87809929972?pwd=QURRaXM1SzFaa3N1dJnRWZydFFeZz09>

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.*** \*\*\*