



**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 February 17, 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. **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 & 11/18/2020 Hearings\**
- 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 & 12/30/2020 Hearings; also placed \$300.00 Contingency fine at 10/28/2020 Hearing\**
- 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. *\*Hearing Officer Continued Matter at 12/30/2020 Hearing\**
- IV. **5 Hillside Street** - (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.
- V. **11 Meadow Street** - (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
- VI. **51 Plattsville 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 **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

Created August 28, 2020  
Edited February 3, 2021



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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 (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 118-350B4(j)) – Storage of a shipping container without an active building permit & for longer than 30 days in a calendar year - Portable storage container, other than those used during construction for which a valid Building permit has been issued, shall be permitted for a maximum period of one (1) month in any calendar year and limited to one (1) such container placed on an individual property at any one time

### **\*\* 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: 1 346 248 7799
- Enter Webinar ID: 819 1252 6046

#### **Public may watch this meeting at:**

- <https://us02web.zoom.us/j/81912526046?pwd=cDJnSG9CeVFNdTNIbnZlQnFzdFY1Zz09>

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. \*\*\*