



**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 24, 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. **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 & 12/20/2020 Hearing & Placed \$6,750 Contingency Fine at 12/30/2020 Hearing**
- II. **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 & 2/17/2021 Hearing**
- III. **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**
- IV. **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 2/10/2021**
- V. **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 & 12/30/2020 & 1/20/2021 Hearings; also \$1,000 contingency fine at 12/30/2020 Hearing***



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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:**
- **Enter Webinar ID:**

Public may watch this meeting at:

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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. ***