



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 April 21, 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 & 2/24/2021 Hearing & Placed \$6,750 Contingency Fine at 12/30/2020 Hearing**
- II. **80 Fort Point Street** – (Section 118-1000; Definition of Contractor’s Storage Yard) - A parcel of land, with or without structures, *a minimum of 12,500 square feet in size*, used for the storage of equipment and materials used in the construction...including, but not limited to, trucks, vans, bulldozers, backhoes and other similar equipment and/or stockpiles of construction materials, such as concrete, gravel, woodchips, logs, plant stock, masonry, plumbing or electrical supplies, and other similar materials
- III. **18 Coldspring Street** – (Section 118-350(B)(4)(d) – *Storage of a recreational vehicle not satisfying the front yard requirements of the zone & not effectively screened from the street* - Storage of recreational vehicles owned or leased by the OCCUPANT of the dwelling, provided that such vehicles are located in accordance with the front yard requirements of this zone and are effectively screened from view from the street and adjacent properties to the satisfaction of the Zoning Inspector AND (Section 118-350(B)(4)(l) – *Improper storage of an unregistered vehicle, or multiple unregistered vehicles* - 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
- 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. ***Hearing Officer Continued Matter at 2/17/2021 & 3/17/2021 Hearing; Placed \$500 CONTINGENCY fine at 3/17/21 Hearing***
- V. **61 Fairfield Avenue** - (Section 118-360(B)(4)(e) – *Storage of a commercial vehicle over a 1-ton rated capacity* - 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 3/17/2021 Hearing & ASSESSED a \$450.00 fine.*
- VI. **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 & 2/24/2021 Hearing; placed a \$5,000 ASSESSED fine & \$5,000 Contingency fine at 2/24/2021 Hearing**
- VII. **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. ***Hearing Officer continued matter at 1/20/2021 & 2/10/2021 & 3/17/201 Hearings & placed \$500 contingency fine***

Created August 28, 2020
Edited April 12, 2021



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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: 861 5540 3185

Public may watch this meeting at:

- <https://us02web.zoom.us/j/86155403185>

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. ***