



**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 15, 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. **43 Creeping Hemlock Drive** – (Section 118-340B) - Creation of a basement unit within the basement of a single-family residence on a property 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. *Hearing Officer Continued Matter at 11/17/2021 Hearing*
- II. **12 Ruby Street** – (Section 118-522B) - Operation of a commercial contractor's storage yard/business/parking facility from a parcel of land located within a 'Business #2 Zone' - In a Business No. 2 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 eight thousand (8,000) square feet or more or requiring twenty (20) parking spaces or more shall be permitted subject to the provisions of § 118-1451, Site plan review. See Norwalk Building Zone Regulations for list of permitted uses AND (Section 1420 (E&G) - **Occupying land or space without a Certificate of Zoning Compliance (A&E Carting, Signature Landscaping, & Damato Landscaping)** – Occupying a land or space with a Zoning Approval and/or Certificate of Zoning Compliance. ***Hearing Officer Continued Matter at 10/20/2021 Hearing***
- III. **3 Nelson Avenue** - (Section 118-340B) – Operation of a Commercial contractor's Storage Yard Business, within a "B-Residential" zone - Principal uses and structures within a B 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 'B-Residential' 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 AND (Section 118-340(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
- IV. **3 Apple Tree Lane** – (Section 118-1420(E) & (G)) – Additions and alterations to premises without applying for a Zoning Approval & not obtaining a Certificate of Zoning Compliance (specifically contravention to Zoning Approval, work without Approval, & additional scope without approval) - It shall be unlawful to construct or alter any building or structure, or any part thereof, until the application and plans herein required shall have been approved by the Zoning Inspector and a written zoning approval issued. The Zoning Inspector shall approve or reject any application or plan or amendment thereto filed with him within a reasonable time provided that no zoning violation exists on the property and, if approved, shall promptly issue a zoning approval therefor & No land shall be occupied

Created August 28, 2020
Edited June 4, 2021
Edited June 30, 2021
Edited August 26, 2021
Edited Nov. 18, 2021
Edited Dec. 6, 2021



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or used and no building hereafter erected or altered shall be occupied or used in whole or in part for any purpose whatsoever, except for the alteration of or addition to a dwelling, until a certificate of zoning compliance shall have been issued by the Zoning Inspector stating that the premises or building complies with all the provisions of these regulations **AND** (Section 118-310B) – **Creation of a second unit within a single-family residence; use not permitted in 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 118-1130) – **Placement of fill & excavation of material from property, without obtaining a ‘Fill & Excavation Approval’ from the Department of Public Works & Planning & Zoning** - The purpose of these excavation and fill regulations is to regulate the excavation, filling, and grading of land as an activity requiring a permit in order to preserve and protect the land as a natural resource, to safeguard life, limb, property and the public welfare, and to preserve the natural environment and the stability of hillsides. ****Hearing Officer Continued Matter at 8/25/2021 & 10/20/2021 Hearing****

- V. **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 & 5/19/2021 & 6/9/2021 & 7/21/2021 & 8/25/2021 & 9/22/2021 & 10/20/2021 & 11/17/2021 Hearing; also \$500 Assessed fine at 11/17/21 Hearing****
- VI. **16 Devon Avenue** – (Section 118-1420 (E), (F), & (G)) – **Additions/Alterations to structure without applying for, obtaining a Zoning Approval & obtaining a Certificate of Zoning Compliance (conversion of garage to living space)** – **AND** (Section 118-1220(J)) – **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 10/20/2021 & 11/17/2021 Hearing.**
- VII. **11 Woodlawn Avenue** – (Section 118- 350B) **Storage of commercial contracting equipment/vehicles 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 118-350(B)(4)(1) – **Storage of an unregistered vehicle not in compliance with setbacks of zone** - 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. ****Hearing Officer Continued Matter at 9/22/2021 Hearing & Assessed a \$18,000 fine at 9/22/2021 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: 1-646-558-8656
- Enter Webinar ID: 876 2993 4218

Public may watch this meeting at:

- <https://us02web.zoom.us/j/87629934218>

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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