



**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 26, 2022 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. **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. *\*\*Hearing Officer Continued Matter at 4/21/21 & 6/9/21 & 7/21/2021 & 10/20/2021 & 11/17/2021 Hearing\*\**
- II. **34 Burritt Avenue** – (Section 118-1420(E) & (G)) – *Additions and alterations to premises without applying for a Zoning Approval & not obtaining a Certificate of Zoning Compliance* - 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 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 118-1220(J)) – *Creation of Parking within 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 7/21/2021 & 8/25/2021 & 11/17/ 2021 Hearing.*
- III. **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 & 12/15/2021 Hearing*
- IV. **4 France Street** - Section 118-1420 (E), (F), & (G)) – *Addition of/Placement of a detached structure without applying for, obtaining a Zoning Approval & obtaining a Certificate of Zoning Compliance (conversion of garage to living space)*
- V. **33 Rae Lane** - Section 118-320 (B) – *Use of a Recreational Vehicle (Camper) as an additional dwelling 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) **AND** Section 118-320 (B) (4) (d) – *Placement of a Recreational Vehicle (Camper) not in accordance with the setbacks of the ‘AA-Residential’ zone* - Storage of recreational vehicles owned, or leased, by the occupant of the dwelling, provided that such vehicles are located in accordance with the front, side and rear yard requirements of this zone.
- VI. **10 Harris Street** - 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



**CITY OF NORWALK  
Planning & Zoning**

Norwalk City Hall, Room 223  
125 East Avenue, PO BOX 5125  
Norwalk, CT 06856-5125

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.

- VII. 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 & 12/17/2021 Hearing.*

**\*\* 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: 896 2025 9971

**Public may watch this meeting at:**

- <https://us02web.zoom.us/j/89620259971>

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.* \*\*\*