



**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 May 18, 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. **65 Osborne Avenue** – (Section 118-350(B)) - *Creation of a 4-Family Residence within a 2-Family Residence, 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.
- 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 & 1/26/2022 & 3/16//2022 Hearing.*
- III. **7 Knob Hill Road** - (Section 118-330B) - *Creation of a multi-family use on a property located within an 'A-Residential' zone* - In an A 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. *Continued by Hearing Officer at 5/08/2019 & 06/12/2019 8/1/2019, & 10/10/2019 & 11/14/2019 & 12/18/2019 Hearings.*
- IV. **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. **Hearing Officer Continued Matter at 1/26/2022 & 4/6/2022 Hearing**
- V. **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 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 1/26/2022 & 4/20/2022 Hearing***



**CITY OF NORWALK
Planning & Zoning**

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

- VI. 291 Chestnut Hill Avenue** – (Section 118-310(B)) – *Operation of a property as a commercial contractor’s storage yard/business located within an ‘AAA-Residential’ 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 in Norwalk Building Zone Regulations for uses of this section).
****Hearing Officer Assessed \$1,000 fine & Continued Matter at 4/6/2022 Hearing****
- VII. 28 Amundsen Street** – (Section 118-1420(G)) - *Additions and alterations to premises without obtaining a Certificate of Zoning Compliance* - 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.

**** 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: 836 2162 8875

Public may watch this meeting at:

- <https://us02web.zoom.us/j/83621628875>

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. ***