



**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
Thursday October 25, 2018 at 3:30 p.m.
Planning and Zoning Department, City Hall, Room 220**

I. Contested Hearings:

- a. 9 Mott Avenue (Unit 205) -** (Section 118-1420G) Occupying land or space without a Certificate of Zoning Compliance. ****NOTE: Continued by Hearing Officer on 07/24/2018****
- b. 9 Rising Road –** (Section 118-310B4(e)) 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 and (Section 118-310B4(d)) 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. Recreational vehicles shall not be used for living, recreation or business purposes while stored. ****NOTE: Continued (90 days) by Hearing Officer on 06/27/2018****
- c. 349 Martin Luther King, Jr. Drive –** (Section 118-701B) Principal uses and structures within a Restricted Industrial 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). ****NOTE: Continued by Hearing Officer on 07/24/2018****
- d. 287 East Avenue –** (Section 118-1100) Construction, within a FEMA Regulated Flood Hazard Zone, not in compliance with the standards required by FEMA, (Section 118-1110) non-compliance with approved construction plans for building within a Coast Area Management zone, (Section 118-1420E) non-compliance with plans presented for approval to zoning officer, and (Section 118-1420F) non-compliance with zoning officer's approved plans submitted. ****NOTE: Continued by Hearing Officer on 08/22/2018****

II. Continued Hearings

- a. 39 Stonybrook Drive -** (Section 118-330B) Storage of Contractor's Equipment/Vehicles/Materials on a property located within a 'A-Residential' zone. ****NOTE: Continued by Hearing Officer on 06/27/2018****
- b. 4 France Street –** Section (118-340B) Operation of a Contractor's Storage Yard within a B-Residential Zone and (Section 118-340B4(e)) Storage of not more than one commercial vehicle which does not exceed a 1-ton rated capacity. ****NOTE: Continued by Hearing Officer on 08/22/2018****

III. Uncontested Hearings:

- a. 31 Starlight Drive -** (Section 118-330B) – Construction of an Apartment within the basement of a single family residence within a 'A-Residential' zone
- b. 24 West Rocks Road –** (Section 118-1220J) 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.
- c. 45 Couch Street –** (Section 118-350B4(e)) - 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. ****NOTE: Continued by Hearing Officer on 08/22/2018****