



**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
Tuesday December 18, 2018 at 3:30 p.m.
Planning and Zoning Department, City Hall, Room 220**

I. Contested Hearings:

- a. **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, BEGAN FINE 10/26/2018 and continued as well, Assessed fine (\$1000) and continued on 11/29/2018****
- b. **84 Murray Street** – (Section 118-1420E) 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 **AND** (Section 188-1420F) the Zoning Inspector may issue a *zoning approval* for the construction of part of a building or structure when plans and detailed statements have been presented for the same, before the complete plans and detailed statements of said building or structure have been submitted or approved **AND** (118-1420G) 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.

II. Uncontested Hearings:

- a. **61 Wall Street** – (Section 118-1420G) 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 118-1451) Site Plan Review. The purpose of site plan review to aid in determining the conformity of a proposed building or use with the specific provisions of these regulations. Only uses and structures as specified elsewhere in the regulations shall be subject to site plan review.
- b. **314 Wilson Avenue** – (Section 118-1451) Site Plan Review. The purpose of site plan review to aid in determining the conformity of a proposed building or use with the specific provisions of these regulations. Only uses and structures as specified elsewhere in the regulations shall be subject to site plan review.
- c. **345 Main Avenue** – (Section 118-1294D1) One (1) ground sign shall be permitted on a lot provided that it has at least seventy-five (75) feet of street frontage on one (1) street.



CITY OF NORWALK Planning & Zoning

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

- d. 245 Wilson Avenue** – (Section 114-1220J) 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.
- e. 664-666 Main Avenue** – (Section 118-1294(D)(6)) Portable sign prohibition AND (Section 118-1451(C)(2)) All off-street parking and loading areas shall be arranged in an orderly manner so as to provide safe and convenient access for vehicles and pedestrians using the area (specifically, *Addition of parking area which has not been reviewed **and** approved by the zoning commission*)