



**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 January 24, 2019 at 3:30 p.m.  
Planning and Zoning Department, City Hall, Room 220**

**I. Contested Hearings:**

- a. **12 Valley View Road** - (Section 118-340B(4)(d)) - *Storage of a Recreational Vehicle (RV/Motor Home) on a property in a 'B-Residential' zone not in compliance with the front setback and not adequately screened from the street and/or neighboring properties* – Storage of recreational vehicles owned or leased by the occupant of the dwelling, provided that such vehicles are located in accordance with the front yard requirements of this zone and are effectively screened from view from the street and adjacent properties to the satisfaction of the Zoning Inspector.
- b. **79 Cedar Street** - (Section 118-1220J) – *Creation of parking within the front setback (5 feet) of a property located within the 'Golden Hill Village District' zone.* - 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. **87 Cedar Street** - (Section 118-1220J) - *Creation of parking within the front setback (5 feet) of a property located within the 'Golden Hill Village District' zone.* - 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 118-532B) *storage of unregistered vehicles, commercial/contractor's vehicles, and location of refuse containers placed/stored not in accordance with approved site plan and regulations of the 'Golden Hill Village District' zone* - In a Golden Hill Village District, 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 (See Norwalk Building Zone Regulations for list of uses).



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## **II. Uncontested (Continued Hearings)**

- a. **84 Murray Street** – (Section 118-1420E) – **Construction of shed without zoning application** -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) – **Construction of a shed without a Zoning Approval** - 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) – **Construction of a shed 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.

## **III. Uncontested Hearings:**

- a. **314 Wilson Avenue** – (Section 118-1451) **Non-compliance with approved Site Plan Review and associated conditions**. 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. **61 Wall Street** – (Section 118-1420G) - **Construction of a structure without 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 **AND** (Section 118-1451) - **Non-compliance with approved site plan and associated conditions**. 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) - **Installation of a second ground sign** - 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.