



**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, March 27, 2019 at 3:30 p.m.
Planning and Zoning Department, City Hall, Room 220**

I. Contested Hearings (Continued):

- a. **279 Newtown Avenue** – (Section 118-330(B)(4)(k)) – *Placement of more than one shipping container on a residential property within an ‘A-Residential’ zone, without an active and valid building permit, for longer than one month in a calendar year* – Portable storage container, other than those used during construction for which a valid Building permit has been issued, shall be permitted for a maximum period of one (1) month in any calendar year and limited to one (1) such container placed on an individual property at any one time and such container shall not exceed eight (8) feet in height or one hundred and sixty (160) square feet in size.
- 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. *Continued by Hearing Officer on 1/24/2019 Hearing.*
- 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). *Continued by Hearing Officer on 1/24/2019 Hearing.*



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II. Contested Hearings (New Items):

- a. **257 Ely Avenue** - (Section 118-1420F) - *Occupying a space or land either without a zoning approval, or in contradiction of a zoning approval (specifically, placement/storage of contractor's materials, equipment, and/or vehicles not in approved location(s) on plan)*
- 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 (Section 118-1420F) - *Occupying a land or space 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.

III. Uncontested Hearings (New Items):

- a. **2 Muller Avenue** – (Section 118-522B) - *(Special Permit - Contractor's Yard) Use of a parcel of land within a Business #2 zone without required Special Permit Application* - Contractor's storage yard located on a parcel a minimum of two (2) acres in size that abuts a limited access highway and that the site does not abut an existing multifamily development in the Business No. 2 Zone and (Section 118-1420E, F, & G) - *Use of a parcel of land within a Business #2 zone without an application for zoning approval, obtaining a zoning approval, and obtaining a Certificate of Zoning Compliance.*

IV. Uncontested Hearings (Continued):

- a. **127 Main Street** - (Section 118-522(B)) - *Operation of a contractor's storage yard (storage of contractor's material, vehicles, and/or equipment) on a property located in a 'Business #2' zone* - Principal uses and structures within a Business No. 2 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 within Norwalk Building Zone Regulations for list of uses). *Continued by Hearing Officer on 1/24/2019 & 2/27/2019 Hearing*
- b. **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. *Continued by Hearing Officer on 1/24/2019 &*



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2/27/2019 Hearing.

- c. 8 Pine Hill Avenue Extension** - (Section 118-1420(G)) – *Occupying a land or space without a, or in contravention of an issued, 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. *Continued by Hearing Officer on 2/27/2019 Hearing*

V. 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. *Continued by Hearing Officer on 1/24/2019 & 2/27/2019 Hearing.*
- b. 2 Meadow Street Extension** - (Section 118-1000 (Definition of a ‘Contractor’s Storage Yard’)) – *Storage of contractor’s material, equipment, and/or vehicles on a property not having 12,500sq feet in lot size* - 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. *Continued by Hearing Officer on 1/24/2019 & 2/27/2019 Hearing.*
- c. 16 Meadow Street Extension** - (Section 118-1000 (Definition of a ‘Contractor’s Storage Yard’)) – *Storage of contractor’s material, equipment, and/or vehicles on a property not having 12,500sq feet in lot size* - 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



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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. *Continued by Hearing Officer on 1/24/2019 & 2/27/2019 Hearing*

- d. 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. *Continued by Hearing Officer on 1/24/2019 Hearing*