



CITY OF NORWALK  
Planning & Zoning

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

**TENTATIVE**

**City of Norwalk  
ZONING CITATION HEARING PROCESS  
Wednesday, June 12, 2019 at 3:30 p.m.  
Planning and Zoning Department, City Hall, Room 220**

**I. Contested Hearings (Continued):**

- a. **242 New Canaan Avenue** - (Section 118-320B) – Operation of a contractor's storage yard in a '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 allowed within a 'AA-Residential' zone). *Continued by Hearing Officer on 1/10/2019 & 02/27/2019 & 05/29/2019 Hearings. Also, \$500 fine (issued 02/27/2019) by Hearing Officer upheld at 5/29/2019 Hearing.*
- b. **69 Fort Point Street** - (Section 118-510B) (Contractor's Yard Storage of Contractor's Vehicles/Equipment/Material on a property within an 'A-Residential' zone) - Principal uses and structures. In a Neighborhood Business 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. Any use or structure having a gross floor area of five thousand (5,000) square feet or more or requiring fifteen (15) parking spaces or more shall be permitted subject to the provisions of § 118-451, Site plan review. Properties located within the coastal zone boundary shall be subject to coastal site plan review and all other requirements of § 118-1110 herein. For list of allowed uses, please see City of Norwalk Building Zone Regulations within the Section cited above. See City of Norwalk Zoning Regulations for complete list of permitted uses. *Continued by Hearing Officer at 5/08/2019 & 5/29/2019 Hearings.*
- c. **81 George Avenue** - (Section 118-1220(J)) – Creation of a parking area, or utilization of an area, within the front setback, 30 feet, within a "B-Residential" 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 at 5/29/2019 Hearing*

**II. Contested Hearings (New Items):**

- a. **9 Adamson Avenue** - (Section 118-350B) - Operation of a contractor's storage yard in a 'C-Residential' zone – Principal uses and structures within a C 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 City of Norwalk Building Zone Regulations for complete list of permitted uses).
- b. **35 Lexington Avenue** – (Section 118-1000) – Operation of a contractor's storage yard on a property within an 'Industrial #1' zone NOT having the required lot area for the use - 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,



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bulldozers, backhoes and other similar equipment and/or stockpiles of construction materials, such as concrete, gravel, woodchips, logs, plant stock, masonry, plumbing orelectrical supplies, and other similar materials.

**III. Uncontested Hearings (New Items):**

- a. 104 Bouton Street** – (Section 118-340B(4)(e)) - *Storage of a commercial vehicle(s) over a 1-ton rated capacity* - 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 118-1220J) - *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.
- b. 35 Woodward Avenue** – (Section 118-350B(4)(e)) - *Storage of a commercial vehicle(s) over a 1-ton rated capacity* - 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 (Food Distribution Trailer/Truck) AND (Section 118-1220J) - *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.
- c. 21 Old Trolley Way** – (Section 118-1220J) - *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.

**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 & 3/27/2019 & 4/18/2019 & 5/29/2019 Hearings.*



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- b. 48 High Street** - (Section 118-510B) – *Creation of a Contractor's Storage Yard (Vehicles/Equipment/Material) on a property within a "Neighborhood Business" zone* - Principal uses and structures. In a Neighborhood Business 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. Any use or structure having a gross floor area of five thousand (5,000) square feet or more or requiring fifteen (15) parking spaces or more shall be permitted subject to the provisions of § 118-451, Site plan review. Properties located within the coastal zone boundary shall be subject to coastal site plan review and all other requirements of § 118-1110 herein. *Continued by Hearing Officer at 5/29/2019 Hearing.*
- c. 2 Tito Court** - (Section 118-510B) – *Creation of a Contractor's Storage Yard (Vehicles/Equipment/Material) on a property within a "Neighborhood Business" zone* - Principal uses and structures. In a Neighborhood Business 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. Any use or structure having a gross floor area of five thousand (5,000) square feet or more or requiring fifteen (15) parking spaces or more shall be permitted subject to the provisions of § 118-451, Site plan review. Properties located within the coastal zone boundary shall be subject to coastal site plan review and all other requirements of § 118-1110 herein. *Continued by Hearing Officer at 5/29/2019 Hearing.*
- d. 51 East Avenue** - (Section 118-1420E) – *Occupying land or a space, without a zoning application or in contravention of a 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) – *Occupying a land, or space, without a zoning approval, or in contravention of 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) – *Occupation of a land, or space, without a Certificate of Zoning Compliance, 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 at 4/18/2019 Hearing*
- e. 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. *Hearing Officer Continued on 03/27/2019 and on 04/28/2019 Hearings.*



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- f. 4 Boulder Road** - (Section 118-330B) - *(Contractor's Yard) Storage of Contractor's Vehicles/Equipment/Material on a property within an 'A-Residential' zone* - Principal uses and structures. 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 Hearing.*
- g. 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 Hearing.*

**V. Items for Judgement:**

- a.**