



**CITY OF NORWALK
Planning & Zoning**

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

**City of Norwalk
TENTATIVE
ZONING CITATION HEARING PROCESS
Thursday, August 28, 2019 at 3:30 p.m.
Planning and Zoning Department, City Hall, Room 220**

I. Uncontested Hearings (Continued Items):

- a. 36 Lexington Avenue** - (Section 118-1220(J)) – *Creation of a parking area, or utilization of an area, within the front setback, 35 feet from the centerline of the street (Lexington Avenue), within a “Neighborhood Business” 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 118-510B) – *Creation of a Contractor's Storage Yard (Vehicles/Equip/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 05/29/2019 & 6/27/2019 Hearing.*
- b. 9 Neptune Avenue** – (Section 118-350B) - (*Contractor's Yard) Storage of Contractor's Vehicles/Equipment/Material on a property within 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 AND (Section 118- 1420E, F, & G) - *Converted garage without a zoning application, zoning approval, or Certificate of Zoning Compliance* – AND (Section 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. **Hearing Officer Continued 04/18/2019 & 05/29/2019 & 6/27/2019 & 08/01/2019 Hearings**
- c. 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, 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 at 6/12/2019 Hearing.*

Created August 20, 2019



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- d. 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. *Continued by Hearing Officer at 6/12/2019 Hearing.*
- e. 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. *Continued by Hearing Officer at 6/12/2019 & 08/01/2019 Hearing.*
- f. 12 Adamson Avenue –** (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 AND (Section 118-350B) - *(Contractor's Yard) Storage of Contractor's Vehicles/Equipment/Material on a property within 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. *Continued by Hearing Officer at 08/01/2019 Hearing.*
- g. 7 Adamson Avenue –** (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. *Continued by Hearing Officer at 08/01/2019 Hearing.*



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- h. 39 Emerson Street** – (Section 118-910E) - *Placement of accessory structure not in compliance with accessory structure setbacks* - No accessory building shall be located within five (5) feet of its rear lot line. In the case of lots more than one hundred (100) feet deep, the aforesaid distance required between the rear lot line and the accessory building shall be increased to ten (10) feet AND (Section 118- 1420E, F, & G) - *Construction of an accessory structure without a zoning application, zoning approval, or Certificate of Zoning Compliance.* *Continued by Hearing Officer at 08/01/2019 Hearing.*
- i. 23 Laura Street** – (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 AND (Section 118-350B4(e)) – *Storage of more than one commercial vehicle or storage of a commercial vehicle 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. *Continued by Hearing Officer at 08/01/2019 Hearing.*
- j. 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 04/28/2019 and 06/12/2019 and 08/01/2019 Hearings.*
- k. 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 & 6/12/2019 & 08/15/2019 Hearing.*
- l. 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



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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*

- m. 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 5/8/2019 & 6/12/2019 Hearing AND FINED \$500 at 6/12/2019 HEARING.*
- n. 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 & 2/27/2019 Hearing.*