



**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, November 14, 2019 at 3:30 p.m.
Planning and Zoning Department, City Hall, Room 220**

I. Contested Hearings (New Items):

- a. 15 Victory Court** – (Section 118-340B) – Creation of a second dwelling unit within a single family residence on a property located within a ‘B-Residential’ zone. - Principal uses and structures. In an B 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
- b. 45 Couch Street** – (Section 118-350B(4)(e)) – Storage of a commercial vehicle (taco-truck), with a greater than one ton rate capacity, on a property located within a ‘C-residential’ zone - 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.
- c. 66 Taylor Avenue** – (Section 118-360) - Use of a parcel of land within a ‘D-Residential’ zone for a use which is not permitted within zone (Contractor’s Storage Yard) - Principal uses and structures within a D 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 list of uses)
- d. 68 Taylor Avenue** – (Section 118-360) - Use of a parcel of land within a ‘D-Residential’ zone for a use which is not permitted within zone (Contractor’s Storage Yard) - Principal uses and structures within a D 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 list of uses) **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.
- e. 34 Meadow Street** – (Section 118-1451) – Non-compliance with conditions of Special Permit Approval (#2-17SP; Contractor’s Storage with Indoor Rock Crusher) - 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

II. Contested Hearings (Continued Items):

- a. 29 North Avenue** - (Section 118-1450) – Lack of Special Permit Application/Approval, or in contravention of Special Permit Approval - Certain uses and structures, because of their unique characteristics, cannot be specifically classified or regulated in a particular district without consideration in each case of the impact of such uses and structures upon the neighborhood and surrounding area and upon the public health, safety and welfare. Such uses and structures as specified elsewhere in the regulations may be permitted only by Special Permits. When an existing use or structure which is permitted only by special permit is proposed to be extended or altered in a manner which would in any way change the character or intensity of the use or feature, such proposed extension or alteration shall be treated as a new special permit under this section **AND** (Section 1420E, F, & G) – Occupation of space without an Application for Zoning Approval, without obtaining a Zoning Approval, and without obtaining a Certificate of Zoning Compliance. *Continued by Hearing Officer at 10/10/2019 Hearing*

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- b. 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 & 06/12/2019 8/1/2019, & 10/10/2019 Hearings.*
- c. 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, 8/28/2019, and 10/10/2019 Hearings.*

III. Uncontested Hearings (Continued):

- a. 161 Main Street** – (Section 118-522B) – *Use of a parcel of land within a Business #2 zone for a use which is not permitted within the zone (Contractor's Yard Use)* - Principal uses and structures within a Business #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. **Hearing Officer Continued at 08/15/2019 & 09/17/2019, 10/10/2019, and 10/30/2019 Hearings; IMPOSED A \$500.00 FINE at Oct. 10, 2019 Hearing*.*
- b. 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 & 08/27/2019 Hearing; Fine ASSESSED of \$500.00 at 08/28/2019 Hearing.*