



**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 September 9, 2020 at 3:00 p.m.
Planning and Zoning Department, City Hall, Room 129 (for Litigants ONLY)
NO OTHER MEMBERS of PUBLIC PERMITTED TO ATTEND IN-PERSON at CITY HALL
VIRTUAL ACCESS FOR PUBLIC PARTICIPATION & VIEWING AVAILABLE ONLINE
Public Participation Instructions Below**

- I. **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). *Continued by Hearing Officer at 11/14/2019, 12/18/2019, & 8/26/2020 Hearings. ALSO ASSESSED A \$500.00 FINE at 8/26/2020 Hearing*
- II. **56 Baxter Drive** – (Section 118-350B(4)(d)) - Storage of multiple recreational vehicles on a property not in compliance with all setbacks and not adequately screened from adjacent properties, located within a ‘C-Residential’ zone - 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 at 1/16/2020 Hearing)*
- III. **48 Osborne Avenue** - (Section 118-1420F) - Non-compliance with zoning approval or conditions of a zoning approval (i.e., Removal of required landscaping within the front setback as indicated in 2014 & 2016 Zoning Approvals) - 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 118-1220J) - 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. **7 Orlando Place** – (Section 118-330B4(e)) - Storage/parking of commercial vehicles & trailers on a property located within an ‘A-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
- V. **5 (aka 7) Ells Street** – (Section 118-340B) – Operation of a commercial contractor’s business/storage yard from a property located within a ‘B-Residential’ zone - Principal uses and structures within a B 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 within Norwalk Building Zone Regulations for list of uses) AND (Section 118-340B(4)(e)) – Storage of multiple commercial vehicles, over a 1-ton rated capacity, on a property located within a ‘B-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.



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**** Instructions for Public Access: ****

To allow Public Access, anyone may access this meeting by telephone or Zoom.
Specific instructions and links can be found at:

<https://www.norwalkct.org/1913/Meeting-Notices>

Telephone Access (Listening ONLY)

- Dial: 1 470 381 2552
- Enter Webinar ID: 898 0612 1619

Public may watch this meeting at:

- <https://us02web.zoom.us/j/89806121619>

This meeting will also be recorded and a copy of the audio recording will be posted on the City's website within seven (7) days after the meeting.

Members of the public who wish to provide public comment are encouraged to submit those via e-mail in advance of the meeting to jhayducky@norwalkct.org. ***For those comments to be read into the record, they should be submitted no later than 9:00am on the morning of the meeting. ***