



**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 16, 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. **105 South Main Street** – (Sections 118-1420E&F) - *Construction of dormers on a property, in contravention of plans submitted for Application for Zoning Approval & approved plans for work to property. Continued by Hearing Officer at 1/16/2020 Hearing*
- II. **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 6/12/2019 & 8/1/2019 & 1/16/2020 Hearing*
- III. **331 Ely Avenue** – (Section 118-350B) – Contractor’s Storage Yard/Commercial Contractor’s Business on a property located within a ‘C-Residential’ zone. - Principal uses and structures. In a C 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 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. **15 Fitch Street** - (Section 118-340B) – Creation of a 4-family residence on a property only permitted for a single-family residence, with an accessory apartment, located within a ‘B-Residential’ zone - Principal uses and structures. In a 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 City of Norwalk Building Zone Regulations for list of allowed uses with 'B-Residential' zone. *Continued at 8/26/2020 Hearing*
- V. **179 South Main Street** - (Section 118-360B) – Storage of commercial equipment and/or contractor’s equipment/materials on a property located within a ‘D-Residential’ zone - Principal uses and structures within an AAA-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 12/18/2019, 1/16/2020, & 8/26/2020 Hearing AND issued a \$5,000.00 Fine at the 8/20/2020 Hearing.*



**CITY OF NORWALK
Planning & Zoning**

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

**** 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: 1 301 715 8592
- Enter Webinar ID: 816 7954 5461

Public may watch this meeting at:

- <https://us02web.zoom.us/j/81679545461?pwd=OHRLUIpOZzl2U2o2UGhLQ1NZVEtHZz09>

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. ***