



**CITY OF NORWALK  
Planning & Zoning**

Norwalk City Hall, Room 129  
125 East Avenue, PO BOX 5125  
Norwalk, CT 06856-5125

**City of Norwalk  
ZONING CITATION HEARING PROCESS  
Wednesday October 28, 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. **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 & 9/16/2020 & 10/7/2020 Hearings\**
- II. **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. *\*Continued by Hearing Officer at 9/16/2020 & 10/7/2020 Hearing AND issued a total of \$1,000.00 fine at 10/7/2020 Hearing\**
- III. **46 Bouton Street** – (Sections 118-1420E&F&G) – Alterations to existing Contractor's Storage Yard without applying for a Zoning Approval, Obtaining a Zoning Approval, or Obtaining a Certificate of Zoning Compliance. *\*Continued by Hearing Officer at 10/7/2020 Hearing*
- IV. **14 Lubrano Place** – (Section 118-1000; Definitions) – Operation of a contractor's storage yard on a parcel located within an Industrial #1 zone not having 12,500 square feet in area - 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

Created August 28, 2020  
Edited Sept. 30, 2020  
Edited October 22, 2020



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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: 1 646 558 8656
- Enter Webinar ID: 890 6815 4739

**Public may watch this meeting at:**

- <https://us02web.zoom.us/j/89068154739>

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](mailto: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.*** \*\*\*

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