



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 December 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. **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 10/28/2020 Hearing***
- II. **7 Oak Hill Avenue** – (Section 118-320B) - ***Operation of a Contractor’s Storage Yard on a property located within an ‘AA-Residential’ zone*** - Principal uses and structures within a AA 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 in Norwalk Building Regulations for list of uses permitted in 'AA-Residential' zone)
Continued by Hearing Officer at 9/2/2020 Hearing.
- III. **10 East Rocks Road** – (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. **54 Osborne Avenue** – (Section 118-350B) - ***Operation of a Contractor’s Storage Yard 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
- V. **16 Columbine Lane** – (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 118-310B) - ***Storage of a Contractor’s/Commercial Business equipment on a property located within an ‘AAA-Residential’ zone*** - Principal uses and structures within a 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 (see section within Norwalk Building Zone Regulations for uses of this section) **AND** (Section 118-310B(4)(d)) – ***Improper storage of a recreational vehicle (boat & trailer) on a property located within an ‘AAA-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, side and rear yard requirements of this zone. Recreational vehicles shall not be used for living, recreation or business purposes while stored.

Created August 28, 2020
Edited Nov. 24, 2020
Edited Dec. 3, 2020



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VI. **21 Old Trolley Way – (Section 118-1220J) - Creation of parking within the front setback (via non-permitted converted garage)**- 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 & 11/14/2019 1/16/2020 & 9/2/2020 Hearing; Fine ASSESSED of \$500.00 at 08/28/2019 Hearing AND additional \$1000 fine assessed at 11/14/2019 Hearing AND additional \$1000 fine assessed at 12/18/2019 Hearing (total assessed fine = \$2,500.00). The \$2,500.00 assessed fine made permanent at 9/2/2020 Hearing.*

**** 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: 1 669 900 9128
- Enter Webinar ID: 889 5870 7340

Public may watch this meeting at:

- <https://us02web.zoom.us/j/88958707340>

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. ***

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