



**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 February 10, 2021 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. **245 Wilson Avenue** – (Section 118-1220J)- Creation of a parking area, or utilization of an area, 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. **Hearing Officer Continued Matter at 10/7/2020 & 11/18/2020 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 & 12/2/2020 Hearing AND issued a total of \$2,500.00 fine at 12/2/2020 Hearing**
- III. **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. ***Hearing Officer continued matter at 1/20/2021 Hearing & placed a \$450 contingency fine at 12/9/2020 Hearing***
- IV. **28 Aiken Street** – (Section 118-350B) – Creation of a 3-Family Residence within a 2-Family Residence located 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. ***Hearing Officer continued matter at 1/20/2021 Hearing & placed \$500 contingency fine***
- V. **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)
- VI. **17 Bouton Street** – (Section 118-510B) – Operation of a Automotive Repair use on a property located within a ‘Neighborhood Business’ zone - - Principal uses and structures. In a Neighborhood Business 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. Any use or structure having a gross floor area of five thousand (5,000) square feet or more or requiring fifteen (15) parking spaces or more shall be permitted subject to the provisions of § 118-451, Site plan review. Properties located within the coastal zone boundary shall be subject to coastal site plan review and all other requirements of § 118-1110 herein.

Created August 28, 2020
Edited February 3, 2021



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Status Updates:

I.

**** 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: 1 346 248 7799
- Enter Webinar ID: 825 9212 0913

Public may watch this meeting at:

- <https://us02web.zoom.us/j/82592120913?pwd=ZkNjZXNnZW1rUzRWdmZhcUg0bFd4UT09>

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. ***