



**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 June 9, 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. **80 Fort Point Street** – (Section 118-1000; Definition of Contractor’s Storage Yard) - 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. ***Hearing Officer Continued Matter at April 21, 2021 Hearing***
- II. **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 & 2/10/2021 & 3/17/2021 & 5/19/2021 Hearings; also placed a \$2,500 Contingency Fine**
- III. **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. ***Hearing Officer Continued Matter at 2/10/2021 Hearing.*
- IV. **3 Bobwhite Drive** – (Section 118-330B) – *Operation of a commercial business (dog grooming) from a residence located in an ‘A-Residential’ zone* - Principal uses and structures. In an A 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 (118-330B4(d) – *Storage of a recreational vehicle, not in compliance with setbacks* - 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. ***Hearing Officer Continued Matter at 5/12/2021 Hearing; also placed a \$1,000 Contingency Fine at 5/12/2021 Hearing***
- V. **5 Hillside Street** - (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 2/17/2021 & 3/17/2021 & 5/12/2021 Hearing; also \$500 CONTINGENCY fine at 3/17/21 Hearing AND placed \$150 Assessed Fine at the 5/12/2021 Hearing ***



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- VI. **93 New Canaan Avenue** – (Section 118-1294(D)(6) – Installation/placement of portable signage – Portable signage prohibition AND (Section 118-1294(F)(1) & (2) – Temporary signage (windows & banners, etc.) placement, installation, and duration - Special advertising devices for **NEW** businesses, such as banners, pennants and streamers, are permitted for not more than thirty (30) days in any twelve-month period/ Signs temporarily affixed to a window or door are permitted, provided that they do not exceed 33 percent of the area of the window or door and are in place for not more than thirty (30) days AND (Section 118-1294(B)(3)) – Window signage covering more than 25% of window area - Window signs, located within first floor (street level) uses, shall not exceed 25 percent of the glass, with the remainder of the glass being transparent. ****Hearing Officer Continued Matter at 5/12/2021 Hearing****
- VII. **109 New Canaan Avenue** - (Section 118-1294(D)(6) – Installation/placement of portable signage – Portable signage prohibition AND (Section 118-1294(F)(1) & (2) – Temporary signage (windows & banners, etc.) placement, installation, and duration - Special advertising devices for **NEW** businesses, such as banners, pennants and streamers, are permitted for not more than thirty (30) days in any twelve-month period/ Signs temporarily affixed to a window or door are permitted, provided that they do not exceed 33 percent of the area of the window or door and are in place for not more than thirty (30) days AND (Section 118-1294(B)(3)) – Window signage covering more than 25% of window area - Window signs, located within first floor (street level) uses, shall not exceed 25 percent of the glass, with the remainder of the glass being transparent. ****Hearing Officer Continued Matter at 5/12/2021 Hearing****
- VIII. **7 Thistle Road** – (Section 118-320(B)(4)(e) – Storage of a commercial vehicle over a one (1) ton rated capacity on a residential property in an “AA-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. ****Hearing Officer Continued Matter at 3/24/2021 & 5/12/2021 Hearing; also placed \$500 Assessed fine & \$1,000 Contingent Fine at 5/12/2021 Hearing****
- IX. **11 Woodlawn Avenue** – (Section 118- 350B) Storage of commercial contracting equipment/vehicles on a property located within a ‘C-Residential’ zone - - Principal uses and structures. In an 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 118-350(B)(4)(1) – Storage of an unregistered vehicle not in compliance with setbacks of zone - Storage of not more than one (1) unregistered motor vehicle, provided that such vehicle is located in accordance with the front, side and rear yard requirements of this zone.



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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: 879 4011 4334

Public may watch this meeting at:

- <https://us02web.zoom.us/j/87940114334>

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. ***