



**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 23, 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. **South Main Street Parcel** – (Section 118-1420G)- *Operation of a commercial contractor’s storage yard/business from a parcel of land without obtaining a Certificate of Zoning Compliance* - No land shall be occupied or used and no building hereafter erected or altered shall be occupied or used in whole or in part for any purpose whatsoever, except for the alteration of or addition to a dwelling, until a certificate of zoning compliance shall have been issued by the Zoning Inspector stating that the premises or building complies with all the provisions of these regulations.
- II. **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****
- III. **345 Main Avenue (“Merritt Massage”)** – (Section 118-1292B) - *Placement of a Changeable Copy sign in a window of a tenant space* –Unless otherwise authorized in the regulations, animated and changeable copy signs who’s copy, character, or illustration changes automatically on a lamp back or through mechanical means are prohibited and shall not be permitted on any type of signs or in any zoning district
- IV. **1 Wood Acres Road** – (Section 118-340(B)(4)(n) - *Storage of multiple unregistered vehicles on a property located within a ‘B-Residential’ zone, and not in compliance with all the setbacks of the 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.
- V. **21 Old Trolley Way** – (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 6/12/2019 & 08/27/2019 & 11/14/2019 1/16/2020 & 12/30/2020 Hearings; 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 = \$2500.00).**
- VI. **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) ***Hearing Officer Continued Matter at 2/10/2021 & 2/24/2021 Hearing; placed a \$20,000 ASSESSED fine & \$10,000 Contingency fine at 4/21 Hearing***
- VII. **20 Slocum Street** – (Sections 118-1420E&F&G) - *Construction of an accessory structure on a property, without Applying for a Zoning Approval, Obtaining a Zoning Approval, & Obtaining a Certificate of Zoning Compliance* 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,

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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: 824 3547 1412

Public may watch this meeting at:

- <https://us02web.zoom.us/j/82435471412>

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. ***