



**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 July 21, 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. **7 Orlando Place** – (Section 118-330B(4)(e) - Storage of a commercial vehicles and/or commercial contractor equipment, over 1 ton rated capacity on a property located within an ‘A-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 10/21/2020 & 12/20/2020 & 2/24/2021 & 4/21/2021 & 5/19/2021 Hearing & Placed \$7,000 Contingency Fine at 4/21/21 Hearing**.
- II. **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 & 5/19/2021 & 6/9/2021 Hearing; also \$500 CONTINGENCY fine at 3/17/21 Hearing AND placed \$150 Assessed Fine at the 5/19/2021 Hearing***
- III. **34 Burritt Avenue** – (Section 118-1420(E) & (G)) – Additions and alterations to premises without applying for a Zoning Approval & not obtaining a Certificate of Zoning Compliance - It shall be unlawful to construct or alter any building or structure, or any part thereof, until the application and plans herein required shall have been approved by the Zoning Inspector and a written zoning approval issued. The Zoning Inspector shall approve or reject any application or plan or amendment thereto filed with him within a reasonable time provided that no zoning violation exists on the property and, if approved, shall promptly issue a zoning approval therefor & 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 **AND** (Section 118-1220(J)) – Creation of Parking within 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. **1 Wood Acres Road** – (Section 118-1420(G)) – Occupation of a commercial space 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 **AND** (Section 118-1294(D)(4)) – Placement of a ground sign, in a Neighborhood Business Zone, where a wall sign exists - In lieu of permitted wall signs, one (1) ground sign a maximum of eight (8) square feet in area shall be permitted on lots with less than seventy-five (75) feet of street frontage located in a *Neighborhood Business zone*. No internally illuminated signs shall be permitted and no dimension of such sign shall exceed four (4) feet. Such ground sign shall be set back a minimum of ten (10) feet from any property line and the maximum height to the top of such sign shall not exceed four (4) feet.

Created August 28, 2020
Edited June 4, 2021
Edited June 30, 2021



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- V. **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 4/21/21 & 6/9/21 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: 1 301 715 8592
- Enter Webinar ID: 860 0057 7803

Public may watch this meeting at:

- <https://us02web.zoom.us/j/86000577803>

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. ***