



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 April 6, 2022 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. **4 France Street** - Section 118-1420 (E), (F), & (G) – Addition of/Placement of a detached structure without applying for, obtaining a Zoning Approval & obtaining a Certificate of Zoning Compliance (conversion of garage to living space) \*Hearing Officer Continued Matter at 1/26/22 & 2/23/22 Hearings AND assessed a \$1,050.00 fine at the 1/26/2022 Hearing\*
- II. **33 Rae Lane** - Section 118-320 (B) – Use of a Recreational Vehicle (Camper) as an additional dwelling 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) AND Section 118-320 (B) (4) (d) – Placement of a Recreational Vehicle (Camper) not in accordance with the setbacks of the 'AA-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. \*Hearing Officer Continued Matter at 1/26/2022 Hearing\*
- III. **10 Harris Street** - Section 118-1420 (E), (F), & (G) – Additions/Alterations to structure without applying for, obtaining a Zoning Approval & obtaining a Certificate of Zoning Compliance (conversion of garage to living space)– AND (Section 118-1220(J)) – 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. \*Hearing Officer Continued Matter at 1/26/2022 Hearing\*
- IV. **16 Devon Avenue** – (Section 118-1420 (E), (F), & (G)) – Additions/Alterations to structure without applying for, obtaining a Zoning Approval & obtaining a Certificate of Zoning Compliance (conversion of garage to living space)– AND (Section 118-1220(J)) – 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. *Hearing Officer Continued Matter at 10/20/2021 & 11/17/2021 & 12/17/2021 & 1/26/2022 Hearing.*
- V. **41 Van Zant Street** - Section 118-1420 (E), (F), & (G) – Addition of/Placement of a detached structure without applying for, obtaining a Zoning Approval & obtaining a Certificate of Zoning Compliance. \*Hearing Officer Continued Matter at 2/23/22 Hearing\*
- VI. **43 Creeping Hemlock Drive** – (Section 118-340B) - Creation of a basement unit within the basement of a single-family residence on a property located within a 'B-Residential' zone - Principal uses and structures. In a B 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 City of Norwalk Building Zone Regulations for list of allowed uses with 'B-Residential' zone. *Hearing Officer Continued Matter at 11/17/2021 & 12/15/2021 & 1/26/2022 Hearing\**; **\*\*STATUS UPDATE\*\***



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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:**
- **Enter Webinar ID:**

**Public may watch this meeting at:**

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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](mailto: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.*** \*\*\*