



CITY OF NORWALK
Planning & Zoning

Norwalk City Hall, Room 129
125 East Avenue, PO BOX 5125
Norwalk, CT 06856-5125

City of Norwalk
ZONING CITATION HEARING PROCESS
Tuesday August 30, 2022 at 3:00 p.m.

Planning and Zoning Department, City Hall, Room 129 (for Litigants ONLY)

****Virtual Access for Public Participation & Viewing Available On-Line****

****Public Participation Instructions Below****

- 1. 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 & 4/20/2022 & 6/28/22 Hearing AND Assessed a \$3,000 fine & placed a \$6,000 Contingent fine at 6/28/2022 Hearing*
- 2. 118 Lexington Avenue** – (Section 118-350B) – Creation of a 4-Family Residence 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 6/28/22 Hearing*
- 3. 291 Chestnut Hill Avenue** – (Section 118-310(B)) – Operation of a property as a commercial contractor’s storage yard/business located within an ‘AAA-Residential’ zone. - Principal uses and structures within a AAA 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 Zone Regulations for uses of this section). **Hearing Officer Continued Matter at 4/6/2022 & 5/18/2022 & 6/28/2022 Hearing AND Assessed a \$1,000 fine & placed a \$5,000 Contingent fine at 6/28/22 Hearing**
- 4. 133 (131) Lexington Avenue** – (Section 118-350(B), Section 118-360(B), & Section 118-510(B)) – Operation of a commercial contractor’s business/yard from a property located within a ‘C-Residential’ Zone, ‘D-Residential’ Zone, & ‘Neighborhood Business’ Zone. *Hearing Officer Continued Matter at 8/2/22 Hearing*
- 5. 4A Laura Street** – (Section 118-350(B)) – Creation of a 3-Family Residence 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 6/28/22 Hearing*
- 6. 14 Barjune Avenue** – (Section 118-1420(E, F, G) – Renovations/Alterations to an existing deck without Applying for a Zoning Approval, Obtaining a Zoning Approval, nor Obtaining a Certificate of Zoning Compliance and (Section 1229(J) – Creation of a new driveway and 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
- 7. 150 South Main Street** – (Section 118-350(B)) – Creation of a multi-family 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.
- 8. 11 Marlin Drive** – (Section 118-340(B)) – Use of a property within a ‘B-Residential’ zone for operation of an Automotive Repair use (use not permitted in 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 AND (Section 118-340(B)(4)(n)) – Storage of unregistered vehicles



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- on the property - 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 AND (Section 118-1220(J) - Creation of a new driveway and 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.
9. **18 Southwind Drive** – (Section 118-340(B)(4)(n) - Storage of unregistered vehicles on the property - 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.
 10. **15 Laura Street** – (Section 118-350(B)) – Creation of an additional unit (3 total) on a property located within a ‘C-Residential’ zone (use (3-Family Residence) not permitted within 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.
 11. **28 Amundsen Street** – (Section 118-1420(G)) - Additions and alterations to premises 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.
Hearing Officer Continued Matter at the 5/18/2022 Hearing
 12. **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 & 4/20/2022 & 6/28/2022 Hearing. Also, assessed a \$1,000 fine at 12/17/2021 Hearing & placed a contingent fine at the 1/26/2022 Hearing*
 13. **2 Laura Street** – (Section 118-510(B)) - Utilization of a property for a Commercial Contractor’s Storage Yard & Business on a property located in 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 moreshall 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.



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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: 849 6186 7520

Public may watch/participate with this meeting at: <https://us02web.zoom.us/j/84961867520>

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 anyone wishing to have comments read into the record, then the comments should be submitted, in writing, no later than 9:00am, the day of the scheduled meeting/hearing