



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
Wednesday September 21, 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 Lewis Street** – (Section 118-500(B) - *Placement of a Shipping Container/Temporary Storage Container, or Containers, on a property located within the 'East Avenue Village District' zone* - In the East Avenue Village District, 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 others (see Norwalk Building zone Regulations for complete list of allowed uses)
- II. **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. *Hearing Officer Continued Matter at 7/21/2021 & 8/25/2021 & 11/17/ 2021 & 1/26/2022 & 3/16//2022 & 5/18/2022 Hearing.*
- III. **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 & 8/30/2022 Hearing **AND Assessed a \$6,000 fine & placed a \$6,000 Contingent fine at 8/30/2022 Hearing***
- IV. **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. *Hearing Officer Continued Matter at the 8/30/2022 Hearing.
- V. **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 & 8/30/2022 Hearing*



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- VI. 56 Meadow Street** - (Section 118-350(B)) - Creation of a 2nd unit (in attic) within a single-family residence, on a property located 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.
- VII. 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 & 4/20/2022 & 5/18/2022 Hearing****
- VIII. 349 Dr. Martin Luther King, Jr. Drive** – (Section 118-710(B)) - Operation of a commercial contractor's business and storage yard from a property located within a 'Restricted Industrial' zone - Principal uses and structures within a Restricted Industrial 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). ***Hearing Officer Continued Matter at 8/2/22 Hearing***
- IX. 7 Knob Hill Road** - (Section 118-330B) - Creation of a multi-family use on a property located within an 'A-Residential' zone - 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. **Continued by Hearing Officer at 5/08/2019 & 06/12/2019 8/1/2019, & 10/10/2019 & 11/14/2019 & 12/18/2019 & 5/18/2022 & 8/2/2022 Hearings.**
- X. 65 Osborne Avenue** – (Section 118-350(B)) - Creation of a 4-Family Residence within a 2-Family Residence, on a property located 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 5/18/2022 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: 893 7128 9309

Public may watch this meeting at:

- <https://us02web.zoom.us/j/89371289309>

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. ***