



**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 October 26, 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. **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***
- II. **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. ***Hearing Officer Continued Matter at 8/30/2022 Hearing***
- III. **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 & 8/30/22 Hearing***
- IV. **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 & 8/30/2022 Hearing***
- V. **32 Kossuth Street** – (Section 118-700(B)) – Creation of a 5-family residence within a ‘Industrial #1’ zone (Existing use of 4-family residence is legally non-conforming). - 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 AND (Section 118-1220(C)) – Addition of a commercial use within a legally non-conforming 4-family residence, on a property which does not have sufficient off-street parking for all uses on property - The following off-street motor vehicle parking requirements shall be minimum. See Chart within Norwalk Building Zone Regulations
- VI. **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 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



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to the off-street parking and loading area, shall be landscaped with lawns or other appropriate planting.

Hearing Officer Continued Matter at 8/30/2022 Hearing

- VII. 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 & 8/30/2022 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: 1 646 558 8656
- Enter Webinar ID: 827 6049 8768

Public may watch this meeting at:

- <https://us02web.zoom.us/j/82760498768>

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.* ***