



**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 November 30, 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. **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 & 8/2/2022 Hearing*
- II. **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 & 9/21/2022 *Hearing AND Assessed a \$12,000 fine & placed a \$6,000 Contingent fine at 9/21/2022 Hearing\**
- III. **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\*
- IV. **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. \*Hearing Officer Continued Matter at 8/30/2022 Hearing\*
- V. **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 & 9/21/2022 Hearing.
- VI. **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



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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 & 9/21/2022 Hearing and \*\***

- VII. 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. **\*Hearing Officer Continued Matter at 10/26/2022 Hearing\***
- VIII. 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 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 & 10/26/2022 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: 1 267 831 0331
- Enter Webinar ID: 816 2760 4200

Public may watch this meeting at: <https://us02web.zoom.us/j/81627604200>

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.** \*\*\*