



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, December 13, 2023 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 & 4/20/2022 & 6/28/22 & 8/30/2022 & 9/21/2022 & 11/30/2022 & 2/1/2023 & 3/15/2023 & 4/12/2023 & 6/14/2023 & 7/26/2023 & 9/20/2023 & 11/1/2023 Hearing, also, Assessed a \$12,000 fine & placed a \$12,000 Contingent fine at 3/15/2023 Hearing*
- II. **14 Elm Street** – Section 118-360(B) - Creation of an apartment (or apartments) within a legally, non-conforming 3-Family Residence (non-conforming for lot size), on a property located within a ‘D-Residential’ zone - Principal uses and structures within a D 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. *Hearing Officer Continued Matter at 6/14/2023 & 9/20/2023 & 11/1/2023 Hearing*
- III. **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 & 9/21/2022 & 2/1/2023 & 5/17/2023 & 6/14/2023 & 9/20/2023 & 11/1/2023 Hearings AND placed a \$10,000 contingency fine at the 8/2/2022 Hearing*
- IV. **2 Cossitt Road** – (Section 118-340(B)) - Operation of an Automotive Repair, 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 the 8/23/2023 & 9/26/2023 Hearing*
- V. **2 Cossitt Road** – (Section 118-340(B)(4)(d)) - Use of a stored recreational vehicle (Camper) for habitation, improper placement of recreational vehicle (Camper) (not compliant with front setback & not adequately screened), and improper placement/storage of recreational vehicle (Boat & Trailer) (not compliant with front setback & not adequately screened) - Storage of recreational vehicles owned or leased by the occupant of the dwelling, provided that such vehicles are located in accordance with the front yard requirements of this zone and are effectively screened from view from the street and adjacent properties to the satisfaction of the Zoning Inspector.
- VI. **16 Sycamore Street** (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 AND Alterations to premises without obtaining a Certificate of Zoning Compliance (specifically removal of basement unit to revert premises to a 2-Family Residence). **Hearing Officer Continued Matter at the 6/14/2023 & 9/20/2023 & 11/1/2023 Hearing; also, placed a \$2,500 Contingent Fine at the 9/20/2023 Hearing**
- VII. **13 Harriet Street** – (Section 118-350(B)) - Conversion of a 2-Family Residence to a 4-Family Residence, on a property within a ‘C-Residential’ zone - Principal uses and structures. In an 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 the 1/4/2023 & 10/11/2023 Hearing; also, placed a \$30,000 Contingent Fine at the 10/11/2023 Hearing*



CITY OF NORWALK Planning & Zoning

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

- VIII. **11 Shadybrook Lane** – Section 118-320(B)(4)(m) - **Storage of unregistered and/or derelict vehicles (passenger, commercial, recreational, etc.) on a property located within an 'AA-Residential' zone** - 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 the 11/1/2023 Hearing****
- IX. **25 Geneva Road** – Section 118-320(B) - **Operation of a commercial business, including the storing & use of commercial box trucks, within an 'AA-Residential' zone** - Principal uses and structures. In an AA 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 within 'AA-Residential' zone

**** 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: 822 7250 6846

Public may watch this meeting at: [Link to Webinar](#)

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.** ***