



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 11, 2023 at 3:00 p.m.
Planning and Zoning Department, City Hall, Room 125 (Conference Room)
VIRTUAL ACCESS FOR PUBLIC PARTICIPATION & VIEWING AVAILABLE ONLINE
Public Participation Instructions Below

- I. **41 Van Zant Street** – (Section 118-533 (C)) – **Use of a property (as contractor's storage & parking) not in compliance with permitted uses within the East Norwalk Village TOD Zone** - In the EVTZ (East Norwalk Village TOD 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 (See Norwalk Building Zone Regulations for list of uses).
- II. **29 Priscilla Road** – (Section 118-330(B)) – **Operation of a commercial automotive repair from a property from a property located within an 'A-Residential' zone** - Principal uses and structures within an A 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 within Norwalk Building Zone Regulations for uses of this section) **AND** (Section 118-330(B)(4)(m)) – **Storage of more than one unregistered vehicle and/or stored not in accordance with the setback requirements of the 'A-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 **AND** (Section 118-1220(J)) – **Creation of, or utilization of, an area within the front setback for the parking/storage of vehicles** - 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 7/26/2023 Hearing****
- III. **23 Lincoln Avenue** – (Section 118-350B) - **Creation of a 3-Family Residence/Rooming House within a premises, located within a 'C-Residential' zone (use not permitted in 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 5/17/2023 & 6/14/2023 Hearing****
- IV. **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 Hearing****
- V. **215 Dr. Martin Luther King, Jr. Drive** – (Section 118-710 (B)) – **Occupation of a property & construction/placement of structures, without applying for, nor obtaining a Special Permit** - Principal uses and structures. In an Industrial No. 2 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 uses listed below and no other (see section in Norwalk Building Regulations for list of uses)
- 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 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 11/30/2023 & 2/22/2023 Hearing & Placed a \$1,000 contingent fine at 11/30/2022 & 4/12/2023 Hearing****



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- VII. **194 East Avenue** – (Sections 118-1420(E)(F)(G) – **Finishing of attic space without applying for a Zoning Approval, obtaining a Zoning Approval, nor obtaining a Certificate of Zoning Compliance.** **Hearing Officer Continued matter at the 2/1/2023 & 3/15/2023 & 4/12/2023 & 5/17/2023 & 6/14/2023 Hearing; also, \$1,000 Assessed Fine and \$2,000 Contingent Fine at 5/17/2023 Hearing**
- VIII. **4 Hillside Street** – (Section 118-350(B)) – **Creation of a 3-Family Residence within a ‘C-Residential’ zone (use of 3-Family Residence is not allowed in 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 the 3/15/2023 Hearing**
- IX. **4 Charles Street** – (Section 118-350(B)) – **Creation of a 3-Family Residence within a ‘C-Residential’ zone (use of 3-Family Residence is not allowed in zone); created 3-Family by conversion of detached structure to a separate unit** - 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 the 3/15/2023 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:** 646 558 8656
- **Enter Webinar ID:** 869 7074 7182

Public may watch this meeting at: <https://us02web.zoom.us/j/86970747182>

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.** ***