



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 25, 2024 at 2:00 p.m.
Planning and Zoning Department, City Hall, Room 125
VIRTUAL ACCESS FOR PUBLIC PARTICIPATION & VIEWING AVAILABLE ONLINE
Public Participation Instructions Below

- I. **8 Kendall Court** – 4.3.9.A (Article 4) – **Boat storage created on property** – Use placed/created in Zone, which is not permitted within the Use Table for Zone (*Continued by hearing officer on 5/29/24*)
- II. **44 Grandview Avenue** - 4.3.1-D (Article 4) **Unpermitted parking created in front** - CD-2 Building & Lot/Building Site Standards not met **4.3.9.D** (Article 4) **Commercial vehicle stored in front** Per use table, commercial vehicle size as described not permitted in zone (*Continued by hearing officer on 8/21/24*)
- III. **16 Fireside Court** – 4.3.9.D (Article 4) **Multiple commercial vehicles stored at property** Use placed/created in Zone, which is not permitted within the Use Table for Zone & 8.4.11.B (Article 8) – **Requirement to obtain Certificate of Zoning Compliance** Unless otherwise exempted pursuant to these Regulations, a separate Certificate of Zoning Compliance issued by the Planning and Zoning Director upon completion of the Development, proposed within the Permit, provided that the Development complies with the standards set forth in these regulations and any other approvals related to this Development (*Continued by hearing officer on 5/29/24*)
- IV. **47 Woodward Avenue** 4.3.1-D (Article 4) -- **Unpermitted addition encroaches on front setback of 30'** CD2 Building & Lot/Building Site Standards not met & **8.4.10.I** (Article 8) **Front addition created without permits** Upon determination by the Planning and Zoning Director that the premises, Use, Development, Building or Structure, as applicable, as described in an Application complies with these Regulations, the Planning and Zoning Director shall issue a Zoning Permit
- V. **4 Beauford Road** – 1.17.1 (Article 1) - **Creation of dormer and side staircase without permits**- No Development, re-Development, Improvement, Construction, re-construction, or Alteration of or on any Structure, Lot, Building Site, Development Parcel, or other land shall occur without prior submission of all completed Applications, and obtaining all approvals, permits, and certifications, as applicable, pursuant to Article 8 (Administration, Procedures, and Enforcement). (*continued by hearing officer on 7/10/24*)
- VI. **26 Wall Street** – 4.3.9.A (Article 4) - **Creation of an unpermitted vape shop without permits** - Use placed/created in Zone, which is not permitted within the Use Table for Zone (*Continued by hearing officer on 5/29/24*)
- VII. **11 Grandview Avenue** -- 4.3.9.D (Article 4) **Storage of more than one commercial vehicles** - Per use table, commercial vehicle size as described not permitted in zone CD-2 & 4.3.9.A (Article 4) **Earth Processing and Contractor's Materials Storage Yard use created** - Use placed/created within Zone CD2, which is not permitted within the use table for Zone



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- VIII. **17 Felix Lane** - 4.3.9.A (CD-1M Uses - page 243) **Building/contractor material storage on property** Operation of a commercial contractor storage yard/commercial vehicle storage yard, including the storage of ladders, scaffolds, tools, & other trade equipment, along with multiple vehicles used in the trades business & 4.3.9.D (Article 4) **Commercial vehicle storage on property** Per use table, commercial vehicle storage on property & 4.3.9.D (Article 4) **Improper storage of an unregistered vehicle in the front yard** Improper storage of an unregistered vehicle in the front yard
- IX. **336 Westport Avenue** 4.3.9.G.cg.1 (Article 4) **Creation of a vape shop** No Vape Shop shall be closer than one (1) mile from another Lot which contains another Vape Shop use. The distance shall be measured in a Straight line from the nearest legal Lot or Building Site Line of one Lot to the nearest legal Lot or Building Site Line of the other Lot & 7.8.I (Article 7) **Placement of “inflatable tube man” sign** Portable signs not permitted & 4.3.17.C-4 **Placement of light strings along window borders** Use of illuminated tubing or light strings outlining or defining property lines, sales areas, roof lines, doors, windows or similar areas or features in a manner that is not primarily for safety purposes, as determined by the Planning and Zoning Director is prohibited. This paragraph shall not limit the use of lights illuminating outdoor dining or gathering areas
- X. **143 Strawberry Hill Avenue** – 4.3.1-B (CD-1M – Vehicular Parking Requirements page 63-64- **creation of parking within the front setback** Parking permitted in Rear Yard only, and in Driveway, except as permitted under Parking in Front Yard for existing Lots/Building Sites under Additional Parking Requirements
- XI. **9 Fullmar Lane** – 6.2.2.D (Article 6) **Clearcutting > 10,000 square feet of vegetation without Special Permit** The following activities may be permitted provided the proposed Use of the property otherwise complies with these Regulations, and the Commission issues a Special Permit for the activity: 1. Excavation or Grading of more than 1,000 cubic yards of earth material; 2. Soil disturbance, Clear-cutting (including removal of vegetative ground cover) of 10,000 square feet in area or more. & 4.3.9.A (Article 4) **Unpermitted storage of building materials on property** Building material storage yard use placed/created within Zone CD-1L, which is not permitted within the use table for Zone CD-1L. & 4.3.9.D (CD1L – Commercial vehicle storage – page 247) **Unpermitted storage of commercial vehicles on property** Per use table, commercial vehicle allowed with limitations (see Article 4, Section 4.3.9.G), and no more than storage of one (1) vehicle, which meets limitations outlined



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**** 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 In: 646 558 8656

Webinar ID: 822 7250 6846

Zoom Link: <https://norwalkct-org.zoom.us/j/82272506846>

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 ihall@norwalkct.gov. **For those comments to be read into the record, they should be submitted no later than 9:00am on the morning of the meeting.** ***