



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 20, 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. **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 Hearing & 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 Hearing*
- III. **80 Fort Point Street** – (Section 118-1000; Definition of Contractor’s Storage Yard) - A parcel of land, with or without structures, a minimum of 12,500 square feet in size, used for the storage of equipment and materials used in the construction...including, but not limited to, trucks, vans, bulldozers, backhoes and other similar equipment and/or stockpiles of construction materials, such as concrete, gravel, woodchips, logs, plant stock, masonry, plumbing or electrical supplies, and other similar materials. **Hearing Officer Continued Matter at 4/21/21 & 6/9/21 & 7/21/2021 & 10/20/2021 & 11/17/2021 & 1/226/2022 Hearing**
- IV. **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 Hearings AND placed a \$10,000 contingency fine at the 8/2/2022 Hearing*
- V. **3 Apple Tree Lane** – (Section 118-1420(E) & (G)) – Additions and alterations to premises without applying for a Zoning Approval & not obtaining a Certificate of Zoning Compliance (specifically contravention to Zoning Approval, work without Approval, & additional scope without approval) - 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 118-310B) – Creation of a second unit within a single-family residence; use not permitted in 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 within Norwalk Building Zone Regulations for uses of this section) – **AND** (Section 118-1130) – Placement of fill & excavation of material from property, without obtaining a ‘Fill & Excavation Approval’ from the Department of Public Works & Planning & Zoning - The purpose of these excavation and fill regulations is to regulate the excavation, filling, and grading of land as an activity requiring a permit in order to preserve and protect the land as a natural resource, to safeguard life, limb, property and the public welfare, and to preserve the natural environment and the stability of hillsides. **Hearing Officer Continued Matter at 8/25/2021 & 10/20/2021 & 12/15/2021 & 4/20/2022 & 9/21/2022 & 2/22/2023 & 6/14/2023 Hearing**
- VI. **288 Chestnut Hill Road** – (Section 118-310(B) - Storage of a piece of commercial contracting equipment (single seat, small excavator) at a property 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



CITY OF NORWALK Planning & Zoning

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

- 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).
- VII. **1 River Road - BARN** – (Section 118-531B) - **Utilization of areas on property for the parking of vehicles, not permitted under requirements (and map) approved via the Silvermine Tavern Village District (#16-13SP & #6-13R) & removal of required landscaping-** Purpose and intent. It is the purpose of this zone to ensure that the unique character of this district is maintained for future generations in accordance with Connecticut General Statutes Section 8-2j Village Districts and to provide for the existing uses and structures to be maintained, including inns, restaurants, country stores and other compatible uses which will meet existing and future needs within the district; including cluster housing and related accessory uses which complement the village district character of the site. The provisions of this zone are intended to preserve and enhance the character of the Silvermine Tavern Village District by encouraging the preservation of existing buildings of unique historical and architectural value and assuring that any new structures and uses will be in keeping with the established character of the area. The district is also intended to preserve public access to and along the waterfront including visual access, which shall be retained or provided as part of all new development AND – **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 the 2/1/2023 & 5/17/2023 & Hearing AND Placed a \$2,000 assessed fine & \$4,000 contingent fine at 6/14/2023 Hearing****
- VIII. **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 & 11/30/2022 & 1/4/2023 2/1/2023 & 4/12/2023 & 6/14/2023 Hearings AND placed a \$2,000 contingent fine at the 1/4/2023 & 6/14/2023 Hearing****
- IX. **291 Chestnut Hill Avenue** – Section 118-1420 (E), (F), & (G) – **Additions/Alterations to structure & detached structure without (specifically adding 2 units to detached structure) applying for, obtaining a Zoning Approval & obtaining a Certificate of Zoning Compliance.** ****Hearing Officer Continued Matter at the 5/17/2023 & 7/26/2023 Hearing****
- X. **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 Hearing*****
- XI. **4 Lewis Street** – (Section 118-500(B) - **Placement of a Shipping Container/Temporary Storage Container, or Containers, on a property located within the ‘East Avenue Village District’ zone** - In the East Avenue Village District, 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 others (see Norwalk Building zone Regulations for complete list of allowed uses). ****Hearing Officer Continued Matter at 9/21/2022 & 2/1/2023 & 3/15/2023 & 4/12/2023 & 5/17/2023 & 7/26/2023 Hearing; Hearing Officer assessed a \$5,000 fine at the 5/17/2023 Hearing also, placed a \$5,000 contingent fine at the 5/17/2023 Hearing****
- XII. **18 Grey Hollow Road** – (Section 118-310B) - **Operation of a commercial contractor’s storage yard business (“Prontostone Masonry”), from a property located within a ‘A-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 within Norwalk Building Zone Regulations for uses of this section). *****Hearing Officer Continued Matter at the 5/17/2023 Hearing. Also, assessed a \$300 fine at the 5/17/2023 Hearing*****



CITY OF NORWALK Planning & Zoning

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

**** 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.** ***