



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 August 23, 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. **79 Cedar Street** – (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.
- II. **87 Cedar Street** – (Section 118-522(B)) - **Utilization of a property, within a 'Golden Hill Village District' zone, for the storage of commercial contractor vehicles, tools, equipment, and/or materials (use not permitted in Zone)** - Principal uses and structures. In a Golden Hill 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 other. Any use or structure having a gross floor area of five thousand (5,000) square feet or more or requiring fifteen (15) parking spaces or more shall be permitted subject to the provisions of Section 118-1451, Site plan review. See Norwalk Building Zone Regulations for complete list of allowed uses – **AND** (Section 118-522(B)(5)(a)) - **Placement of a recreational vehicle (boat & trailer), not in compliance with the side & rear setbacks of the 'Golden Hill Village District' zone, and/or not effectively screened from adjacent properties AND storage of unregistered vehicles (use not permitted in Zone)** - Outdoor storage shall be confined to the rear and side yards only and shall be effectively screened from adjacent properties. Outdoor refuse collection and recycling receptacles shall be located behind the front setback and shall be screened from public view and from adjacent properties with a six (6) foot high fenced enclosure or year-round landscaped screening, subject to zoning inspector approval – **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
- III. **48 High Street** – (Section 118-504) – **Use of a property within the 'Central Business District' zone for the operation and use of a commercial contractor's storage yard & business** - It is the purpose of this zone to encourage rehabilitation and compatible new development within Norwalk's central business district. The provisions of this zone are intended to promote moderate scale (or in a Design District Development Park, large scale), mixed-use developments within the downtown area which will provide new retail, residential, hotels, restaurants and office opportunities; protect existing historic structures, water-dependent uses and coastal amenities; preserve adjacent residential neighborhoods and wherever possible, improve the pedestrian environment through public plazas, walkways and shared off-street parking facilities.
- IV. **61 Ohio Avenue Extension** – (Sections 118-1420 (E), (F), & (G)) – **Construction of a shed, which impedes required parking for property, without applying for a Zoning Approval, obtaining a Zoning Approval, & obtaining a Certificate of Zoning Compliance**
- V. **8 Winthrop Avenue** – (Section 118-340B4(d)) - **Placement of a Recreational Vehicle (Boat & Trailer) not in compliance with front setbacks, nor adequately screened from view of the street & adjacent properties** - 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. ****Hearing Officer Continued Matter at the 5/17/2023 & 7/26/2023 Hearings. Also, placed a \$2,500 contingent fine at 7/26/2023 Hearing****
- VI. **2 Cossit 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.



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POSSIBLE ITEMS TO BE HEARD:

- I. **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**
- II. **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 & \$2,000 Contingent Fine at 6/14/2023 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.** ***