



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 May 17, 2023 at 3:00 p.m.

Planning and Zoning Department, City Hall, Room 129

VIRTUAL ACCESS FOR PUBLIC PARTICIPATION & VIEWING AVAILABLE ONLINE

On-line Public Participation Instructions Below

- I. **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 Hearing; also, placed a \$5,000 contingent fine at the 4/12/2023 Hearing***
- II. **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 Hearings AND placed a \$10,000 contingency fine at the 8/2/2022 Hearing***
- III. **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
- IV. **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 Hearing***
- 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
- VI. **41 Van Zant 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.** ****Hearing Officer Continued 2/23/2022 & 4/20/2022 & 6/28/2022 & 1/4/2023 & 3/15/2023 Hearing. Also, Assessed a \$1,000 fine & \$7,5000 contingent fine at 1/4/2023****
- VII. **7 Peaceful Lane** – (Section 118-330B4(d)) - **Storage of a recreational vehicle (boat, trailer, & stand) not in compliance with all setbacks of the 'A-Residential' zone** - Storage of recreational vehicles owned, or leased, by the occupant of the dwelling, provided that such vehicles are located in accordance with the front, side and rear yard requirements of this zone.



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- VIII. **9 Godfrey Street** - Section 118-1420 (E), (F), & (G)) – Additions/Alterations to structure & detached structure without applying for, obtaining a Zoning Approval & obtaining a Certificate of Zoning Compliance AND (Section 118-350(B)) - Creation of a multi-family/rooming house, within a premises, located 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.
- IX. **291 Chestnut Hill Avenue** – Section 118-1420 (E), (F), & (G)) – Additions/Alterations to structure & detached structure without applying for, obtaining a Zoning Approval & obtaining a Certificate of Zoning Compliance.
- X. **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 Hearing; also, placed a \$500 Assessed Fine & \$1,000 Contingent Fine at 4/12/2023 Hearing*
- XI. **32 Kossuth Street** – (Section 118-700(B) – Creation of a 5-family residence within a ‘Industrial #1’ zone (Existing use of 4-family residence is legally non-conforming). - 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 AND (Section 118-1220(C)) – Addition of a commercial use within a legally non-conforming 4-family residence, on a property which does not have sufficient off-street parking for all uses on property - The following off-street motor vehicle parking requirements shall be minimum. See Chart within Norwalk Building Zone Regulations. *Hearing Officer Continued Matter at 10/26/2022 & 11/30/2022 & 2/22/2023 Hearing*
- XII. **82 Rowayton Avenue** – (Section 118-340B) - Operation of a commercial contractor’s storage yard business, from 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.
- XIII. **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)
- XIV. **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.

** 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



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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. ***