



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 15, 2024 at 3:00 p.m.

Planning and Zoning Department, City Hall, Room 125

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 & 9/20/2023 & 12/13/2023 & 1/10/2024 & 2/21/2024 Hearing, also, **Assessed a \$12,000 fine & placed a \$12,000 Contingent fine at 3/15/2023 Hearing***
- II. **32 Perry Avenue** – (Article 4) 4.3.9.A & E - **Placement of Portable Storage Containers (Shipping Containers), on a property located within the SD-LI Zone (use/structure not permitted)** - Principal, Accessory, and Temporary uses & structures. In a SD-LI (Light Industrial Special District) Zone, premises shall be used and buildings shall be erected which are used, designed or intended to be used for the following uses and no others. See Building Zone Regulations for the City of Norwalk for chart of permitted uses & structures. ****Hearing Officer Continued Matter at 4/17/2024 Hearing****
- III. **14 Third Street** – (Article 4; 4.3.9.A (eff. 2/16/2024 – formerly Section 118-340(B)) - **Creation of a 6-Family Residence (Small Multi-Family Building), within an existing Two-Family Detached Dwelling; use of a 6-Family Residence is not permitted in Zone** - Use placed/created in Zone, which is not permitted within the use table for Zone. ***Hearing Officer continued matter at the 3/20/2024 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 & 10/11/2023 & 12/13/2023 & 2/21/2024 & 3/20/2024 Hearing; also, placed a \$30,000 Contingent Fine at the 10/11/2023 Hearing***
- V. **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 & 1/10/2024 & 3/20/2024 Hearings AND placed a \$7,500 contingent fine at the 1/4/2023 Hearing.**
- VI. **19 Elmwood Avenue** – (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 1/10/2024 Hearing; also, placed a \$5,000 Contingent Fine at the 1/10/2024 Hearing***
- VII. **17 Sable Street** – (Article 4; 4.3.9.A (eff. 2/16/2024 – formerly Section 118-340(B)) - **Parking of commercial vehicles at property, storage of contractor tools, equipment, & materials, and use of property for commercial contractor activities & operation (“Jonathan’s Painting”)** - Use placed/created in Zone, which is not permitted within the Use Table for Zone
- VIII. **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 & 10/11/2023 & 11/1/2023 & 2/21/2024 & 4/17/2024 Hearing; also, **\$1,000 Assessed Fine and \$2,000 Contingent Fine at 1/10/2024 Hearing***



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- IX. 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). ****Hearing Officer Continued Matter at 10/11/2023 & 1/10/2024 & 4/17/2024 Hearing; also, placed a \$10,000 Contingent Fine at the 10/11/2023 Hearing****
- X. 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 & 10/11/2023 & 11/29/2023 & 3/20/2024 & 4/17/2024 Hearing***
- XI. 291 Chestnut Hill Road – (Article 4; 4.3.9.A (eff. 2/16/2024 – formerly section 118-310(B)) - Operation of a Commercial Contractor Business from property & parking of multiple commercial vehicles, located within a 'CD-1L' Zone (use not permitted in Zone) - Use placed/created in Zone, which is not permitted within the Use Table for Zone.
- XII. 291 Chestnut Hill Avenue – 1.17.1 (Article 1) - Principal & Accessory Uses – Renovations to detached structure, to create Accessory Dwelling Unit & habitable/finished space without applying for a Zoning approval/permit, obtaining a Zoning approval/permit, nor obtaining a Certificate of Zoning Compliance - 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). ***Matter Continued at the 4/17/2024 Hearing***
- XIII. 143 West Norwalk Road – (Article 4; 4.3.9.A (eff. 2/16/2024 – formerly Section 118-310(B)) - Parking of commercial vehicles at property, storage of contractor tools, equipment, & materials, and use of property for commercial contractor activities & operation - Use placed/created in Zone, which is not permitted within the Use Table for Zone
- XIV. 145 West Norwalk Road – (Article 4; 4.3.9.A (eff. 2/16/2024 – formerly Section 118-310(B)) - Parking of commercial vehicles at property, storage of contractor tools, equipment, & materials, and use of property for commercial contractor activities & operation - Use placed/created in Zone, which is not permitted within the Use Table for Zone.

** 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: 822 7250 6846

Public may watch this meeting at: <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 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. ***