



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, April 17, 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. 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 & 9/20/2023 & 11/1/2023 & 12/13/2023 & 2/21/2024 & 3/20/2024 Hearings AND placed a \$50,000 contingency fine at the 12/13/2023 Hearing**
- II. 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. **Hearing Officer Continued matter at the 8/23/2023 & 2/21/2024 Hearings**
- III. 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).
- IV. 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
- V. 2 Cossitt Road - (Section 118-340(B)(4)(d)) - Use of a stored recreational vehicle (Camper) for habitation, improper placement of recreational vehicle (Camper) (not compliant with front setback & not adequately screened), and improper placement/storage of recreational vehicle (Boat & Trailer) (not compliant with front setback & not adequately screened) - 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 12/13/2023 & 3/20/2024 Hearing & placed a \$10,000 contingent fine at the 3/20/2024 Hearing**
- VI. 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



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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 & 9/20/2023 & 1/10/2024 Hearing****

- VII. 148 West Norwalk Road** – (Section 118-310(B)(4)(d)) - **Placement/storage of Recreational Vehicles (Camper Trailer/RVs), not in compliance with the setbacks of the AAA-Residential zone (rear lot)**- 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. Recreational vehicles shall not be used for living, recreation or business purposes while stored. ***Hearing Officer Continued Matter at 1/24/2024 & 3/20/2024 Hearing; also, placed a \$7,500 Contingent Fine at the 3/20/2024 Hearing***

- VIII. 200 West Rocks Road** – 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 the 11/1/2023 & 2/21/2024 Hearing***

- 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 Hearing; also, placed a \$10,000 Contingent Fine at the 10/11/2023 Hearing****

- 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 & 5/17/2023 & 6/14/2023 & 10/11/2023 & 11/1/2023 & Hearing; also, \$1,000 Assessed Fine and \$2,000 Contingent Fine at 1/10/2024 Hearing***



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- XI. 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 in 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. **Hearing Officer Continued Matter at the 5/17/2023 & 7/26/2023 & 11/1/2023 & 1/10/2024 Hearing; also, placed a Contingent Fine of \$5,000 at 5/17/2023 Hearing**
- XII. 4 Hillside Street** – (Section 118-350(B)) – Creation of a 3-Family Residence within a ‘C-Residential’ zone (use of 3-Family Residence is not allowed in zone) - 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. ** Hearing Officer Continued matter at the & 3/15/2023 & 1/24/2024 Hearing (Matter was postponed at the 8/23/2023 Hearing)**
- XIII. 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 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: 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. ***