



## 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 March 15, 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 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 Hearing AND Assessed a \$12,000 fine & placed a \$6,000 Contingent fine at 11/30/2022 Hearing\**
- II. **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 Hearing\**
- III. **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.
- IV. **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 Hearing. Also, Assessed a \$1,000 fine & \$7,5000 contingent fine at 1/4/2023\*\**
- V. **23 Possum Circle** – (Section 118-330(B)(4)(d) - Placement/storage of a recreational vehicle (boat & trailer) not in compliance with the 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 AND (Section 118-330(B)(4)(m) - Placement/storage of more than one unregistered vehicle on property, and possibly not in compliance with all setbacks 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 uses
- VI. **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 Hearing\**
- VII. **145 South Main Street** – (Section 118-118-510(B) - Creation of a 4-Family Residence within a legally non-conforming 3-Family residence on a property located within a 'Neighborhood Business' zone - Principal uses and structures. In a Neighborhood Business 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. 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 § 118-451, Site plan review. Properties located within the coastal zone boundary shall be subject to coastal site plan review and all other requirements of § 118-1110 herein.
- VIII. **4 Charles 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); created 3-Family by conversion of detached structure to a separate unit - 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.
- IX. **27 aka 29 Wall Street (DBL = 1-22-1-0); "Luna Lounge"** – (Section 118-504(B)(6)) – Addition of Live Entertainment, without applying to, and obtaining the approval of, the Zoning Commission, within the 'Central Business District' zone - Where permitted by the Commission, entertainment in the form of live music, as accessory to a restaurant use, provided that all windows and doors shall remain closed while the



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entertainment is underway, except for the normal passage of people into and out of the premises and a sound engineering report is provided that demonstrates that the noise levels are in conformance with the noise ordinance.

- X. **4A Laura Street** – (Section 118-350(B)) – ***Creation of a 3-Family Residence within a ‘C-Residential’ 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 6/28/22 & 8/30/2022 & 10/26/2022 & 1/15/2023 Hearing. Also, Assessed \$20,000 fine at 1/4/2023 Hearing\****

### **\*\* Instructions for REMOTE 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: 1 312 626 6799
- Enter Webinar ID: 838 7427 7619

Public may watch this meeting at: <https://us02web.zoom.us/j/83874277619>

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](mailto: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.*** \*\*\*