



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
****SPECIAL MEETING****

Wednesday January 24, 2024 at 4:00 p.m.

Planning and Zoning Department, City Hall, Room 129

VIRTUAL ACCESS FOR PUBLIC PARTICIPATION & VIEWING AVAILABLE ONLINE

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 & 5/17/2023 & 7/26/2023 & 9/20/2023 & 1/10/2024 Hearing; also, assessed a \$5,000 fine at the 5/17/2023 AND, placed a \$5,000 Contingent Fine at the 9/20/2023 Hearing***
- II. **139 West Rocks Road** – (Section 118-1450) - **Occupation of a structure not in compliance with approved Special Permit (#1-19), and associated conditions of approval** - Certain uses and structures, because of their unique characteristics, cannot be specifically classified or regulated in a particular district without consideration in each case of the impact of such uses and structures upon the neighborhood and surrounding area and upon the public health, safety and welfare. Such uses and structures as specified elsewhere in the regulations may be permitted only by Special Permits. When an existing use or structure which is permitted only by special permit is proposed to be extended or altered in a manner which would in any way change the character or intensity of the use or feature, such proposed extension or alteration shall be treated as a new special permit under this section **AND** (Section 1420(G)) - **Occupation of a premises, without obtaining a Final Certificate of Zoning Compliance** - 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.
- III. **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.
- IV. **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 Hearing (Matter was postponed at the 8/23/2023 Hearing) ***
- V. **6 Lyncrest Drive** – (Section 118-340B4(n)) – **Improper parking/Storage of unregistered vehicles on a property located within a ‘B-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 118-340(B)(4)(l) - **Placement of a dumpster, for longer than 30 days, without a valid/active Building Permit** - Portable storage container, other than those used during construction for which a valid Building permit has been issued, shall be permitted for a maximum period of one (1) month in any calendar year and limited to one (1) such container placed on an individual property at any one time and such container shall not exceed eight (8) feet in height or one hundred and sixty (160) square feet in size.



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**** 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.gov. **For those comments to be read into the record, they should be submitted no later than 9:00am on the morning of the meeting.** ***