



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 January 10, 2024 at 3:00 p.m.
Planning and Zoning Department, City Hall, Room 125 (Conference Room)
VIRTUAL ACCESS FOR PUBLIC PARTICIPATION & VIEWING AVAILABLE ONLINE
Public Participation Instructions Below

- I. **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 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 Hearing****
- II. **288 Chestnut Hill Road** – (Section 118-310(B) - **Storage of a piece of commercial contracting equipment (single seat, small excavator) at a property located within an ‘AAA-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). ****Hearing Officer Continued Matter at 9/20/2023 Hearing****
- III. **41 Van Zant Street** – (Section 118-533 (C)) – **Use of a property (as contractor’s storage & parking) not in compliance with permitted uses within the East Norwalk Village TOD Zone** - In the EVTZ (East Norwalk Village TOD 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 (See Norwalk Building Zone Regulations for list of uses). ****Hearing Officer Continued Matter at 10/11/2023 Hearing; also, placed a \$7,500 Contingent Fine at the 10/11/2023 Hearing****
- IV. **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 & Hearings AND placed a \$10,000 contingent fine at the 1/4/2023 Hearing.**



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- V. **16 Sycamore Street** (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 AND Alterations to premises without obtaining a Certificate of Zoning Compliance (specifically removal of basement unit to revert premises to a 2-Family Residence). ****Hearing Officer Continued Matter at the 6/14/2023 & 9/20/2023 & 11/1/2023 Hearing; also, placed a \$2,500 Contingent Fine at the 9/20/2023 Hearing****
- VI. **291 Chestnut Hill Avenue** – Section 118-1420 (E), (F), & (G) – Additions/Alterations to structure & detached structure without (specifically adding 2 units to detached structure) applying for, obtaining a Zoning Approval & obtaining a Certificate of Zoning Compliance. ***Hearing Officer Continued Matter at 5/17/23 & 7/26/23 & 9/20/2023 Hearings; also, placed a \$5,000 Contingent Fine at the 9/20/2023 Hearing***
- VII. **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 5/17/2023 Hearing***
- VIII. **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 Hearing; also, placed a \$10,000 Contingent Fine at the 10/11/2023 Hearing****
- IX. **25 Geneva Road** – Section 118-320(B) - Operation of a commercial business, including the storing & use of commercial box trucks, within an 'AA-Residential' zone - Principal uses and structures. In an AA 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 within 'AA-Residential' zone
- X. **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.
- XI. **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 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****
- XII. **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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- XIII. **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 & 11/1/2023 & 12/13/2023 Hearing, also, Assessed a \$12,000 fine & placed a \$12,000 Contingent fine at 3/15/2023 Hearing*
- XIV. **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 Hearing; also, placed a Contingent Fine of \$5,000 at 5/17/2023 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. ***