



## CITY OF DANBURY

155 DEER HILL AVENUE  
DANBURY, CONNECTICUT 06810

ZONING COMMISSION  
www.danbury-ct.gov

(203) 797-4525  
(203) 797-4586 (FAX)

### AGENDA - **ZBA SUBCOMMITTEE SPECIAL MEETING** WEB-BASED MEETING HOSTED ON ZOOM MONDAY, FEBRUARY 6, 2023 7:00 PM

Public Participation Instructions on Page 3 of this Agenda  
To view livestream on Danbury CT Planning & Zoning YouTube Channel click on  
<https://www.youtube.com/channel/UC59LEpmvEgAN4B3EAyXEVTQ>

*To View Application materials, click on links below the Agenda item.*

#### ROLL CALL:

#### REFERRAL:

- 1) Subcommittee Discussion & Recommendation for Zoning Board of Appeals Referral - Application #22-29: OTROP Investments, LLC (Property Owner), Mazzucco, Esq. & Lichtenauer, Esq. (Agents); 61 Liberty St. (I14304), RMF-4 Zone. USE VARIANCE. Sec. 4.B.2 in accordance with Secs. 9.C.1.a. & 11.B.2.b.: to allow change in use from one non-conforming use (club) to another non-conforming use (restaurant serving liquor) in the RMF-4 Zone and Sec. 3.F.2.: to allow Special Permit Use in RMF-4 Zone. ZBA Public Hearing scheduled for February 9, 2023.

*Click on link for:*

[ZBA Application including survey map.](#)  
[Planning Department Staff Report.](#)

#### ADJOURN SUBCOMMITTEE MEETING:

---

### AGENDA - **ZONING COMMISSION SPECIAL MEETING** WEB-BASED MEETING HOSTED ON ZOOM MONDAY, FEBRUARY 6, 2023 7:30 PM

Public Participation Instructions on Page 3 of this Agenda  
To view livestream on Danbury CT Planning & Zoning YouTube Channel click on

<https://www.youtube.com/channel/UC59LEpmvEgAN4B3EAyXEVTQ>

*To View Application materials, click on links below the Agenda item.*

ROLL CALL:

THE NEXT REGULAR MEETING IS SCHEDULED FOR FEBRUARY 28, 2023.

PLEDGE OF ALLEGIANCE:

ACCEPTANCE OF MINUTES: January 10, 2023.

*Click on link for [January 10, 2023](#) minutes.*

PUBLIC HEARINGS: None.

CONTINUATION OF PUBLIC HEARING: None.

OLD BUSINESS FOR DISCUSSION AND POSSIBLE ACTION:

NEW BUSINESS:

- 1) ZBA Referral - Application #22-29: OTROP Investments, LLC (Property Owner), Mazzucco, Esq. & Lichtenauer, Esq. (Agents); 61 Liberty St. (I14304), RMF-4 Zone. USE VARIANCE. Sec. 4.B.2 in accordance with Secs. 9.C.1.a. & 11.B.2.b.: to allow change in use from one non-conforming use (club) to another non-conforming use (restaurant serving liquor) in the RMF-4 Zone and Sec. 3.F.2.: to allow Special Permit Use in RMF-4 Zone. *ZBA Public Hearing scheduled for February 9, 2023.*

*Click on link for:*

[ZBA Application including survey map.](#)  
[Planning Department Staff Report.](#)

CORRESPONDENCE: None.

OTHER MATTERS:

FOR REFERENCE ONLY:

- 1) Petition of 3775 LLC (as Applicant), 1, 3, & unnumbered lot Pembroke Road (G08029 [owned by Robert Morsey], G08030 & G08098, [owned by 3775 LLC]) for Change of Zone from RA-40 to RA-20. *Public hearing **RESCHEDULED** for February 28, 2023.*

*THE FOLLOWING PETITION HAS BEEN WITHDRAWN:*

Petition of South Park Properties LLC, 130, 132-134, & 136 South Street (J15059, J15058, & J15056) for Change of Zone from CN-5 to RMF-4.

ADJOURNMENT:

**PUBLIC PARTICIPATION INSTRUCTIONS:**

**NOTE:** The Commission meeting starts at 7:30 PM. PLEASE feel free to join early after 7:15 PM to test the audio and video connection.

Topic: Zoning Commission Meeting

Time: Monday, February 6, 2023 @ 7:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/85371834581?pwd=b3owa2Ztc2dBbWhxZFoyMVorYkN3QT09>

Meeting ID: 853 7183 4581

Passcode: 421819

One tap mobile

+13052241968,,85371834581#,,,,\*421819# US

+13092053325,,85371834581#,,,,\*421819# US

Dial by your location

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 646 931 3860 US

+1 929 436 2866 US (New York)

+1 301 715 8592 US (Washington DC)

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

+1 689 278 1000 US

+1 719 359 4580 US

Meeting ID: 853 7183 4581

Passcode: 421819

Find your local number: <https://us02web.zoom.us/j/kc7GHZD0nD>

Also see Virtual Meeting Instructions on the Zoning Commission webpage.