



**CITY OF DANBURY**  
155 DEER HILL AVENUE  
DANBURY, CONNECTICUT 06810

ZONING BOARD OF APPEALS  
www.danbury-ct.gov

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

***Corrected***  
**ZONING BOARD OF APPEALS**  
**AGENDA**  
**Web-based Meeting held via ZOOM**  
**Public Participation Instructions – Page 2**

**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**  
**January 12, 2023**  
7:00 p.m.

**ROLL CALL:**

**ACCEPTANCE OF MINUTES:** December 8, 2022

Click here for: [Minutes – December 8, 2022](#)

The next regular meeting is scheduled for **January 26, 2023**

**PUBLIC HEARINGS:**

**#22-30:** Danbury, City of, 40 Apple Ridge, (E17061 & E17061-1), RA-40 Zone. Sec.4.A.3. Increase maximum building height from 35' to 55' and increase maximum stories from 3 stories to 4 stories. Sec. 4.A.4.b.(2)(b) Reduce side yard setback from 50' to 38'.

Click here for: [Application materials](#)

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**#22-28:** 146 Carol St., J. C. Contracting, (H21094) RA-20 Zone, Sec. 4.A.3 Reduce front yard setback from 30' to 19'.

Click here for: [Application materials](#)

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CONTINUED PUBLIC HEARINGS:

**#22-25:** 24 Hillandale Rd., GRC Construction LLC, (F08086), RA-40 Zone. Sec. 4.A.3: Reduce front yard setback from 40' to 38'; reduce side yard setbacks from 25' to 10'; and increase lot coverage from 15% to 16.1%. **WITHDRAWN**

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OLD BUSINESS: None

NEW BUSINESS:

For referral to the Planning Commission and Zoning Commission.

**#22-29:** 61 Liberty St., OTROP Investments, LLC, Mazzucco, Esq. & Lichtenauer, Esq., Agents; (I14304), RMF-4 Zone. USE Variance: Sec. 4.B.2 in accordance with 9.C.1.a. and 11.B.2.b. Allow change in use from one non-conforming use (club) to another non-conforming use (restaurant serving liquor) in the RMF-4 Zone. Sec. 3.F.2. Allow special permit use in RMF-4 Zone

Click here for: [Application materials](#)

Click here for: [Catholic Bishops General Counsel 2021 Group Ruling](#)

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CORRESPONDENCE: None

OTHER MATTERS: Elections

ADJOURNMENT:

**PUBLIC PARTICIPATION**

**NOTE: This meeting starts at 7:00 PM (US and Canada). Please feel free to join early after 6:30 PM to test connection.**

Join Zoom Meeting

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Zoning Board of Appeals Agenda Corrected

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