



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

ZONING BOARD OF APPEALS
(203) 797-4525
(203) 797-4586 (FAX)

AGENDA – REGULAR MEETING
January 22, 2009
COMMON COUNCIL CHAMBERS
7:00 PM

ROLL CALL:

NOTE: THE NEXT REGULAR MEETING IS SCHEDULED FOR **2/26/09**.

CONTINUATION OF PUBLIC HEARINGS:

#08-56 – Nick Tsakonitis, 36 Franklin Street (H13036), Sec.4.C.3., to reduce required side yard setback from 15 ft. to 6.1 ft. on west side; to reduce rear yard setback from 25 ft. to 12.6 ft. on west side; to reduce side yard setback from 15 ft. to 0 ft. between point A & B; Sec. 8.A.2.c.(4), to permit grading within 5 ft. of prop. line for construction of retaining wall & parking structure between point A & C; Sec.8.A.2.c.(4)., to permit grading within 5 ft. of prop. line for construction of parking structure on west side; Sec. 8.C.2., to reduce aisle width from 24 ft. to 20 ft.; Sec.3.G.3.b, to increase max. allowed height for an accessory use from 15 ft. to 31.5 ft. (R-3 Zone).

NEW BUSINESS:

#08-65 – Antonio J. Carvalho, 4 Liberty Avenue (K16072), Sec.3.H.3.b.(1), to reduce req'd. lot width from 50 ft. to 36.9 ft. to allow driveway for proposed new single-family dwelling (RA-8 Zone).

#09-01 – Robert F. Arconti / Arconti Concrete, LLC, 122 Beaver Brook Road (K10053), Sec.6.A.3., to reduce min. side yard setback from 20 ft. to 8.5 ft. for new industrial building (IL-40 Zone).

#09-02 – Calvin L. & Irene H. Black, 3 Driftway Point Road (D13027), Sec.4.A.3., to reduce min. side yard setback from 25 ft. to 12.5 ft. for res. addition (RA-40 Zone).

#09-03 – **POSTPONED** to 2/26/09 - Nidia Vargas dba Oasis Restaurant, 38 Shelter Rock Road (K15090), Sec.6.A.3., to reduce min. front yard setback from 30 ft. to 20 ft.; to reduce side yard from 20 ft. to 5 ft. for patio; to reduce side yard from 20 ft. to 5 ft. for 2-story addition; to reduce side yard from 20 ft. to 11 ft. for 1-story addition; Sec.6.C.2.b., to eliminate req'd. 20 ft. continuous planting strip; Sec.8.C.2.b.(2), to reduce min. aisle width from 24 feet to 14 ft.10 inches; Sec.6.A.2.a., to permit change from one non-conforming **use** to another non-conforming use, restaurant (IL-40 Zone).

ACCEPTANCE OF MINUTES: 1/8/09 Meeting

ADJOURNMENT:

Richard S. Jowdy, Chairman