



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

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

AGENDA - REGULAR MEETING  
**August 25, 2011**  
COMMON COUNCIL CHAMBERS  
7:00 PM

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ROLL CALL:

NEW BUSINESS:

# **11-30** - Neil Marcus, Esq. (Batista), 395-397 Main St.(H12217, H12218), Sec.5.A.3., to reduce req'd. lot size from 20,000 sq.ft. total to 17,452 sq.ft.; to reduce min. front yard setback on Main St. from 25 ft. to 20.65 ft.; to reduce min. front yard setback on Patch St. from 25 ft. by 24.25 ft.; Sec.5.H.2., to allow two parking spaces in a front yard on Patch St.; Sec.5.H.1.b., to eliminate requirement for a 20 ft. deep continuous planting strip along Patch St.; to reduce requirement for a continuous planting strip along Main St. from 20 ft. deep to 5 ft. deep; Sec.8.B.1.a.(1).(a), to reduce requirement for 100 ft. setback to 81 ft. from intersection of Patch St. and Main St. for new driveway (CG-20 Zone).

# **11-32** - 3 Kenosia, LLC, 3B Kenosia Avenue (E16031), Sec.8.B.1.b.(4), to reduce min. required width of driveway for two-way travel from 20 ft. to 12 ft. (IL-40 Zone).

# **11-33** - City of Danbury, Forty Acre Mountain Road (K02079), Sec.4.A.3., Water Tank: to reduce front yard setback from 50 ft. to 6.6 ft.; to reduce north side yard setback from 30 ft. to 2.2 ft.; to reduce south side yard setback from 30 ft. to 23.4 ft.; Generator: to reduce front yard setback from 50 ft. to 19.6 ft.; to reduce north side yard setback from 30 ft. to 21.2 ft.; to reduce south side yard setback from 30 ft. to 7.9 ft. for detached accessory use, water pump station/ well (RA-80 Zone).

# **11-34** - Steven J. Rountos, 2 Field Road (G10082), Sec.4.A.3., to reduce front yard setback on Field Rd. from 40 ft. to 30 ft.; to reduce south side yard setback from 25 ft. to 18 ft. for res. additions (RA-40 Zone).

ACCEPTANCE OF MINUTES: August 11, 2011, Meeting.

ADJOURNMENT:

The next regular meeting of the ZBA is scheduled for **September 22, 2011.**

RECEIVED FOR RECORD  
DANBURY TOWN CLERK  
2011 AUG 23 P 4 26

BY: *MNC*