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DANBURY, CONN.

CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

JUN 11 2013

at 12:46 PM o'clock Map# _____

Town Clerk

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

AGENDA - REGULAR MEETING
June 13, 2013
COMMON COUNCIL CHAMBERS
7:00 PM

ROLL CALL:

NOTE:

OLD BUSINESS:

EXECUTIVE SESSION & POSSIBLE ACTION REGARDING SETTLEMENT of SEVEN SPRINGS REALTY v. ZONING BOARD OF APPEALS of the City of Danbury and Colonial Subaru, Inc., Docket # DBD-CV13-6011435-S, Variance Application # **12-41**:

12-41 - Colonial Subaru, Inc., 89 Newtown Road (M11014), Sec.5.A.3., to reduce side yard setback from 20 ft. to 11 ft. for building; Sec.5.H.1.b., to eliminate 20 ft. continuous planting strip for Newtown Road, reduce planting strip from 20 ft. to 5 ft. for Old Sherman Turnpike, and allow driveway/travel lanes in front yard setbacks for Newtown Road and Old Sherman Turnpike; Sec.5.H.2., to permit parking, storage, and display of vehicles in front yard setback for Newtown Road and Old Sherman Turnpike; Sec.8.A.2.C.(4), to permit edge of excavation or fill within 5 ft. of property line; Sec.8.C.1.c., to permit parking in front yard setback for Newtown Road and Old Sherman Turnpike; Sec.8.C.3.b., to eliminate 1 street tree per 40 ft. frontage requirements for Newtown Road; Sec.8.E.5.a., to reduce front yard sign setback requirement from 10 ft. to one foot for Newtown Road (CG-20 Zone).

NEW BUSINESS:

13-18 - Brian Reeves (FastSigns), 80 Mill Plain Road (D14003), Sec.8.E.3.a.(3), to permit two free-standing signs on existing lot width 251 ft. of frontage, and to reduce required separation of two signs on one lot from 300 ft. to 52 ft.; Sec.8.E.5.a., to permit new free-standing sign in required side yard; Sec. 8.E.6.b., to permit prohibited signs for off-premises advertising for property located at 82 Mill Plain Road on property located at 80 Mill Plain Road(CA-80 Zone).

13-19 - Tomas & Luzia Guardado, 11 Bennett Place (H15099), Sec.4.C.3., to reduce front yard setback from 20 ft. to 9.2 ft. for residential addition (R-3 Zone).

13-20 - Steven M. Olivo, Trustee, 7 Hospital Avenue (I12155), Sec.4.D.3.a., to reduce min. req'd. lot width from 125 ft. to 60.50 ft.; to reduce min. lot area from 11,500 sq.ft. to 11,117 sq.ft. for construction of 4 dwelling units (RH-3 Zone).

13-21 – Manuel R. & Gloria A. Salazar, 9 Mannions Lane (K16122), Sec.4.B.3., to reduce min. side yard setback from 15 ft. to 1.7 ft.; to reduce min. rear yard setback from 25 ft. to 12.1 ft. for residential conversion from one to 3-family dwelling (RMF-4 Zone).

13-22 – John & Leslie Shain, 4 Pocono Point Road (K02011), Sec.4.A.3., to reduce min. side yard setback from 15 ft. to 5 ft. for residential deck (RA-20 Zone).

13-23 – Wayne Firmender, 63 Ta'Agan Point Road (I06019), Sec.4.A.3., to reduce min. west side yard setback from 15 ft. to 0.4 ft.; to reduce min. east side yard setback from 15 ft. to 11.2 ft.; to increase max. building coverage from 20% to 28.1% for residential additions & reconstruction; Sec.8.A.2.c.(4)., to reduce bottom edge of excavation from 5 ft. to 0.0 ft. to property line (RA-20 Zone).

13-24 – Thomas J. Mascola, 15 Deepwood Drive (M09067), Sec.4.A.3., to reduce side yard setback from 15 ft. to 14 ft.; to reduce front yard setback from 30 ft. to 27 ft. for deck (RA-20 Zone).

ADJOURNMENT:

Richard S. Jowdy, Chairman