



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

ZONING BOARD OF APPEALS  
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MINUTES  
**February 14, 2008**  
COMMON COUNCIL CHAMBERS  
7:00 PM

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Present were Chairman Richard S. Jowdy, Herbert Krate, Michael Sibbitt, and Gary Dufel. The meeting was called to order by Chairman Jowdy at 7:09 pm. A motion to hear tonight's agenda was made by Herb Krate, and seconded by Michael Sibbitt. The motion carried unanimously. Jowdy explained the procedure with a four man board to the audience: four positive votes are required for a variance to be granted.

CONTINUATION OF PUBLIC HEARINGS:

**#07-71** – Crystal Bay Association, Inc., 10 Hayestown Road (109066), Sec. 3.G.3.a., to allow detached accessory building in front yard; Sec.4.E.3., to reduce front yard setback from 40 ft. to 8.2 ft.; to reduce side yard setback from 15 ft. to 10.8 ft.; Sec.8.C.4.f.(4)., to reduce the number of required parking spaces from 94 to 90 for two detached garages (RR-10 Zone). Chairman Jowdy introduced this continuance at 7:11 pm. Paul N. Jaber, Attorney, took the mic and introduced himself. With me also is Steve Sullivan, PE, representing the applicant, the Homeowners' Association, Inc. Jaber gave some history of the application; two garages each containing 10 spaces. We asked that it be continued so that we could make revisions to the plan so we could try to make it more acceptable. There were no January meetings, Jaber continued. In July of 2007 you denied that application (ZBA 07-43). The applicants came to my office and I suggested some revisions. We made what we think are some substantial revisions to the plan. We had a nice discussion then, and Steve Sullivan was able to do several designs, and we have one. Dufel asked about the maps before the Commissioners. Jaber explained it's the same application; no new maps have been submitted. We have a map to submit with our actions tonight, Jaber confirmed for Commissioners Krate. Sullivan and Jaber discussed the Poets Landing/ Chrystal Bay map on the easel. Jaber discussed the number of units previously approved. He showed the location of the two proposed garages. In the original application I submitted in December, we were requesting a setback variances for this building and for this building and a parking variance for 4 parking spaces. Steve worked on it. He was able to change spaces, and moved the whole garage forward, Jaber said. In doing that we reduced the parking count a little more. That's more than we are asking for, so we would have to come back in for that. You may be more agreeable to giving a larger parking variance. Jaber explained the count of the cars, counted last year: 56 cars counted for 94 spaces including handicapped. Jaber discussed the number of residents, full and part time. The maximum they ever have is 56, Krate said. Krate asked when you did your counts in July, why didn't you do them in August 2007? You know what I'm asking for, Krate said. Jaber said the date was 7/7/07; that was the last count, 28 cars. Jaber gave the count taken on different dates. There are 39 units now. That's why they did it, because it's always vacant.

Dufel said now that garage does not need a setback variance. What are we crossing off here if it gets to the point of a motion?

Jaber answered the side yard setback from 15 feet to 10.8 feet.

Krate: and of course we will not address the parking spaces tonight. We can't approve a greater variance tonight. They would have to come back for another variance. Jaber and Krate discussed this.

Jowdy said during the summer time, it was amazing that they do not fill up that parking area.

Jaber said what I did tell you last time is that the design of the garages would be the same. That picture is looking from here, across. There's that row of trees right in here. This is the garage that needs the variances.

Sullivan said we moved it a couple of feet since that July application, but there is a City water easement here.

Dufel said I really appreciate the whole view. Dufel asked about windows, the distances; now that condo unit owner will be looking at that garage.

Jaber said I gave you a copy last time that Poets Landing has no objection. They've come to an agreement, regarding boat storage in the winter time; this is leased out to other people. The docks are owned by Poets Landing. Jaber gave some history of the dock ownership. There are 25 permanent residents. 22 of the 25 are participating in this application so that they can own a garage to park their cars in. The other plans we did had access through here; it wouldn't pass Planning, Jaber said.

Krate said, for the record, I did read the minutes of 12/18/07, so I can act on this. The other question I had: was there anyone in objection in December?

Jaber replied no.

Jowdy said I think this will have a better impact on the welfare, health and safety of the neighborhood as the wind now blows right across there.

Jaber said these are the shrubs that are in existence now; they are required by Planning. They are a good size actually.

Jowdy asked are there any other questions? At 7:26 pm, Jowdy asked are there any members of the audience who wish to speak for or in opposition to this request?

Lee asked Mark Kennedy to sign in.

Mark Kennedy came forward and said I am a resident of Crystal Bay as well. He showed his slide show presentation using Sullivan's pointer.

Krate asked how high are these?

Sullivan replied 20 feet high.

Dufel asked what's in the storage area?

Sullivan said just an attic space.

Krate asked how does it sit in those spaces? From where to where?

Kennedy finished his presentation after Jaber said there's no variance required over there. Barbara Persan from Unit 28 at Crystal Bay came forward and identified herself, and said I read the minutes, and I wanted to respond to some of the worries and concerns. I thought I would point out some of the hardships. The people have been there some 8 years or more. Many of us are older people who have sold larger homes. We are not developers who want to build garages for profit. She discussed the desires of the residents: shoveling snow, deicing the cars. We were not the ones that planned Crystal Bay, Persan said; the developers did not give us garages. The present owners would like to have these improvements. And enough space was not provided to build garages without variances, and that's why the ZBA is in existence. Persan gave some further history of the development. Crystal Bay building #1 is close to that property. Persan discussed the road. The Crystal Bay developer could not reach an agreement with the Crystal Beach developer. Although initially when we bought our properties, we thought possibly garages would be built. That did not happen. There is very limited space between those buildings and the property lines.

Persan discussed the marina. So we only have two edges to build anything on, which she explained. Persan discussed why the condo buildings are situated where they are in relation to the easements. We are not financially backed developers. We do have good practical reasons for asking for this variance. Poets Landing has no objection, and we are in environmental compliance, and this would not be out of harmony with the town's comprehensive plan of development.

Jowdy said thank you very much. Is there anyone else in favor or opposition?

Suzanne Marnane came forward saying I'm here from Crystal Bay representing the elderly residents there. Their concerns are being able to get to their cars, and have their cars in a dry area where they can get into them. The elderly wanted me to emphasize that point.

Dufel asked you represent the elders? Can you define what that is?

Suzanne Marnane replied you and I.

Krate said all these garages are being built over impervious surfaces. Are you covering any grass?

Sullivan replied a little bit of grass is being covered over here.

Jowdy asked is there anyone who wishes to speak for or against this application? The Board will inform you of their decision.

During the voting session, Krate made a motion to **approve** Crystal Bay, to allow a detached accessory building in a front yard; to reduce front yard setback from 40 ft. to 8.2 ft.; to reduce the number of required parking spaces from 94 to 90 for two detached garages in the RR-10 Zone, per plan submitted. This is in keeping with the area, and will have no detriment to the welfare, health and safety of the area, Krate said.

Sibbitt seconded the motion.

The motion carried unanimously.

**#07-77** – Antonio A. Ramos & Antonio C. Narciso, 2 Broad Street (K12270), Sec.6.A.3.a., to reduce rear yard setback from 30 ft. to 3 ft., to reduce side yard setback from 20 ft. to 3 ft., to reduce front yard setback from 30 ft. to 27.7 feet; Sec.8.C.1.c., to allow continued parking in front yard, for ironworks operation (IL-40 Zone). Jowdy introduced this item at 7:40 pm. Gregg Brauneisen, Attorney at Law at 148 Deer Hill Avenue, signed in and identified himself, as the Commissioners opened the new maps submitted tonight. I represent Antonio Ramos and Antonio Narciso, who are in attendance tonight, Brauneisen said. They operate A & A Ironworks and have for many years. They seek to construct a building on the property. It will be made more attractive, and they will knock down the existing residence on the property. Brauneisen continued the hardship is the size of the lot; about ¼ of the required area in this zone. I was in attendance and heard the Commissioners' concerns, and I talked to my clients, and revised the building.

Commissioner Dufel is clearly not elderly, Brauneisen said.

Krate declared no kissing up. As a point of information, give me the setbacks based on your new plan? That becomes 30 to what?

Brauneisen said 30 to 10 feet in back, and 30 to 12 feet on the side. I have enough copies for everyone.

Krate asked the front yard setback is remaining the same? How can that be?

Brauneisen explained to Krate.

Krate said here's what I'm getting at now. This has to be re-advertised. There's a greater variance here. Oh, it's still 27.7!

Dufel said they made the building smaller. Krate, Dufel and Brauneisen discussed the revised measurements.

Jowdy asked how many stories, and discussed the square footage with Brauneisen and Sibbitt.

Brauneisen replied 5000 square feet (down from 7800 sq.ft.), Mr. Jowdy. I did contact counsel for Risdon; they are not interested in selling any property. He does not know what they are doing, but they will not sell piecemeal. We have significantly reduced the size of the building. I have two letters from the neighbors in favor of the application, Brauneisen continued. It will be in conformity with the neighborhood.

Jowdy said what kind of restriction can we add if this is sold to a business with 30 or 40 people later on. I'm talking about a future use of this building; it's in the record. This is an unusual use. We're just looking at it. Where are you going to park the people on that road? We're going to address it, Jowdy said.

Brauneisen reiterated we've reduced the size of the building to what is reasonable.

Brauneisen and Chairman Jowdy discussed the current Quonset hut, the present use, doubling the space, no parking within walking distance, regardless of who occupies the building later on.

Brauneisen said if they change the use, they have to come before you again.

Krate said I don't think we can restrict the use.

Jowdy said I don't think we can restrict the use.

Krate said it's rare that a building of that size has no parking. Krate looked in his book of Zoning Regulations about parking.

Brauneisen said it's Section 8. The lot is a very small lot.

Jowdy continued to discuss the lack of parking, and what if the present owners sell it, and there are only four parking spaces. Your use is what's detrimental to the area.

Krate said unless I'm missing something, they only need one spot. One per employee; here: off-street parking, gross floor area.

Dufel said it's says one. This is loading space; not parking.

Krate said it sure does. One for every two employees plus one for every two feet, wait; that's residential. Where is it for industrial?

Dufel and Krate reviewed the Zoning Regulations.

Krate and Dufel discussed the parking regulations, the number of employees, and Antonio Ramos spoke up from audience.

Ramos said for the last 10 years we worked outside. We have two company vehicles.

Dufel said you're looking at about 12 spaces for that.

Krate said they have four employees, plus two vehicles of theirs, so they need six spaces. If they are employed there, they need a space. It does not say per employee on the premises. If we go beyond that, which we can't control at that point, if it can't be determined, the next tenant will need more spaces, Krate said. (Tape 1 flipped to side B)

Jowdy, Krate, Dufel and Brauneisen discussed the spaces which may be required by another future tenant, the square feet, inadequate parking for some future owner, and what's loading space? Not tandem trailers; the building has gotten smaller; have you tried getting more parking spaces in here; is a handicapped spot required?

Brauneisen said I want some time to look at that parking issue.

Jowdy said we only have four Commissioners here, if you want to table this. By increasing a nonconforming use, are we jeopardizing what we are here for? I pose the question, but I don't have an answer, Jowdy said.

Brauneisen said I'd like to talk to Syd Rapp and table it then. I have to talk to my clients too. Syd Rapp was under the same impression, is what I'm saying. I can't go to 400 feet obviously.

Chairman Jowdy said we're going to **table** this then. Is there anyone here who wants to talk in favor or in opposition to this request, Jowdy asked at 8:02 pm?

NEW BUSINESS:

**#08-01** – Clewerton Moreira, 45 Virginia Avenue (J11098), Sec.4.A.3., to reduce minimum required side yard setback from 8 feet to 4.4 feet for residential addition (RA-8 Zone). Jowdy introduced this item at 8:07 pm. Mr. Moreira took the microphone and signed in and said I just had one kid, and everything was fine, and now my second kid is 5 years old. I had to give away my bedroom set; I just kept the bed, as there is no room. I want to put an addition on there. In the future, we can move our bedroom to the family room. The idea is, in stages, to increase the bedroom size when I can afford it. I have letters from two neighbors stating no opposition. Moreira and Krate discussed the house layout. Krate said both neighbors have sent letters of agreement. Jowdy said that's a small street. Krate questioned the coverage in the RA-8 zone. What's the lot now? 30%. He's alright. I have no questions. Jowdy asked is there anyone who wishes to speak for or against this application? Are there any more questions? Jowdy said thank you to the applicant at 8:11 pm. Jowdy reviewed the request later during the voting session. Krate asked the Commissioners are there any problems with this one? Krate made a motion to **approve 08-01**, to reduce the minimum side yard setback for the residential addition, per plan submitted. It is in keeping with the neighborhood, and will not prove a detriment to the welfare, health and safety of the community. Sibbitt seconded the motion. The motion carried unanimously.

**#08-02** – John & Karen Dischinger, 20 Driftway Point Road (D12007), Sec.4.A.3., to reduce **NE** minimum required side yard setback from 25 feet to 15.7 feet; to reduce **SW** side yard setback from 25 feet to 6.7 feet for residential additions (RA-40 Zone). Jowdy introduced this item, as Greg Burch signed in. Dufel looked at the map and commented. Burch said I represent the Dischinger's, and there was an emergency with Karen's Dad so they could not be here tonight. I have a letter from the applicants, which Burch submitted for the Commissioners to read. Krate asked Burch what's the addition in the back of the garage? Burch said basically a family room. The other side is to make the master bedroom a little larger, and allow a full bathroom there. In the front yard is the well. In the back is an elaborate pump up septic system. Dufel asked Burch to describe that location a little more? Burch said I have a sketch of the septic system. This will kind of give you an idea. Dufel said it's only the tanks that are right behind the house, but the leach fields are further away. Have they considered moving the tanks? It's not that big a deal. They are probably 1000 gallon tanks. Have they considered that, rather than breaking the zoning regulations? Burch said the garage is a one-car now, on a slope. Krate asked is that ledge back up there? Burch replied I don't know. Dufel said they bought a house rather than one that fits them, and now they want variances. Burch said I can see that they may not know that two cars would not fit into that garage. Dufel said this property is big, and we are being asked to look at variances on two sides. Burch said I have copies from the two side line neighbors stating no opposition to the variances. Dufel said they probably have not met them yet. Burch added the house is pretty small, a one-story ranch. They have two children of school age, so they will have four cars.

Dufel said having teenagers is not a hardship.

Krate, Jowdy, and Burch chorused yes it is?

Jowdy asked is there anyone in the audience who wishes to speak for or against this application?

Jowdy reviewed this item at 8:40 pm in the voting session. That one was the addition and the garage. All those houses are up front and close to each other. I don't believe it's detrimental to that area.

Krate made a motion to **approve** the application for residential additions in this RA-40 zone. This is a pre-existing, nonconforming lot, and it is pretty much in keeping with that neighborhood, per plan submitted. It will not be a detriment to the welfare, health and safety of the area.

Sibbitt seconded the motion.

The motion carried unanimously.

**#08-03** – Lewis Liu, 27 Powell Street (I05069, I05071), Sec.4.A.3., to reduce minimum required rear yard setback from 35 ft. to 12 ft.; to reduce **W** side yard setback from 15 ft. to 6.3 feet for residential replacement and expansion (RA-20 Zone). Jowdy introduced this item at 8:20 pm. Peter Young took the mic and identified himself, stating I have Carl Finer, Architect, here tonight. What we are looking to do is upgrade the house. Young described what is being requested tonight, the 440 line, the configuration of the lot, and that's what we're trying to do is widen up that narrow portion of the house. The configuration and size of the lot is what is giving us a hard time.

Krate said the garage is going away. You will replace with impervious surface with soil. It has got to go back to grass.

Young said we understand that this also has to go before the CLA and the DEIC. In the shaded area there, we're trying to get the rooms to a more modern size.

Jowdy said you're actually giving us more grass; more pervious surface.

Dufel said this is a major change to the look of the house. I'm trying to get the placement of this.

Carl Finer described the vicinity from the audience; it's to the East actually.

Dufel said I guess this is what they call a knock-down, and the applicants agreed. Any input from the association on this?

Young said it's an older association; it does not really have much to say.

Jowdy asked if there are any members of the audience who wish to speak for or in opposition to this request. He said thank you at 8:25 pm.

During the voting session, Krate made a motion to **approve** this at 8:43 pm, for residential replacement and expansion in the RA-20 zone. The lot is a pre-existing, nonconforming lot. This is per plan submitted, Krate added, and it does not effect the welfare, health and safety of the neighborhood.

The motion was seconded by Sibbitt.

The motion carried unanimously.

**#08-04** – Jennifer Dayton, 59 Ta'Agan Point Road (I06021), Sec.4.A.3., to reduce required minimum side yard setback from 15 ft. to 7.5 ft. for residential addition (RA-20 Zone).

Jowdy introduced this item, and Jennifer Dayton came forward, identified herself and signed in at 8:26 pm.

Dufel said, oh boy, this is a major one.

Jowdy asked Dayton what are you talking about in square footage?

Dayton replied I'm taking the patio out and putting in footings.

Krate asked so you're squaring it off? That's the only addition; that little piece? I have no questions, Krate concluded.

Jowdy asked is there any members of the audience who wish to speak for or in opposition to this request? Thank you. The Board will inform you of its decision.

Jowdy reviewed this during the voting session. There was a little porch; it blends right into the house.

Krate made a motion to **approve 08-04** (Tape 2 side A inserted) for a residential addition. The addition is very small and simply squares off the house. This is per plan submitted, and will not be detrimental to the welfare, health and safety of the area, and it is in keeping with the character of the neighborhood.

Sibbitt seconded the motion.

The motion carried unanimously.

**#08-05** – Michael & Kendra Pruneau, 117 Hayestown Road (J08050), Sec.4.A.3., to reduce minimum required side yard setback from 15 feet to 8.8 feet; to reduce the minimum rear yard setback from 35 ft. to 31.5 ft. for residential addition (RA-20 Zone). Krate and Jowdy said we're going to move this to the first New Business on our agenda as they have to get the kids home. Jowdy introduced this at 8:03 pm. Michael and Kendra Pruneau came forward and signed in as Commissioners reviewed the maps.

Kendra Pruneau said we're expecting a 3<sup>rd</sup> child. We're putting on a bedroom.

Dufel said your hardship is that the house pre-exists zoning.

Jowdy and Michael Pruneau said it's in line with the house.

Dufel said some one has to convince me. I want to hear why they have to do it.

Krate asked is there any way to off set that room?

The Pruneau's said that's the bathroom, and the septic is right on the other side of that deck. We spoke with Peter Dunn and Billy Coffey. We can't move it any further back, they said.

Dufel said you're attacking me for asking the question. I asked them the question. I did not ask you the question, Mr. Jowdy, Dufel said.

Kendra Pruneau said I also have letters from the neighbors who have no opposition.

Dufel asked what's the address of the closest neighbors?

Kendra Pruneau said 112 Great Plain Road.

Jowdy asked are there any other questions? Are there any members of the audience who wish to speak for or in opposition to this request? The Board will inform you of their decision.

Jowdy reviewed the requests for setback variances later in the voting session.

Krate made a motion to **approve** Pruneau for a residential addition. This is a pre-existing, nonconforming lot and the additions are minimal, and in keeping with neighborhood. This is per plan submitted, and will not be a problem for the welfare, health and safety of the area. The motion was seconded by Sibbitt.

The motion carried unanimously.

**#08-06** – Paul A. Hiro (McCarley), 81 Rowan Street (I11096), Sec.3.H.3., to reduce minimum required lot width from 50 ft. to 43.93 feet for proposed single-family residence (RMF-4). Paul Hiro, Land Surveyor, signed in as Jowdy introduced the two adjacent items on Rowan Street. Hiro said he'll address **08-06** and **08-07** together. Hiro introduced himself. It's the same map for both files. Both of the parcels are on maps filed prior to 1956, Hiro said. The McCarley's bought the property in 1976, and just found out in the last month or so that the house is slightly over on to the second lot. We took this in to Sean, and Sean Hearty suggested we try for a variance. It would be an equal split. Sean is in favor of this variance, Hiro continued, and Jennifer (Emminger) said she would approve the lot line revision if the variance is granted. It's a single-family house. The use would stay the same. They have no plans to do anything with the lot at this time; it's just so Mrs. McCarley could get her reverse mortgage.

Krate said, for the record, Heywood McCarley was an employee of mine but my business is no longer in business, so there is no conflict.

Hiro said there's no change other than a jog in the line, after paying taxes for 30 years on this.

Dufel asked Hiro for the average lot width on that street. Anyone in the profession can be pretty clever in this, jerry-mandering the lot. It bothers me that we are stuck with this thing and that we are forced to look at it from the point of view that the lady gets her mortgage. I hate when our elected officials jerry-mander a line, Dufel said. Did they build this house?

Hiro replied they bought this house in 1976.

Dufel said we have to assume that they will build a house on there.

Hiro answered I don't think so. They could put a house behind in here.

Jowdy asked are there any members of the audience who wish to speak for or in opposition to these requests at 8:34 pm.

Hiro thanked the Commissioners for volunteering their time.

Krate said technically, one of these would be an adverse possession issue. Am I right, Mr. Hiro?

During the voting session, Krate made a motion to **approve 08-06** for a proposed single-family residence, per plan submitted, due to an error in placing a house that goes back some 40 years; it will not be detrimental to the welfare, health and safety of the community, Krate said.

Sibbitt seconded the motion.

The motion carried unanimously.

**#08-07** – Paul A. Hiro (McCarley), 83 Rowan Street (I11097), Sec.4.B.3., to reduce min. **S** side yard setback from 8 ft. to 2.5 ft.; Sec.3.H.3., to reduce min. lot width from 50 ft. to 45.35 ft. for proposed single-family residence on adjacent lot (RMF-4). Paul Hiro, Land Surveyor, signed in as Jowdy introduced the two adjacent items on Rowan Street. Hiro said he'll address **08-06** and **08-07** together. Hiro introduced himself. It's the same map for both files. Both of the parcels are on maps filed prior to 1956, Hiro said. The McCarley's bought the property in 1976, and just found out in the last month or so that the house is slightly over on to the second lot. We took this in to Sean, and Sean Hearty suggested we try for a variance. It would be an equal split. Sean is in favor of this variance, Hiro continued, and Jennifer (Emminger) said she would approve the lot line revision if the variance is granted. It's a single-family house. The use would stay the same. They have no plans to do anything with the lot at this time; it's just so Mrs. McCarley could get her reverse mortgage.

Krate said, for the record, Heywood McCarley was an employee of mine but my business is no longer in business, so there is no conflict.

Hiro said there's no change other than a jog in the line, after paying taxes for 30 years on this.

Dufel asked Hiro for the average lot width on that street. Anyone in the profession can be pretty clever in this, jerry-mandering the lot. It bothers me that we are stuck with this thing and that we are forced to look at it from the point of view that the lady gets her mortgage. I hate when our elected officials jerry-mander a line, Dufel said. Did they build this house?

Hiro replied they bought this house in 1976.

Dufel said we have to assume that they will build a house on there.

Hiro answered I don't think so. They could put a house behind in here.

Jowdy asked are there any members of the audience who wish to speak for or in opposition to these requests at 8:34 pm.

Hiro thanked the Commissioners for volunteering their time.

Krate said technically, one of these would be an adverse possession issue. Am I right, Mr. Hiro?

Krate made a motion to **approve** this **08-07** at 8:47 pm, for an existing single-family residence in the RMF-4 zone. It's simply a land swap; and not a detriment to the welfare, health and safety of the neighborhood, per plan submitted, Krate said. It is in keeping with the character of the community.

The motion was seconded by Sibbitt.

The motion carried unanimously.

**#08-08** - Pamela Equities Corp., Candlewood Pines, Lots 1 – 5, Winnebago Trail (H03069), Sec.4.G.1., to permit parking in required front yard (RA-80 Zone). Jowdy introduced this issue at 8:35 pm, and said we have a letter from Daniel Baroody, RS, MPH, Staff for the Danbury Environmental Impact Commission (DEIC), which Jowdy read into the record. Steve Sullivan, PE, of CCA, LLC, identified himself and described the proposal in a community area of a proposed subdivision, and the history of the procedures when before the DEIC (EIC #769).

Dufel said I may have a conflict here. I sit on the Candlewood Lake Authority (CLA) and I know that the CLA has taken a negative view of this, so I believe I have a conflict.

Krate said to Sullivan you are going to have to go through this again, and you need four positive votes. Krate said, Pat, you'll take care of that?

ACCEPTANCE OF MINUTES: December 18, 2007. The meetings of January 10th and 24th were cancelled. Motion to approve the minutes as presented by Herb Krate. Second by Michael Sibbitt. The motion carried unanimously. Note that two members of the Board have read the minutes on line, Krate added.

Chairman Jowdy said, on the record, that Broad Street situation, I think we should refer it to Corporation Council. Sibbitt agreed, then we should ask Corporation Council. Dufel added, then let's do it. Sibbitt, Jowdy, Krate discussed the variance. Jowdy said what if I buy the building and want to put a bowling alley in there?

Krate said they don't have to come back to us.

Dufel said let's go with the Corporation Council. Jowdy said I want to go to Corporation Council.

ADJOURNMENT: Motion to adjourn by Krate. Second by Sibbitt. The motion carried unanimously at 8:54 pm.

NOTE: THE NEXT REGULAR MEETING IS SCHEDULED FOR **March 13, 2008.**

Respectfully submitted,

Patricia Lee, Secretary