



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

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

AGENDA - REGULAR MEETING
MAY 12, 2015
CITY COUNCIL CHAMBERS - THIRD FLOOR
7:30 PM

ROLL CALL

THE NEXT REGULAR MEETING IS SCHEDULED FOR MAY 26, 2015.

PLEDGE OF ALLEGIANCE

ACCEPTANCE OF MINUTES: August 26, 2014, September 23, 2014, October 28, 2014,
& November 25, 2014.

PUBLIC HEARING

- 1) Petition of Oswaldo Guerra/Diaz Enterprises LLC d/b/a Copacabana, 12 Ives St. (#114244) for Expansion of Existing Café Liquor Permit. [Original Special Permit approved June 23, 1998]
- 2) Petition of Brandon Belmonte/Empire Wine & Liquor Superstore CT LLC, 94-102 Newtown Rd. (#M11002) for a Special Permit for a Package Store.

OLD BUSINESS

NEW BUSINESS

- 1) Petition of Jennifer & Jonathan Kuczwaj, 65-67 King St. (#C06052) for Change of Zone from RA-40 to RA-80. *Public hearing scheduled for June 9, 2015.*

CORRESPONDENCE

- 1) ZEO/Cease & Desist Order – Ian Bick, 3 Post Office St. a/k/a 2 Ives St. a/k/a Tuxedo Junction (#114245), Violation of Sec. 3.F.2.: Retail Sales of alcoholic liquor conducted at this site on 4/9/15. Retail Sales of alcoholic liquor requires a special permit approval from the Zoning Commission. (C-CBD Zone)
- 2) Notice of Suspension of Entertainment License – Ian Bick, 2 Ives St a/k/a Tuxedo Junction. Violation of Sec. 11-6 of the Code of Ordinances (Entertainment

Licenses): on April 9, 2015, "failed to comply with Sec. (f)(2)(iv) by conducting events directed to persons under the age of 21 as "18+" where alcohol was served. No walls nor dividers separating where alcohol is served or consumed". Citation of Violation issued 4/15/15 and Hearing held May 5, 2015 resulted in 30-Day Suspension effective May 6, 2015.

OTHER MATTERS

FOR REFERENCE ONLY

- 1) Petition of the City of Danbury by Dennis Elpern, Planning Director to Amend Sec. 3.E.7. of the Zoning Regulations. (Delete "Accessory Apartments") *Public hearing scheduled for May 26, 2015.*
- 2) Petition of the City of Danbury by Dennis Elpern, Planning Director to Amend Secs. 3.F.4., 4.D.2., 4.D.5., 5.A.2., 5.B.2., 5.D.2., 5.F.2. & 8.C.4. of the Zoning Regulations. (Add "Funeral Home" regulations) *Public hearing scheduled for May 26, 2015.*
- 3) Petition of the City of Danbury by Dennis Elpern, Planning Director to Amend Sec. 2.B./Add Sec. 3.G.12. of the Zoning Regulations. (Add "Solar Photovoltaic [PV] Systems") *Public hearing scheduled for May 26, 2015.*

ADJOURNMENT