



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

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

AGENDA – REGULAR MEETING  
**February 26, 2009**  
Common Council Chambers  
7:00 PM

ROLL CALL:

CONTINUATION OF PUBLIC HEARINGS:

**#08-65** – CONTINUED from 1/22/09: Antonio J. Carvalho, 4 Liberty Ave. (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). Revisions rec'd. 2/18/09.

NEW BUSINESS:

**#09-03 – POSTPONED TO 3/26/09:** 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).

**#09-04** – Fausto Vargas, 14 Shannon Ridge Rd. (G15024), Sec.8.B.1.a.(2), to reduce required distance between driveways to allow circular driveway (RA-8 Zone).

**#09-05** – Union Savings Bank, 126 North St.(I11023), Sec.8.C.1.c., to allow parking in required front yard; Sec.5.H.1.b., to eliminate required 20 ft. deep cont. planting strip; Sec. 8.C.3.b., to eliminate required planting of one 2 in. caliper tree per every 40 ft. of street frontage along North Street (CG-20 Zone).

**#09-06** – Bridgeport Roman Catholic Diocese Corp., 7 Eighth Avenue (J13086), Sec. 8.A.2.c.(4), to construct retaining walls within 5 feet of property line (RH-3 Zone).

**#09-07** – Atty. Peter A. Scalzo for Westchester Modular Homes, 48 Huckleberry La. (D17045), Sec.4.A.3., to reduce front yard setback from 40 ft. to 17.8 ft.; to reduce side yard setback from 25 ft. to 19.5 ft. for new single-family dwelling (RA-40 Zone.)

**#09-08** – Baha Realty Inc., 27A Beaver Brook Rd. (K12205), Sec.8.B.1.b.(4), to recue req'd. driveway width for 2-way traffic from 20 ft. to 10 ft. (IL-40 Zone).

ACCEPTANCE OF MINUTES: 1/22/09 Meeting

ADJOURNMENT:

NOTE: THE NEXT REGULAR MEETING IS SCHEDULED FOR **3/26/09**.

Richard S. Jowdy, Chairman