



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

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

AGENDA
April 12, 2012
COMMON COUNCIL CHAMBERS
7:00 PM

ROLL CALL:

NOTE: THE NEXT REGULAR MEETING IS SCHEDULED FOR April 26, 2012.

CONTINUATION OF PUBLIC HEARINGS: NA

NEW BUSINESS:

12-14 - Marcie E. Gemza, 4 Spruce Mountain Trail (G20003), Sec.4.A.3., to reduce min. side yard setback from 30 ft. to 6.0 ft. for detached accessory building; Sec. 3.G.3.c., to allow total ground floor area to exceed 50% of total ground floor area of all principal buildings on the lot to 244%; Sec.3.G.3.b., to allow detached accessory building height to increase from 15 ft. to 30 ft. (RA-80 Zone).

12-16 - DMC Group, LLC, 46 Federal Road (K12142), Sec.5.H.1.b., to reduce planting strip along Federal Rd. from 20 ft. to 4 ft. deep; to reduce planting strip along James St. from 20 ft. to 3.7 ft. deep; Sec. 8.A.2.c.(4)., to reduce bottom edge of excavation or fill from a min. of 5 ft. to 0 ft.; Sec.5.H.2. and Sec.8.C.1.c., to allow parking in front yard setback; Sec.5.A.3., to reduce front yard setback on James Street from 25 ft. to 3.7 ft. for medical & business offices additions (CG-20 Zone).

12-17 - Karel & Tiffany Citroen, 6 Society Hill Road (F05066), Sec.4.A.3., to reduce side yard setback from 15 ft. to 4.5 ft. for detached accessory use; Sec. 3.G.3.d., to allow detached accessory use in front yard (RA-40 Zone).

12-18 – 19 Elmcrest, LLC, 19 Elm Crest Drive (C12085), Sec.4.A.3., to reduce front yard setback from 40 ft. to 29 ft. for attached garage addition (RA-40 Zone).

12-19 – Marilynne Brown, 116 Forty Acre Mountain Road (K02053), for proposed **DECK**: Sec.4.A.3., to reduce min. required front yard setback from 50 ft. to 35 ft.; to reduce min. side yard setback from 40 ft. to 11.9 ft.; Sec. 3.I.1.b., to increase allowed projection of deck in RA-80 Zone from 10 ft. to 11 ft. into the required side yard. For proposed **SHED**: Sec.4.A.3., to reduce min. front yard setback from 50 ft. to 32 ft. on Pocono; to reduce min. front yard setback on Park Rd. from 50 ft. to 22 ft.; to reduce side yard setback on Park Rd. from 40 ft. to 12 ft.; Sec. 3.G.3.a., Sec.3.G.3.d., to allow detached accessory building in a front yard (RA-80 Zone).

ACCEPTANCE OF MINUTES: March 8, 2012

ADJOURNMENT: