



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

ZONING BOARD OF APPEALS
www.ci.danbury.ct.us

203-797-4525
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AGENDA – REGULAR MEETING
JULY 24, 2014

City Council Chambers
7:00 pm

ROLL CALL:

THE FOLLOWING HEARING WILL BE CONTINUED UNTIL THE 8/14/14 MEETING:

#14-23 – CONTINUED FROM 6/12/14: Mark Edwards, 28-30 Candlewood Dr. (I06097, I06233), Sec. 4.A.3., reduce front setback from 30 ft. to 14 ft. for SF residence (RA-20 Zone).

CONTINUATION OF PUBLIC HEARING:

#14-21 – CONTINUED FROM 6/12/14: J & J Concrete Foundations, Inc., % Rui Ribeiro, 41 Balmforth Ave. (I13145), Secs. 4.B.3.a. & 8.B.1.b.(4)., reduce lot area from 4,000 sq.ft. per dwelling unit to 3,878 sq.ft. per d.u.; lot width from 100 ft. to 65.8 ft.; and driveway width for two-way travel from 24 ft. to 11.7 ft. for three-family dwelling (RMF-4 Zone).

NEW BUSINESS:

#14-25 – Michael & Christina Maruffi, 6 Mendes Rd. (G05027), Sec. 4.A.3., reduce front yard setback from 40 ft. to 32.9 ft. for addition to SF dwelling. (RA-40 Zone)

#14-26 – CRA Builders, Inc., 27 Springside Ave. (K12012), Sec. 4.A.3., reduce side yard setback from 15 ft. to 8.0 ft. for new SF dwelling. (RA-20 Zone)

#14-27 – Dean & Lauren Singer, 6 Abigail Rd. (E09041), Sec. 4.A.3., reduce front yard setback from 40.0 ft. to 34.8 ft. and side yard setback from 25.0 ft. to 21.2 ft. for expansion of SF dwelling. (RA-40 Zone)

#14-28 – Lakeview Development Corp. (Paul Russo), 8 Driftwood Rd. (J03046), Sec. 4.A.3., reduce rear yard setback from 35 ft. to 19 ft. for addition to SF dwelling. (RA-20 Zone)

#14-29 – Gregory McKenna, DMD, 138 Deer Hill Ave. (I15118), Sec. 4.D.3.a., reduce lot area from 4,000 sq. ft. per dwelling unit to 3,500 sq.ft. per d.u. to permit medical office on 1st fl. w/two-family dwelling on 2nd fl. (RH-3 Zone)

#14-30 – Spruce Trail Partners/Patrick Johnston, 8 Spruce Tr. (H04006), Sec. 4.A.3., reduce front yard setback on Spruce Tr. from 30 ft. to 25 ft. to enclose existing porch on SF dwelling. (RA-20 Zone)

#14-31 – Robert & Sharon Sass, 92 Carol St. (H22100), Sec. 4.A.3., reduce existing side yard setback on south from 15 ft. to 4 ft. for addition to existing SF dwelling. (RA-20 Zone)

#14-32 – Codfish Hill Construction, LLC, 27 Ken Oaks Dr. (D16074), Sec. 4.A.3., reduce front yard setback from 40 ft. to 25 ft. for new SF dwelling. (RA-40 Zone)

#14-33 – Robert Brainard, 30 Belair Dr. (C06108), Sec. 4.A.3., reduce front yard setback from 40 ft. to 13.2 ft. ± on Rodline Rd. and to 34.6 ft. ± on Belair Dr. for expansion of existing SF dwelling. (RA-40 Zone)

ACCEPTANCE OF MINUTES: June 12, 2014.

ADJOURNMENT