

**ZONING BOARD OF APPEALS
AGENDA – REGULAR MEETING**

October 23, 2014

City Council Chambers

7:00 pm

ROLL CALL:

CONTINUATION OF PUBLIC HEARINGS:

14-37 – Mark Edwards, 28-30 Candlewood Drive, (I06097, I06233), Sec. 4.A.3., reduce front setback from 30 ft. to 14 ft. for SF residence (RA-20 Zone). Public hearing closed; tabled 9/11/14.

14-38 – Nejame & Sons of Danbury, LLC (Canarozzi), 6 Hillandale Road (F08077), Sec. 4.A.3., reduce rear yard setback for detached accessory use from 20 ft. to 15 ft. for pool (RA-40 Zone). Public hearing open; continued 9/11/14.

NEW BUSINESS:

14-40 – POSTPONED to 11/13/14: Gem Pat Realty Corp., 36A Padanaram Road (H10132), Sec.5.E.2.a., USE Variance to allow a medical office, specifically a dental office, on the 2nd floor of the premises (CN-20 Zone).

14-41 – Marjorie J. Shannon, 9 Crescent Drive (H15187), Sec.4.A.3., for replacement detached accessory use, to reduce min. req'd. side yard setback from 6 ft. to 2.5 ft. to roof overhang; to reduce min. req'd. rear yard setback from 6 ft. to 3.0 ft. to roof overhang for two-car garage (RA-8 Zone).

14-42 – Doctors Express of Danbury, 100 Mill Plain Road (C14058), Sec.8.E.3.a.(3)., to allow two freestanding signs to be closer than 300 ft. from one another on a lot; to allow cumulative sign face area to exceed permitted area for freestanding signs; Sec. 8.E.5.a., to allow pylon sign to be located within 10 ft. of the front lot line (CA-80 Zone).

14-43 – Islamic Society of Western Connecticut, 388 Main Street (H13238, H13239, H13241, H13242), Sec.5.H.1.b., to eliminate requirement for continuous perimeter planting strip & parking in perimeter strip; Sec.5.H.2., to allow parking in Knapp's Lane front yard; Sec.5.A.3., to reduce min. required front yard setback from 25 ft. to 3.3 ft., to reduce min. North side yard setback from 20 ft. to 1.6 ft., to reduce min. West side yard setback from 20 ft. to 7.5 ft.; to increase max. allowed building coverage from 30 % to 70 % for building expansion; Sec.8.C.3.b., to eliminate requirement for landscape islands adjacent to the sidewalk; Sec.9.C.2.b., to permit expansion of a nonconforming structure; Sec.8.B.3., to reduce sidewalk req'd. width from 5 ft. to 4. ft. (CG-20 Zone).

14-44 – Victorian Associates, LLC, 120-130 Osborne St. (J12091,J12092,J12093), Sec. 4.B.3.a., to reduce min. req'd. front yard setback from 20 ft. to 14 ft. for front porch roofs/ covered entrances (RMF-4 Zone.)

ACCEPTANCE OF MINUTES: September 11, 2014

ADJOURNMENT:

RECEIVED FOR RECORD
DANBURY TOWN CLERK

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BY: *ew*