

ACTIONS TAKEN

At the regular meeting of the Zoning Board of Appeals of the City of Danbury held on **July 14, 2011**, the following decisions were made:

11-21 – DENIED to Elite Rentals, LLC, 9 Williams St.(I15086), Sec.4.B.3.a., to reduce min. required square feet from 20,000 sq.ft. to pre-existing 7402. sq.ft.; to reduce rear yard setback from 25 ft. to 9.4 ft.; to reduce min. req'd. side yard from 15 ft. to 8.5 ft. and 9.2 ft.; Sec.4.G.1., to permit four pre-existing parking spaces in front yard; Sec.4.G.3.a.(2)., to eliminate requirement for landscaping buffer screen for parking areas; Sec.4.G.3.a.(3), to eliminate requirement for landscaped front yard; Sec.4.G.3.b.(1), to allow location of parking area in front yard between principal residence and street; Sec.4.G.3.a.(1).(c)., the lot width shall be no less than 125 ft. where two or more two-family or three-family dwellings are proposed on the same lot reduced to 50 ft. lot width; for rehabilitation of fire damaged two-family rear residence (RMF-4 Zone). Motion to deny by Krate. Second by Hanna. Motion carried unanimously.

11-24 – GRANTED PER PLAN SUBMITTED to Elias Hawli, 39 Lake Ave. Ext. (F15007), Sec.5.B.3., to reduce min. front yard setback from 25 ft. to 13.3.ft.; Sec.5.H.1.b., to eliminate requirement for planting strip not less than 20 ft. deep along entire front lot line from the street/front lot line to the balance of lot (CA-80 Zone). Motion to approve by Krate. Second by Hanna. Motion carried unanimously.

11-25 – GRANTED PER PLAN SUBMITTED to Russell S. Neumann, 5 Shady Knolls (J04016, J04017), Sec. 4.A.3., to increase max. allowed building coverage from 20% to 33.3%; Sec. 3.G.3.a., to allow detached accessory use in front yard setback, from 30 ft. to 5 ft.; Sec.3.G.3.b., to increase max. height of detached accessory structure from 15 ft. to 21.3 ft. (RA-20 Zone). Motion to approve by Krate. Second by Hanna. Motion carried unanimously.

11-26 – GRANTED PER PLAN SUBMITTED to Kelly Boa, 18 Boulder Ridge Rd. (I05101), Sec.8.B.1.b.(3)., to allow portion of driveway grade increased from 12% to 15% (RA-20 Zone). Motion to approve by Krate. Second by Moore. Motion carried unanimously.

11-27 – GRANTED PER PLAN SUBMITTED to GTR Properties, LLC, 24-30 Mill Plain Rd. (E15102), Sec.5.B.3., to reduce side yard setback from 20 ft. to 2.2 ft.; Sec.8.A.2.c.(4)., to allow bottom edge of excavation or fill from req'd. min. of 5 ft. to 2.2 ft. from property line for seasonal restaurant patio (CA-80 Zone). Motion to approve by Krate. Second by Hanna. Motion carried by four votes, with Dufel in opposition.

#11-28 – GRANTED PER PLAN SUBMITTED to 48 Newtown Road Corp., 48 Newtown Rd. (K12265), Sec. 5.A.3., to reduce front yard setback from 25 ft. to 0 ft. and side yard setback from 20 ft. to 10 ft. for covered patio. (CG-20 Zone) Motion to approve by Krate. Second by Hanna. Motion carried unanimously.

#11-29 – GRANTED PER PLAN SUBMITTED to Housatonic Habitat for Humanity Inc., 21 Hospital Ave. (I12148), Sec. 4.D.3.a., to reduce min. lot area from 20,000 sq.ft. to 14,993 sq.ft. for 5 units of multi-family housing located within 1 two-family dwelling and 1 three-family dwelling. (RH-3 Zone) Motion to approve by Krate. Second by Moore. Motion carried unanimously.

Richard S. Jowdy, Chairman

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PURCHASE ORDER NO.: 54773