



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

ZONING BOARD OF APPEALS  
203-797-4525

**ACTIONS TAKEN**  
**February 14, 2013**  
CITY COUNCIL CHAMBERS

**# 13-05** – WITHDRAWN: Manuel R. & Gloria Avila-Salazar, 9 Mannion La. (K16122), Sec.4.B.3., to reduce min. side yard setback from 15 ft. to 1.7 ft.; to reduce min. rear yard setback from 25 ft. to 12.1 ft. for res. conversion from 2 to 3-family (RMF-4 Zone).

**# 13-04** - GRANTED PER PLAN SUBMITTED to Mark & Jean Chory, 14 Eastwood Rd. (G09056), Sec.4.A.3., to reduce min. side yard setback from 25 ft. to 15.5 ft. for res. additions (RA-40 Zone). Motion to **approve** by Krate. Second by Hanna. Motion carried unanimously.

**# 13-07** – GRANTED PER PLAN SUBMITTED to Preferred Utilities Mfg. Corp., 31-35 South St. (K15083), Sec.6.A.3., to reduce side yard setback from 20 ft. to 0 ft.(roof overhang); to increase max. allowed building coverage from 30% to 34% for new storage building (IL-40 Zone). Motion to **approve** by Krate. Second by Hanna. Motion carried unanimously.

**# 13-08** – CONTINUED: Alam Enterprises, LLC, 2-4 Germantown Rd. (J11344), Sec.8.A.2.c.(4)., to allow excavation and/or filling within 5 ft. of property lines for construction of retaining walls & site gradings; Sec. 8.B.1.b.(4), to reduce min. two-way driveway width from 24 ft. to 14 ft. for existing driveway (CG-20 Zone). Motion to **continue** to allow for Fire Marshal recommendations by Hanna. Second by Krate. Motion carried unanimously.

**# 13-09** – GRANTED PER PLAN SUBMITTED to Jose Coraizaca, 49 Wildman St. (J14225), Sec.4.B.3., to reduce side yard setback from 15 ft. to 4.5 ft. for two-family dwelling (RMF-4 Zone). Motion to **approve** by Krate. Second by Hanna. Motion carried unanimously.

**# 13-10** – GRANTED PER PLAN SUBMITTED to Elmer Palma, 26 and 30 Padanaram Rd. (H10126, H10128), Sec.5.E.3.a., to reduce min. front yard setback from 20 ft. to 15.5 ft. for construction of building addition; Sec.8.B.2.c.(4)., to allow excavation and/or filling within 5 ft. of prop. line (CN-20 Zone). Motion to **approve** by Hanna. Second by Krate. Motion carried unanimously.

Richard S. Jowdy, Chairman