



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

ZONING COMMISSION
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**AGENDA – REGULAR MEETING
MAY 13, 2014
CITY COUNCIL CHAMBERS – THIRD FLOOR
7:30 PM**

ROLL CALL

THE NEXT REGULAR MEETING IS SCHEDULED FOR MAY 27, 2014.

PLEDGE OF ALLEGIANCE

ACCEPTANCE OF MINUTES March 25, 2014 & April 8, 2014

PUBLIC HEARINGS

- 1) Petition of Dev Patel to Amend Sec. 5.F.2.b. of the Zoning Regulations. (Add “Hookah Bars” as a Special Exception use in the C-CBD Zone).
- 2) Petition of J.A.R. Associates, 1-7 South St. (#K16161, #K16159 & #K16158) for Change of Zone from IL-40 to RMF-4.

CONTINUATION OF PUBLIC HEARING

- 1) SST Auto Inc. d/b/a Speedsport Tuning, 52 Miry Brook Rd. (#F19049) – Application for upgrade from Motor Vehicle Repairer’s License to Used Car Dealer’s License.

OLD BUSINESS FOR DISCUSSION AND POSSIBLE ACTION

NEW BUSINESS

- 1) Petition of the Main Street Partnership to Amend Secs. 4.C., 4.D., 5.D., 5.F., 7.E., 7.F., & 10.D. of the Zoning Regulations. (Amendments to the Downtown Revitalization Zone proposed by the Main Street Partnership) *Public hearing scheduled for June 24, 2014.*

OTHER MATTERS FOR DISCUSSION

CORRESPONDENCE

- 1) ZEO/Cease & Desist Order -- Ralph & Elisa Castelli, 44 Miry Brook Rd. (#F19045), RA-40 Zone. Violation of Secs. 4.A.2. & 10.B.1.a.(4): site is being

operated as a contractor's yard; approved use is single family dwelling. Issued April 28, 2014 by T. Rosati, Asst. ZEO.

- 2) **ZEO/Cease & Desist Order – DVMD Assoc. LLC, 21 Padanaram Rd. (#H10151), CN-20 Zone. Violation of Sec. 8.C.7.: exterior lighting rays are projecting beyond northerly property line. Issued April 29, 2014 by T. Rosati, Asst. ZEO.**
- 3) **ZEO/Cease & Desist Order – Angel Pina, 1 Bennett Pl. (#H14150), R-3 Zone. Violation of Secs. 2.B., 10.B.1.a. (1) & (4): non-permitted construction/change of use in detached garage; more than 4 unrelated persons living together as single housekeeping unit. Issued May 7, 2014 by T. Rosati, Asst. ZEO.**
- 4) **ZEO/Cease & Desist Order – Ten Walnut St. Danbury LLC, 17 Seeley St. (#116183), RA-8 Zone. Violation of Secs. 4.A.2., 10.B.1.a.(1) & (4): second dwelling unit under construction with no approvals or permits; approved use is single family dwelling. Issued May 8, 2014 by T. Rosati, Asst. ZEO.**

FOR REFERENCE ONLY

- 1) **Petition of Gera Danbury LLC d/b/a The Matrix Corporate Center to Amend Secs. 6.A.2.a.(11) & 6.B.2.a.(9) of the Zoning Regulations. (Add “Natural Gas Power Generation Facility” to existing Fuel Cell Power Generation Facility language.) *Public hearing scheduled for May 27, 2014.***
- 2) **Petition of Paul J. Valeri, 10-12 Downs St. (#H12166 & #H12155) for Change of Zone from R-3 to CG-20. *Public hearing is scheduled for May 27, 2014***

ADJOURNMENT