



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

ZONING BOARD OF APPEALS
(203) 797-4525
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DRAFT MINUTES
March 14, 2013
CONFERENCE ROOM 3C
7:00 PM

Present were Chairman Richard S. Jowdy, Herbert Krate, Michael Sibbitt, Joseph Hanna, Rodney S. Moore.

Absent were Richard Roos, Alt., and new Alternate Anthony Rebeiro.

Staff present were Sean P. Hearty, Zoning Enforcement Officer, Secretary Patricia Lee. Chairman Jowdy called the meeting to order at 7 pm.

CONTINUATION OF PUBLIC HEARINGS:

13-08 – Alam Enterprises, LLC, 2-4 Germantown Road (J11344), Sec.8.A.2.c.(4)., to allow excavation and/or filling within 5 feet of property lines for construction of retaining walls & site gradings; Sec. 8.B.1.b.(4), to reduce minimum two-way driveway width from 24 feet to 14 feet for existing driveway (CG-20 Zone). **WITHDRAWN** by M. Kornhaas of Artel Engineering Group, LLC.

NEW BUSINESS:

13-11 – Brian & Minawatee O'Donnell, 9 Bullet Hill Road (G07024), Sec.3.G.3.b., to increase maximum allowed building height for detached accessory building from 15 feet to 15.85 feet for garage (RA-40 Zone). Motion to **grant** per plan submitted by Krate. Second by Hanna. Motion carried unanimously.

13-12 – Family & Children's Aid, Inc., 87-89 West Street (H14244), Sec.3.G.3.c., to increase allowed ground floor area from 50% to 92% of principal buildings on lot; Sec.8.A.2.c.(4), to decrease allowed distance of bottom edge of excavation from 5 feet to 0.0 feet to property line for detached accessory building (RH-3 Zone). Motion to **grant** per plan submitted by Krate. Second by Moore. Motion carried unanimously.

ACCEPTANCE OF ACTIONS / MINUTES:

Motion to approve the minutes of the 2/13/12 meeting by Moore. Second by Sibbitt. Motion carried unanimously.

The meeting minutes for 1/10/13 could not be approved.

ADJOURNMENT: Motion to adjourn by Krate. Second by Sibbitt. Motion carried unanimously at 7:32 pm.

NOTE: THE NEXT REGULAR MEETING IS SCHEDULED FOR **APRIL 11, 2013**.