



**CITY OF DANBURY**  
**DEPARTMENT OF PERMIT COORDINATION**  
155 DEER HILL AVENUE  
DANBURY, CONNECTICUT 06810

**Sean P. Hearty**  
**DIRECTOR/ZEO**

**(203) 796-1653**  
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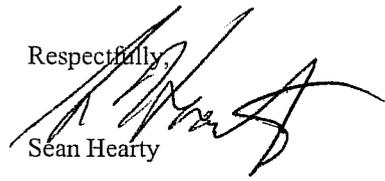
**MEMORANDUM**

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**TO:** Mayor Mark Boughton via the City Council  
**FROM:** Sean Hearty, Director of Permit Coordination/Zoning Enforcement Officer  
**DATE:** May 21, 2012  
**Subject:** Request for Sidewalk Easement/License for Patio,  
Old Oak Restaurant

Dear Mayor and Council Members:

Attached you will find a proposal to request approval to locate a patio in front of the Old Oak Restaurant at 84-86 Liberty Street. This request was submitted by Ramiro Baptista, as agent on behalf of owners Virgilio and Maria Martins and tenant Jose Casmiro. The location of this patio is on city property and will require City Council review.

Respectfully,  
  
Sean Hearty



Hon. Members of the City Council  
City of Danbury  
155 Deer Hill Avenue  
Danbury, Connecticut 06810

May 16, 2012

***Re: Request for Sidewalk Restaurant Patio Easement -  
Old Oak Restaurant - Subject to City Approvals***

Ladies and Gentlemen of the Council:

My clients, Mr. Virgilio Martins and Ms. Maria Celeste Martins, record owners of the historic Old Oak Restaurant, and Jose Casmiro, business owner, 84-86 Liberty Street, Danbury, hereby respectfully request City Council approval of a Sidewalk Easement from the City which would allow the restaurant to install a small, seasonal outdoor terrace on the wide sidewalk on the Liberty Street side of the establishment. Of course, we would expect that such approval would be fully subject to and contingent upon all necessary or appropriate City approvals, including but not limited to Planning, Building Dept., Fire Marshall, Zoning, etc., as well as State Liquor Control Division approval.

Please refer to Survey Map showing proposed terrace and related proposed picture.

***Background:***

The patio would be created by installing a seasonal fenced area consisting of an attractive scrolled forged steel railing, which would be removable when out of season. These relatively new owners of the landmark Old Oak Restaurant have made an enormous investment in this historic establishment since they assumed ownership of it, in particular because it is in fact such an important historic artifact in Danbury. Moreover, dining patrons today often insist upon the option of outdoor dining in season, and the lack of such outdoor dining facilities often affects the viability of restaurants. The City has often granted such sidewalk restaurant patio easements in the past, and we would respectfully request your consideration of our request in this instance.

Please feel free to call me with any questions about this matter or to discuss it any time, at (203) 748-3838 or cell (203) 512-2042. Thank you for your attention to this matter.

Respectfully,

**R.A. BAPTISTA & ASSOCIATES, LLC**

  
**RAMIRO A. BAPTISTA,**

Building Designer & Consulting Engineer

5-2.

DWELLING NO. 94

N 86°43'21" W → 67.88'

vol. 141, p. 411

vol. 141, p. 411

SECOND FLOOR  
PORCH

UP →

**NO. 84-86  
(BRICK BUILDING)  
OLD OAK RESTAURANT  
GROUND FLOOR**

TWO STORY

ONE STORY

DIVISION  
WALL

street line

66.95'

← S 84°59'45" E

1.4'±

1.7'±

10.0'

17.5'

4.50'

PAVERS

RAMP

LT. POLE

CB

BRICK PAVERS

PLANTER  
(TYP. -5)

STOP SIGN ↓

CONCRETE

FLAG POLE

CURB

RETRACTABLE

ATTACH

58.75' ±  
S 02°56'56" W

N 03°51'49" E → 60.76'

Venture

DWELLING

BRICK

RESTAURANT