



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

ZONING BOARD OF APPEALS
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SPECIAL MEETING
ZONING BOARD OF APPEALS
ACTIONS TAKEN
Web-Based Meeting Hosted on ZOOM
November 18, 2021

ROLL CALL:

Acting Chairman Joseph C. Hanna called the meeting to order at 7:05 p.m. Present were: Joseph Hanna, Juan Rivas, Michael Sibbitt and Alternate Peter DeLucia. Staff present were Zoning Enforcement Officer Sean Hearty and Secretary Mary Larkin. Absent: Rodney Moore, Anthony Rebeiro, and Richard Roos.

ACCEPTANCE OF MINUTES: September 9, 2021

Motion to accept the Minutes of September 9, 2021 was made by Michael Sibbitt; seconded by Juan Rivas. All in favor with AYES from Joseph Hanna, Peter DeLucia, Juan Rivas, and Michael Sibbitt.

The next regular meeting is scheduled for **December 9, 2021**

PUBLIC HEARINGS:

#21-33: 31 Capitola Rd., (G07003), Lalvay, Mario & Guayllasaca, Jenny, RA-40 Zone.

Sec. 4.A.3, Reduce front yard setback from 40' to 11.2' and reduce side yard setback from 15' to 6.9'. Sec. 3.G.3.d. Allow a shed to be located within the front yard setback.

Motion to table Application No. 21-33 until December 9, 2021 was made by Juan Rivas; seconded by Michael Sibbitt. All in favor with AYES from Joseph Hanna, Peter DeLucia, Juan Rivas, and Michael Sibbitt.

#21-34: 18 Marion St., (H22118), Stiel, Roberta, (H22118), RA-20 Zone.

Sec. 4.A.3, Reduce side yard setback from 15' to 8.4' for deck expansion.

Motion to approve Application No. 21-34, per plan submitted, was made by Juan Rivas; seconded by Michael Sibbitt. All in favor with AYES from Joseph Hanna, Peter DeLucia, Juan Rivas, and Michael Sibbitt.

#21-35: 72 Balmforth Ave., (I12078), Lynch, Randi, Agent, RMF-4 Zone.

Sec. 4.B.3.a Reduce side yard setbacks from 15' to 5.2' and from 15' to 6'; Reduce required frontage from 75' to 53.67'; Reduce required minimum lot size from 8,000 sq. ft. to 6,616 sq. ft. for 2-family home.

Motion to approve Application No. 21-35 was made by Juan Rivas, per plan submitted, lifting the 1986 variance, with the stipulation that the third floor would be for storage only and not occupancy; seconded by Michael Sibbitt. All in favor with AYES from Joseph Hanna, Peter DeLucia, Juan Rivas, and Michael Sibbitt.

CONTINUED PUBLIC HEARINGS: None

OLD BUSINESS: None

NEW BUSINESS: None

CORRESPONDENCE: None

OTHER MATTERS: None

ADJOURNMENT:

Motion to adjourn was made by Juan Rivas; seconded by Peter DeLucia. Meeting adjourned at 7:42 p.m.

Respectfully submitted,

Mary S. Larkin