



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

ZONING BOARD OF APPEALS  
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**ZONING BOARD OF APPEALS**  
**MINUTES**  
**June 9, 2022**

ROLL CALL:

Chairman Joseph C. Hanna called the meeting to order at 7:00 p.m. Present by roll call were Anthony Rebeiro and Alternates, Peter DeLucia and Rick Roos. Mr. Hanna seated Peter DeLucia for Juan Rivas and Rick Roos for Rodney Moore. Staff present were Zoning Enforcement Officer Sean Hearty and Secretary Mary Larkin.

ACCEPTANCE OF MINUTES: May 26, 2022

Minutes could not be accepted at this meeting.

The next regular meeting is scheduled for June 23, 2022

PUBLIC HEARINGS: None

CONTINUED PUBLIC HEARINGS:

#22-11: 4 Lake Rd., (J02031), RA-20 Zone, Sec. 4.A.3 Reduce front yard setback from 30' to 27.8' to roof overhang of proposed covered porch; Reduce side yard setback from 15' to 8.2' to proposed porch; Reduce minimum side yard from 15' to 8.9' to existing balcony. Sec. 8.A.2.c.(4) Allow bottom edge of excavation from a minimum of 5' to 0' for retaining wall.

A request to continue the matter until the next regular meeting on June 23, 2022 was received prior the meeting.

#22-12: 11 Alan Rd., (H22009), RA-20 Zone, Sec. 4.A.3 Reduce front yard setback from 30' to 25' for front deck.

2022 AUG 29 A 10:20

BY: KC

Motion to open #22-11 was made by Rick Roos; seconded by Peter DeLucia. All in favor with Ayes from Anthony Rebeiro, Peter DeLucia, Rick Roos, and Joseph Hanna.

Chuxiao Maldonado and Peter Reyes were present to discuss their application with the Board. Mr. Hanna represented that correspondence from City personnel confirmed with the Health Department that the deck was an acceptable distance from the septic system.

Mr. Hanna asked if anyone was present in favor or opposed. No one.

Motion to close Application No. 22-12 was made by Anthony Rebeiro; seconded by Peter DeLucia. All in favor with Ayes from Anthony Rebeiro, Peter DeLucia, Rick Roos, and Joseph Hanna.

Motion to open for voting #22-12 was made by Anthony Rebeiro. All in favor with Ayes from Anthony Rebeiro, Peter DeLucia, Rick Roos, and Joseph Hanna.

Motion to approve Application #22-12, per plan submitted, was made by Anthony Rebeiro; seconded by Peter DeLucia. All in favor with Ayes from Anthony Rebeiro, Peter DeLucia, Rick Roos, and Joseph Hanna.

OLD BUSINESS: None

NEW BUSINESS: *For Referral to the Planning Commission and Zoning Commission.  
To be scheduled for a public hearing on Thursday, July 28, 2022.*

**#22-14: 23-27 Rose Street, 25 Rose Street, LLC, (H13272), C-CBD Zone**, Use Variance, Sec. 5.F.2.a; Sec. 7.A.5.c(3); Sec. 3.C.1; and Sec. 9.C.1.a

Motion to refer #22-14: 23-27 Rose Street, 25 Rose Street, LLC, (H13272), C-CBD Zone, Use Variance, Sec. 5.F.2.a; Sec. 7.A.5.c(3); Sec. 3.C.1; and Sec. 9.C.1.a to the Planning Commission and Zoning Commission was made by Anthony Rebeiro; seconded by Peter DeLucia. All in favor with Ayes from Anthony Rebeiro, Peter DeLucia, Rick Roos, and Joseph Hanna.

CORRESPONDENCE: None

OTHER MATTERS: None

ADJOURNMENT:

Motion to adjourn was made by Anthony Rebeiro; seconded by Peter DeLucia. All in favor with Ayes from Anthony Rebeiro, Peter DeLucia, Rick Roos, and Joseph Hanna. Meeting adjourned at 7:07 p.m.

Respectfully submitted:



Mary S. Larkin  
Recording Secretary – Zoning Board of Appeals