



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

ZONING BOARD OF APPEALS
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ZONING BOARD OF APPEALS

Actions Taken

City Council Chambers

155 Deer Hill Avenue

August 25, 2022

7:00 p.m.

ROLL CALL:

Chairman Joseph Hanna called the meeting to order at 7:00 p.m. Present were: Anthony Rebeiro, Juan Rivas, and Peter DeLucia. Chairman Hanna seated Peter DeLucia for Rodney Moore. Mr. Hanna explained the relevance of a four-man Board. He asked those present if they wish to proceed. Staff present were Zoning Enforcement Officer Sean Hearty and Secretary Mary Larkin.

ACCEPTANCE OF MINUTES: June 9, 2022 & August 11, 2022

Motion to accept the Minutes of June 9, 2022 was made by Anthony Rebeiro; seconded by Peter DeLucia Ayes from those eligible to vote: Joseph Hanna, Anthony Rebeiro, and Peter DeLucia.

Minutes from August 11, 2022 could not be accepted.

PUBLIC HEARINGS:

#22-16: 1 Ives St., Greater Danbury Chamber of Commerce Inc., Beecher, Thomas W. Esq., Agent, (I14262), C-CBD Zone. Sec. 8.E.4.a.(7) Increase wall sign height from 20' to 41'.

A request to continue this application to September 8, 2022 was received prior to the meeting.

#22-17: 7 & 9 Thorpe St., Neil R. Marcus, Esq., (H12244 & H12245); CG-20 Zone; Sec. 5.A.3 Reduce minimum front yard setback from 25' to 15.8'; Sec. 8.C.1.c.(2) Add parking within the front yard setback; Sec. 9.C.2.a. & b. Expand residence by adding a second story to the existing two-family residence and to attach a two-story addition to the rear of the building.

Postponed until September 8, 2022.

#22-20: 53 Cedar Dr., Sanibel J3 LLC, (K04161 & K04162), RA-20 Zone. Sec. 4.A.3 Reduce side yard setback from 15' to 8.8' for decks.

Motion to approve Application 22-20, 53 Cedar Drive, per plan submitted, was made by Anthony Rebeiro; seconded by Juan Rivas. All in favor with Ayes from Peter DeLucia, Joseph Hanna, Anthony Rebeiro, and Juan Rivas.

#22-21: 67-69 North Street, MHRAA, LLC, (I12009), CG-20 Zone. Sec. 5.H.1.b. Eliminate the required 20' wide planting strip along front of property; Sec. 5.H.1.c. Eliminate the 20' wide landscape buffer abutting a residential zone along the westerly property line; Sec. 5.H.2. allow parking in the front-yard setback; Sec. 8.A.2.c.(4) Allow excavation of fill within 5' of the property line to accommodate proposed additional parking grades.

Motion to approve, per plan submitted with condition for a safe retaining wall noticeable to pedestrians, was made by Peter DeLucia; seconded by Anthony Rebeiro. All in favor with Ayes from Peter DeLucia, Joseph Hanna, Anthony Rebeiro, and Juan Rivas.

ADJOURNMENT:

Motion to adjourn made by Anthony Rebeiro; seconded by Juan Rivas. All in favor with Ayes from Peter DeLucia, Joseph Hanna, Anthony Rebeiro, and Juan Rivas. Meeting adjourned at 7:31 p.m.

Respectfully submitted:

Mary S. Larkin, Recording Secretary