



CITY OF DANBURY
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DANBURY, CONNECTICUT 06810

ZONING BOARD OF APPEALS
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MINUTES – REGULAR MEETING
MAY 24, 2018
Council Chambers – 3rd Floor
7:00 PM

ROLL CALL:

Richard S. Jowdy, Chairman, called the meeting to order at 7:00 p.m. Present were Commissioners Joseph Hanna, Herbert Krate, and Alternate Peter DeLucia. Staff present were Assistant Zoning Enforcement Officer Timothy Rosati and Secretary Mary Larkin.

Absent were Rodney Moore, Michael Sibbitt, Anthony Rebeiro, and Richard Roos.

Mr. Jowdy explained the Zoning Board of Appeals process.

Motion to hear Application #18-23 tonight and to continue Application Nos.: 18-22, 18-13, and 18-14 to June 28, 2018 was made by Herb Krate. Motion was seconded by Joseph Hanna. Motion carried unanimously.

ACCEPTANCE OF MINUTES:

Motion to accept of the minutes of May 10, 2018 was made by Herb Krate; seconded by Peter DeLucia. Motion carried unanimously.

NEW BUSINESS:

#18-22 Romero, Luis & Jovita, 187 Franklin St. Ext. (F11060), RA-40 Zone, Sec. 4.A.3 Reduce side yard setback from 25' to 12.7' for proposed addition. See motion above.

#18-23 Gomez, Osbaldo V., 54 Chestnut St. (J13315), RMF-4 Zone, Sec. 4.B.3.a Reduce side yard setback from 8' to 2' for addition

Anita Gomez appeared to speak about her application for an addition. Mr. and Mrs. Gomez's one-family home will remain a one-family home among two-family homes. They wish to build an addition to accommodate a master bedroom and bath on the ground floor. The house is small, and Herb Krate said coverage percentage is good; Joseph Hanna concurred. There is 1100 sq.ft. in the home now. Richard Jowdy stated there is no other place to put the addition. Richard Jowdy

asked if this would be very close to the neighbor. Mrs. Gomez had taken pictures on her phone and passed her phone to the commissioners. There were no further questions. No one appeared in favor or opposed.

Motion to close by Herb Krate; seconded by Peter DeLucia. Motion carried unanimously.

OLD BUSINESS:

#18-13 Watras, Barbara, 4 Sage Rd., (H22103), RA-20 Zone, Sec. 4.A.3. Reduce front yard setback from 30' to 0.5', reduce side yard setback from 15' to 0.5' & reduce rear yard setback from 35' to 4.8' to allow temporary carport.

Request to continue until June 28, 2018 was received from Dom Chieffalo, Esq.

Motion to continue to June 28, 2018 Application Nos.: 18-22, 18-13, and 18-14 was made by Herb Krate. This motion was seconded by Joseph Hanna. Motion carried unanimously.

#18-14 Guallpa, Luis, 10 Hoyt St., (H13086), R-3 Zone, Sec. 4.C.3. Reduce minimum lot width from 75' to 55.06' & reduce minimum side yard setbacks from 15' to 9.7' & from 15' to 7.5' for existing residential dwelling. Variance requested to convert single-family dwelling to two-family dwelling.

Request for continuance to the meeting scheduled for June 28, 2018 was received from applicant's engineer, Michele Micoli of Artel Engineering. *Motion to continue to June 28, 2018 Application Nos.: 18-22, 18-13, and 18-14 was made by Herb Krate. This motion was seconded by Joseph Hanna. Motion carried unanimously.*

DECISION:

#18-23 Gomez, Osbaldo V., 54 Chestnut St. (J13315), RMF-4 Zone, Sec. 4.B.3.a Reduce side yard setback from 8' to 2' for addition

Motion to approve Application No. 18-23, per plan submitted, was made by Herb Krate to reduce side yard setback from 8' to 2'. The hardship is that the home is a pre-existing, single-family home on a small lot. The lot is zoned for multi-family homes. There was no opposition to this variance. The addition will not adversely affect the health, safety, and welfare of the neighborhood. Peter DeLucia seconded the motion. Motion carried unanimously.

CONTINUATION OF PUBLIC HEARING: None

OTHER MATTERS:

The following applications are scheduled to be heard on Thursday, June 14, 2018:

#18-16 Roy Estate, LLC (owner) & Dorothy Day Hospitality House, Inc. (tenant), 8 & 11-13 Spring St., (H14288 & H14312), RH-3 Zone, for grocery market, office space, emergency homeless shelter, & soup kitchen:

Sec. 4.D.3.a: Reduce front yard setback from 20' to 0.6', reduce side yard setback from 20' to 1.8', reduce rear yard setback from 25' to 1.8';

Sec. 4.D.5.e.(1): Reduce minimum sq. ft. from 20,000 sq .ft. to 13,118 sq. ft.;

Sec. 8.B.1.b.(4): Reduce driveway width from 24' to 8';

Secs. 8.C.4.c.(10) & (11), 8.C.4.f.(4), and 8.C.4.f.(6): Reduce total parking spaces to 16 and waive Sections 4.D.5.e.(2) corner lot requirement; Sec. 4.G.4.a.(1) lot screening; 4.G.4.a.(2) landscaping; 8.C.1.a parking on same lot; and 8.C.2.b. parking space dimensions.

#18-19 Haddad, Theodore J., Sr., Executor of the Estate of Jeanette Haddad and The Reserve Realty, LLC, The Reserve, Phase 11 (Parcel 15), Woodland Road, (B16003) RE: Site Plan PND SP01-03/11

To appeal for correction of an alleged error in a decision of the Planning Department/Planning Director, who on 3/23/18 or thereabouts, did grant Toll Brothers and/or Toll CT III Limited Partnership for site plan approval of an application pertaining to the above-described property in the Reserve.

CORRESPONDENCE: None

ADJOURNMENT:

Herb Krate made a motion to adjourn; Peter DeLucia seconded. Motion carried unanimously at 7:15 p.m.

Respectfully submitted,

Mary S. Larkin
Secretary