



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

ZONING COMMISSION
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AGENDA - REGULAR MEETING
JANUARY 28, 2020
COMMON COUNCIL CHAMBERS - THIRD FLOOR
7:30 PM

ROLL CALL

PLEDGE OF ALLEGIANCE

ACCEPTANCE OF MINUTES: December 10, 2019. The January 14, 2020 meeting was cancelled.

THE NEXT REGULAR MEETING IS SCHEDULED FOR FEBRUARY 11, 2020.

PUBLIC HEARINGS:

- 1) Petition of Franco's Deli & Pizza, 56 Liberty St. (I14197) for Special Permit for Café Liquor License.

CONTINUATION OF PUBLIC HEARING:

- 1) Application of Fast Lane Auto Repair LLC/Payne Road Investments LLC, 60 Payne Rd. (N12001), for a Certificate of Location Approval for a Motor Vehicle General Repairer's License in the IG-80 Zone. *No testimony presented yet.*

OLD BUSINESS FOR DISCUSSION & POSSIBLE ACTION:

NEW BUSINESS:

- 1) ZBA Referral: Zoning Board of Appeals Application #19-23 for 10 Downs Street, (H12166), Paul Valeri as Agent for MSPD Downs Street LLC (owner), Use Variance to Sec. 5.A.2., to allow a two-family dwelling in a CG-20 Zoning District; Sec. 9.C.1.a., to change non-conforming single-family dwelling into non-conforming two-family dwelling; and Sec. 9.C.2.b., to extend or expand a non-conforming single-family dwelling to add second floor/second dwelling unit. *This is a new application - application #19-16 was denied w/o prejudice.*

CORRESPONDENCE:

- 1) ZEO/Cease & Desist Order - Luis & Jovita Romero, 187 Franklin St. Ext. (F11060), RA-40 Zone. Violation of Secs. 3.G.5., 4.A.1.b., c., & d., 4.A.2., & 8 A.2.c.(4) of the Zoning Regulations: Outside storage of oversized truck, operation of landscaping contractor's office & wood processing on the site, and excavation too close to property line. Issued January 6, 2020.
- 2) ZEO/Cease & Desist Order - Manik K & Valentina B Roy, 1 East Gate Rd. (G09027), RA-40 Zone. Violation of Secs. 10.B.1.a.(1) & (2) of the Zoning Regulations: Construction of shed with no permits or approvals. Issued January 9, 2020.
- 3) ZEO/Cease & Desist Order -Nabi Rashidun, 127 Triangle St. (J14259), RMF-4 Zone. Violation of Secs. 10.B.1.a.(1) & (4) of the Zoning Regulations: non permitted conversion from one family dwelling to three-family dwelling. Issued January 15, 2020.
- 4) ZEO/Cease & Desist Order - Romulo Neira, 216 Westville Ave. Ext. (F12027), RA-40 Zone. Violation of Secs. 2.B., 4.A.2., 10.B.1.a.(4) & 10.F. of the Zoning Regulations. Construction of second dwelling unit with no permits or approvals; multi-family use in a single family home. Issued January 23, 2020.

OTHER MATTERS:

FOR REFERENCE ONLY:

PLEASE NOTE: *THERE WILL BE A TRAINING SESSION W/ ASST. CORPORATION COUNSEL AT THE FEBRUARY 11, 2020 MEETING.*

ADJOURNMENT: