

ZONING BOARD OF APPEALS
REGULAR MONTHLY MEETING, MONDAY, December 13, 2010
ALDERMANIC CHAMBERS 7:00 PM

The Ansonia Zoning Board of Appeals held its regular monthly meeting on Monday, December 13, 2010. The meeting began at 7:05 p.m. and the following applications were acted upon.

Roll Call:

Peter Marcinko	Absent
Claudia Degnan	Present
Laura Gagnon	Present
Nicolas Gentile III	Present
Joe Jaumann	Present
John Sanza	Absent
John Erlingheuser	Absent

4 Present, 3 Absent

A quorum was present.

Also present: James Tanner, Zoning Enforcement Officer

Mrs. Degnan declared the meeting open at 7:08. The meeting began with the pledge of allegiance.

Mrs. Degnan explained that since there is a four-member board, the applicants have to have four yes votes to approve a variance. The applicants can choose not to go forward with their application if they would like to have a full board hear their application.

Mrs. Gagnon made a motion to approve the November minutes. The motion was seconded by Mr. Gentile. All were in favor of the motion. The motion was approved.

1. Pension Services LLC Trustee, P.O. Box 15, Easton, seeking relief from the Zoning Regulations, Section 315, Schedule C to divide a 10, 442 square foot parcel as follows: first piece AKA 10 North Street, a 5,643 square foot lot with an existing single family dwelling. Vary the lot width area requirement 1,857 plus or minus, Vary the lot width requirement 26 foot plus or minus in the front and 16 foot plus or minus in the rear, vary the east side yard requirement 6.6 feet plus or minus. Second piece corner of Eagle and North Streets, vary the lot area requirement 2,701 feet plus or minus to erect a single family home, vary the lot width requirement in the front 29 feet plus or minus and vary

lot density requirement per section 316 to allow two (2) single family dwelling units where .92 are permitted.

Attny. John Spondheimer requested that the application be postponed until the January meeting as the applicant would like to have a five member board hear his application. The board agreed to the request.

2. Ansonia M & L Properties, 1 Chestnut Street, Ansonia, for property located at 420 Main Street, Ansonia, seeking an appeal of the cease and desist order issued by the Zoning Enforcement Officer dated August 24, 2010.

Mr. Tanner indicated that he received correspondence from the applicant indicating that he was unable to attend the meeting this month and requested that the application be postponed until the January meeting. The board agreed to the request.

3. Andrew Gregory, 29 Clifton Avenue, Ansonia, for property located at 62 Rufus Street, Ansonia, seeking relief from the Zoning Regulations Section 315, Schedule C rear yard setback from 25 feet required to 13 feet provided.

Mr. Tracy Lewis from Tracy Lewis Associates, 260 Main Street, Monroe is present representing the applicants. He stated that the problem with the property is that the property line is actually dividing the existing garage in half. The applicant is just looking to place the property line around the existing house. He stated that the house was built in the 1950's. Mr. Lewis submitted some pictures of the house and garage and the original property map dated 1909.

Mrs. Degnan asked three times if there was anyone else that wished to speak in favor of the application. There was none. She then asked three times if there was anyone that wished to speak against the application. There was none. She then closed the public session.

Mr. Gentile made a motion to approve a 12' plus or minus rear yard set back. The motion was seconded by Mrs. Gagnon.

Roll Call:

Peter Marcinko	Absent
Claudia Degnan	Yes
Laura Gagnon	Yes
Nicolas Gentile III	Yes
Joe Jaumann	Yes
John Sanza	Absent
John Erlingheuser	Absent

The motion was approved.

4. Orlando Rodriguez, 19 Fifth Street, Ansonia, for property located at 421 Main Street, Ansonia, seeking an approval of location.

The applicant was present. The board questioned if they really needed to act on this. They were informed that until they grant the authority to the Zoning Enforcement Officer, these applications would need to come before the board. The board unanimously voted to approve the application.

5. Ronald Garofolo, 17 Elizabeth Street, Ansonia, for property located at the same address seeking relief from the Zoning Regulations Section 315, Section C, Side yard from 6 foot required to 1” 6” provided.

The applicant is present. He stated that he would like to rebuild the preexisting garage.

Mrs. Degnan asked three times if there was anyone else that wished to speak in favor of the application. There was none. She then asked three times if there was anyone that wished to speak against the application. There was none. She then closed the public session.

The Board of Planning and Zoning sent correspondence stating that they recommended approval of the application because it is an existing foundation and that the hardship is the contour of the land.

Mrs. Gagnon made a motion to approve a 4’ 6” plus or minus side yard setback. The motion was seconded by Mr. Gentile.

Roll Call:

Peter Marcinko	Absent
Claudia Degnan	Yes
Laura Gagnon	Yes
Nicolas Gentile III	Yes
Joe Jaumann	Yes
John Sanza	Absent
John Erlingheuser	Absent

The motion was approved.

Mr. Gentile made a motion to allow the Zoning Enforcement Officer the authority to sign off on approval of location. Mr. Jaumann seconded the motion. All were in favor of the motion.

The secretary requested that the board approve the schedule for the following meetings. Mrs. Gagnon made a motion to approve the schedule. The motion was seconded by Mr. Gentile. All were in favor of the motion.

Mrs. Degnan questioned Mr. Tanner about 9 Martin Terrace. She stated that there is an accessory building on the property and there now are people living in the dwelling. Mr. Tanner

stated that he would look into the situation.

Mr. Gentile made a motion to adjourn. The motion was seconded by Mr. Jaumann. All were in favor of the motion.

The meeting ended at 7:40.

Respectfully submitted,

Carol Sardinha
Secretary