

ZONING BOARD OF APPEALS
REGULAR MONTHLY MEETING, MONDAY, September 13, 2009
ALDERMANIC CHAMBERS 7:00 PM

The Ansonia Zoning Board of Appeals held its regular monthly meeting on Monday, September 13, 2009. The meeting began at 7:10 p.m. and the following applications were acted upon.

Roll Call:

Peter Marcinko	Present
Claudia Degnan	Absent
Laura Gagnon	Present via Phone
Jason St. Jacques	Present
Nicolas Gentile III	Present
John Sanza	Absent
John Erlingheuser	Absent

4 Present, 2 Absent

Also present:

Peter Crabtree, Zoning Enforcement Officer

A quorum was present.

Mr. Marcinko declared the meeting open at 7:10. The meeting began with the pledge of allegiance to the flag. A quorum was present.

Mr. Marcinko explained that since there is a four-member board, the applicants have the option to have the board hear the request at the next meeting when there may be a five member board. He further explained that if they were to wait for a five member board, they would only need 4 yes votes to approve a variance. If they decide to proceed tonight, they will need to have a unanimous decision from the board regarding the application. The applicant decided to proceed tonight and have his application acted upon.

Mr. St. Jacques made a motion to approve the July minutes. The motion was seconded by Mr. Gentile. All were in favor of the motion. The motion was approved.

1. Martin Dempsey, 9 Rutland Street, Ansonia, for property located at the same address, seeking relief from the Zoning Regulations Section 315, Schedule C side yard setback from 10' required to 2' provided and rear yard setback from 35' required to 15' provided. Also vary maximum building area from 35% to 49% and vary impervious surfaces from 60% to 69% to construct addition with deck.

The applicant was present. He stated that he is looking to put an addition to the rear of his house. I have a non-conforming lot and that restricts me to do anything here. It will be occupied by my in-laws. It's just one room. There's no kitchen or bathroom. There is a door that they will be able to use to get to the main house for access to the bathroom and kitchen. We are looking for an area where they can have their privacy.

The meeting ended at 7:15.

Respectfully submitted,

Carol Sardinha
Secretary