

ZONING BOARD OF APPEALS
REGULAR MONTHLY MEETING, MONDAY, November 9, 2009
ALDERMANIC CHAMBERS 7:00 PM

The Ansonia Zoning Board of Appeals held its regular monthly meeting on Monday, November 9, 2009. The meeting began at 7:10 p.m. and the following applications were acted upon.

Roll Call:

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

4 Present, 3 Absent

Also present:

Peter Crabtree, Zoning Enforcement Officer

A quorum was present.

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

Mrs. Degnan 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. She 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 applicants decided to proceed tonight and have their applications acted upon.

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

1. Paul Lutson, 25 Hall Street, Ansonia, for property located at 23 Hall Street, Ansonia, seeking relief from the Zoning Regulations, Section 315 Schedule C as follows: lot area from 7,800 square feet required to 3,625 square feet provided, lot width from 75' required to 45' provided, lot depth from 100' required to 80' provided, rear yard set back from 25' required to 17' provided. Vary section 316 density from 4 units per acre to 12.1 units per acre to construct single family dwelling. Vary section 410.3.8 to allow one parking space in the front yard.

The applicant was present. He stated that his brother is handicapped and lives in the upstairs apartment from him. He would like to build another smaller home for his brother to live in after the applicant passes away. The proposed home is to be a single floor dwelling that will be

virtually maintenance free. He further stated that his brother works at Stop and Shop. Staying at this location would allow his brother to keep his job as it is walking distance from his home. The apartment that he is currently living in will need maintenance. Once the applicant passes, his brother would need to maintain the home by himself. His brother would not be able to do this by himself.

The secretary read into the record the letter from Planning and Zoning which indicated that they suggested that the board deny the applications as there was no hardship.

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

Mr. St. Jacques stated that unfortunately the variance can only be granted if there is a hardship dealing with the size and shape of the land. In this case, there is no hardship. The board is not allowed to make a non-conforming property MORE non-conforming. Granting this variance would do just that. He further stated that since he is a single person, he has no need to have three bedrooms. He does not drive so there is also no need to have parking in the front of the house.

Mr. St. Jacques made a motion to deny the application because there is no hardship dealing with the land. The motion was seconded by Mr. Gentile.

Roll Call:

Laura Gagnon	Yes
Claudia Degnan	Yes
Peter Marcinko	Absent
Nicholas Gentile III	Yes
Jason St. Jacques	Yes
John Sanza	Absent
John Erlingheuser	Absent

The motion was approved to deny the application.

2. Paul Lutson, 25 Hall Street, Ansonia, for property located at the same address, seeking relief from the Zoning Regulations, Section 315, Schedule C as follows: vary lot area from 7,500 square foot required to 4,373 square foot, lot width from 80' required to 54' provided. Vary lot depth from 100' required to 80' provided. Vary section 316 density from 4 units per acre to 20 units per acre. Vary impervious area from 60% to 76%. Vary Section 410.3.5 8 to allow 2 parking spaces in the front yard. To divide existing lot with 2 family thereon.

The applicant stated that he was only requesting this variance due to the first request. He then stated that the parking that he is asking for is not really in front of the house, but actually next to the house.

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

the application. There was none.

Mr. St. Jacques stated that again there is no hardship for this variance in relation to the size or shape of the land. He then made a motion to deny the request because there is no hardship dealing with the land. The motion was seconded by Mr. Gentile.

Roll Call:

Laura Gagnon	Yes
Claudia Degnan	Yes
Peter Marcinko	Absent
Nicholas Gentile III	Yes
Jason St. Jacques	Yes
John Sanza	Absent
John Erlingheuser	Absent

The motion was approved to deny the application.

3. Signs Unlimited, 2 Francis St., Derby, for property located at 370 East Main Street, Ansonia, seeking relief from the Zoning Regulations, Section 420.4.5 to allow projections as follows: awning 36", canopy 48", six banners 24" where 12" projections are allowed from building.

Alan Esposito, from Signs Unlimited is present. He stated that they wanted to have signage that would be esthetically pleasing to everyone. They actually made the signage smaller than what was up originally. The only difference is that the previous awnings were plain and these have the name of the establishment on them.

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

Mr. Gentile made a motion to approve the variance as presented. The motion was seconded by Mr. St. Jacques.

Roll Call:

Laura Gagnon	Yes
Claudia Degnan	Yes
Peter Marcinko	Absent
Nicholas Gentile III	Yes
Jason St. Jacques	Yes
John Sanza	Absent
John Erlingheuser	Absent

The motion was approved.

Mrs. Degnan asked if there was anything else to come before the board. The Secretary asked if the April minutes were being approved. She was told that the board is waiting for Corporation

Blake to respond to their questions regarding those minutes.

Harry Danley, 52 North Cliff Street stated that he had a variance that was granted to him a year ago and he has not been able to complete the project. He would like to have an extension on the variance. Mrs. Degan asked if he had actually started the project. She was told that he had but that his funds are limited. She then explained that as long as he started the project, he does not need an extension.

The Secretary passed out a proposed schedule for the meetings for the following year. She requested that the members review it and give her their feedback at the next meeting.

There was nothing further to come before the board.

Mr. Gentile made a motion to adjourn. Mr. St. Jacques seconded the motion. All were in favor of the motion.

The meeting ended at 7:42.

Respectfully submitted,

Carol Sardinha
Secretary