

**ZONING BOARD OF APPEALS  
REGULAR MEETING, MONDAY, January 13, 2014  
ALDERMANIC CHAMBERS, 7:00 PM**

The Ansonia Zoning Board of Appeals held its Regular Monthly meeting on Monday, January 14, 2014. The meeting began at 7:15 p.m. and the following applications were acted upon.

Roll Call:

Claudia Degnan	Present
Ron Vaccaro	Absent
Jeff Gould	Present
Joseph Jaumann	Present
George Curtis	Present
Jamie Puro	Absent
Nicolas Gentile III	Absent
John Sanza	Absent

4 Present, 4Absent

Also present:

Mr. Blackwell, ZEO

A quorum was present

Mr. Jaumann declared the meeting open at 7:00. The meeting began with the pledge of allegiance to the flag. A quorum was present.

Mr. Jaumann entertained motions to approve the minutes. Mrs. Degnan made a motion to approve all of the minutes. The motion was seconded by Mr. Curtis. All were in favor of the motion.

1. Lucy Araujo, 95 Tremont Street, Ansonia, for property located at the same address, seeking relief from the zoning regulations Section 315 side yard setback from 6' to 4' for the length of the garage.

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. 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 her application acted upon.

The applicant was present. Mrs. Araujo stated that she has owned the house for eight years and she just discovered that her neighbor's retaining wall is on her property. She then stated that Mr. Tanner (former Ansonia ZEO) told her that she needed to come before the board and get a variance for the property for the length of the garage. She then told the board that the property was surveyed before the garage was built, but that the retaining wall was used as part of the measurements. Prior to this, Mrs. Araujo noticed that the retaining wall was collapsing on to the garage. Her neighbor went to City Hall to see who actually owned the retaining wall. Mrs. Araujo had already had a survey done prior to this because she already had an approved permit for the garage. When Mr. Tanner looked it up, he found that she was missing an "as built". She then stated that she had not been told that she had to take care of that. She met with Mr. Tanner and was told that she needed to apply for a variance. This is why she is before the board today. Mrs. Degnan asked if she had the property surveyed before they built the garage. She was told that she had. Mr. Jaumann asked if she is looking to improve the garage further? She stated that she is looking to have the garage approved as it stands right now. Mr. Gould asked if the next door neighbor was giving her a difficult time regarding the garage. She told him that the neighbor is not giving her a hard time. She then gave the board copies of a letter from her neighbor stating that she has no problems with the application. Mrs. Degnan asked what happened when the applicant had the property surveyed. Did he give her the wrong dimensions? Mrs. Araujo stated that the dimensions were correct, but when her husband built the garage, he mismeasured because they believed that the retaining wall was on the neighbor's property. Mr. Jaumann asked if anyone else had any questions. Mr. Gould then asked if the neighbor didn't have a problem with the garage, she just wants to make it legal? He was told that Mr. Tanner said that she had to come before the board so that if she ever wanted to sell her house, she wouldn't have any problems with the sale. Mr. Gould then asked if the board were to approve this application tonight and the house next door to the applicant was sold, they wouldn't be able to come back to the board in the future. He was told that they would have no recourse in the future because the board has the authority to do this.

Mr. Jaumann asked if the letter could be read into the record. Mrs. Sardinha read the letter for the board.

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

Mr. Jaumann asked Mr. Blackwell if he had anything to state regarding this application. He said that there was nothing that he wished to add.

Mr. Jaumann entertained motions regarding the application.

Mr. Curtis made a motion to approve a 2' plus or minus side yard setback for the length of the garage. Mrs. Degnan seconded the motion.

Roll Call:

Claudia Degnan	Yes
Ron Vaccaro	Absent
Jeff Gould	Yes
Joseph Jaumann	Yes
George Curtis	Yes
Jamie Puro	Absent
Nicolas Gentile III	Absent
John Sanza	Absent

The motion was approved.

Mr. Jaumann asked if there was anything else that needed to be discussed before the board. There was none. He then entertained a motion to adjourn.

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

The meeting ended at 7:20.

Respectfully submitted,

Carol Sardinha  
Secretary