



City of Ansonia

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Ansonia, Connecticut 06401

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ZONING BOARD OF APPEALS REGULAR MONTHLY MEETING, MONDAY, November 3, 2014 ALDERMANIC CHAMBERS 7:00 PM

The Ansonia Zoning Board of Appeals held its regularly scheduled monthly meeting on Monday, November 3, 2014. The meeting began at 7:04 p.m. and the following applications were acted upon.

Roll Call:

Claudia Degnan	Absent
Jeff Gould	Present
Robert Brown	Present
Diana Maurice	Absent
Elizabeth Gaudet	Present
David Williams	Absent
Larry Pelligrino	Present

4 Present, 4 Absent

A quorum was present.

Mr. Gould declared the meeting open at 7:15. The meeting began with the pledge of allegiance to the flag.

Mr. Gould entertained motions to approve the minutes. Mr. Brown made a motion to approve the previous months minutes. The motion was seconded by Ms. Gaudette. All were in favor of the motion.

1. Constance Kolakowski and Robert Kolakowski, Jr., 14 Farrell Drive, for property located at 6 Hill Street, Ansonia and 32 Root Avenue, Ansonia, seeking relief from the Zoning Regulations. For 6 Hill Street, seeking relief from the Zoning regulations, Section 315 Schedule C rear yard setback from 25' required to 0' provided. For 32 Root Avenue seeking relief from the Zoning regulations Section 315 Schedule C Rear year set back from 20' required to 6' provided, Front yard setback from 20' required to 5.3' provided, side yard setback from 20' required to 5' provided, Minimum lot area from 7, 500 square feet required to 4, 960 square feet provided, Minimum lot depth from 100' required to 51.1' provided and building area as percent of lot from 35% required to 39.2% provided for existing multi-family dwelling.

Atty. James Sheehy is present. He is representing the applicants. He stated that he had sent a letter dated October 7th to the board stating that he was waiving the time constraints so as to allow an extension of time for a decision. He was told that the board did receive the letter and the members received the letter in their packets prior to tonight's meeting. He then stated that they are here to discuss the property located at 6 Hill

street and 32 Root Avenue (the corner of Root Avenue and Hill Street). He stated that the 32 Root Avenue property is a 6 unit apartment building. The 6 Hill Street location is a single family home. The apartment building was built circa 1900 and the one family home was built circa 1920 pursuant to the assessor's office.

The apartment building is a preexisting nonconforming use, while the one family home is a conforming use within the B zone. The applicants are requesting variances in order to apply for a plan of subdivision to the property. It is designated as lot 2A and 2B. They will be requesting Planning and Zoning to split the lot into 2A and 2B. However, before that can be done, they have to apply for variances simply because the existing conditions are not in compliance with the Zoning Regulations. The proposed lot 2A, which contains the one family house meets all of the minimum requirements of the B Zone, except for the rear yard setback. The property is built on the rear property line. The proposed lot 2B contains an apartment building and requires several variances. A site viewing shows that the property is a very difficult piece. These properties were built on one piece many years ago and contain severe slopes and the construction of the dwellings was before the enactment of the Zoning Regulations. The conditions that exist are unique to the property and substantially differ from other lots in the district and would justify the variance. Without the variance, the applicants would not be able to subdivide the property. The City Planner has requested an additional variance of Section 410.4 regarding minimum parking requirements. As it exists now, there is no parking on the property and that is an existing, preexisting condition. He then presented photographs of the property to the board. (These photographs are attached to the minutes.)

Mr. Brown asked if the neighbors had been notified of the request for the variance? He was told that a placard had been posted as per the requirements. Mr. Gould asked if this had been placed in the newspaper. He was told that the addition of the new request (Section 410.4) had not been advertised as it was not in the original application. Mr. Gould then stated that this needs to be re-advertised before the board could rule on the application. Atty. Sheehy stated that the addition of the new request was requested after the application had been filed.

Ms. Gaudette asked why they wanted to subdivide the property. She was told that if the applicants wanted to sell the property, they wouldn't be able to do it. Mr. Brown said that he would like to make sure that the neighbors had been notified. He was told that by statute all that is necessary is to post the placard and have the application advertised in the newspaper.

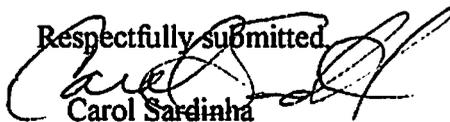
Mr. Gould stated that the application with the addition of 410.4 would have to be re-advertised. Atty. Sheehy asked if the board would rule on what had already been advertised. He was told that they couldn't do that at this time as it had changed. Mr. Gould asked what the timing would be for the next meeting. He was told that the next meeting is scheduled for December 8th. He was told that we could have a meeting sooner than that, but it would be held on November 25, two days before Thanksgiving. This would be two weeks before the normally scheduled monthly meeting. The members decided to have the application heard on the regular meeting.

Mr. Pellegrino made a motion to table the application to the December meeting. The motion was seconded by Mr. Brown. All were in favor of the motion.

Mr. Gould asked if there was anything else to come before the board. There was nothing else. He then entertained motions to adjourn.

Mr. Brown made a motion to adjourn. The motion was seconded by Ms. Gaudette. All were in favor of the motion.

The meeting ended at 7:40.

Respectfully submitted,

Carol Sardinha
Secretary