



# City of Ansonia

253 Main Street  
Ansonia, Connecticut 06401

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## ZONING BOARD OF APPEALS REGULAR MONTHLY MEETING, MONDAY, December 8, 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 7:08 p.m. and the following applications were acted upon.

Roll Call:

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

4 Present, 3 Absent

A quorum was present.

Mrs. Degnan declared the meeting open at 7:08. 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 yard 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, Section 410.4 off street parking from two (2) parking spaces to zero (0) parking spaces.

Mrs. Degnan stated that there is a four member board and that if the applicant were to go forward with the hearing this evening, they would need to have a unanimous decision. She then asked Atty. Sheehy if he wished to proceed. Atty. Sheehy consulted with his client and agreed to proceed with the hearing.

Atty. James Sheehy is representing the applicants. He stated that they are requesting to have the property split into two. He stated that 32 Root Avenue is an apartment building that contains 6 units. He further explained that at 6 Hill Street, there is a one family home. The apartment building was built circa 1900 and the one family was built circa 1920. The apartment building is a preexisting nonconforming use, while the one family home is a conforming use within the B zone. The proposed lot B (32 Root Avenue) requires several variances. The one family would only need a rear yard setback line.

The construction of the buildings was before the enactment of the Zoning regulations. Without the variances his clients could not achieve the split of the two lots. He further stated that 6 Hill Street is a one family home, which is a conforming use. As to 32 Root Avenue, it is an existing continuance of a use that has been there for over 100 years. There is no change in the character of the use. There will be no substantial difference on the neighborhood before or after the granting of the variances.

There is no increase in usage and there is no increase in the intensity of the usage of the property. They request that the variances be granted so that his client will be able to have two separate lots and try and make these lots more conforming. His clients inherited the properties. They had to take them with the existing conditions that were on them.

Atty. Sheehy stated that they had provided new maps at the request of Mr. Brown. These maps addressed his concerns.

Mr. Gould asked if the added variance was added to the published request for variance. He was told that it had been added and had been published twice prior to the meeting this evening.

Mrs. Degnan asked if there was anyone that wished to speak in favor of the application.

Mr. Robert Kolakowski, Jr., 14 Farrell Drive stated that they inherited the property from his grandmother and his Aunt Millie. It has been at that location for a very long time. They just want to separate the lots.

Mrs. Degnan asked three times if there was anyone that wished to speak in favor of the application. No one wished to speak. Mrs. Degnan then asked three times if there was anyone that wished to speak against the application. There was no one that wished to speak against the application. Mrs. Degnan then closed the session to the public.

Mrs. Degnan requested that the Secretary read the letter from Planning and Zoning. The letter stated that Planning and Zoning had no comment regarding this application. (A copy of this letter is attached to these minutes.) The secretary also stated that she was asked to contact the City Planner, Mr. Oswald Inglese to have him attend the meeting this evening, unfortunately he had a prior commitment.

Mr. Pellegrino made a motion to approve the application as submitted. Mr. Gould seconded the motion.

**Roll Call:**

<b>Claudia Degnan</b>	<b>No</b>
<b>Jeff Gould</b>	<b>Yes</b>
<b>Robert Brown</b>	<b>Absent</b>
<b>Diana Maurice</b>	<b>Absent</b>
<b>Elizabeth Gaudet</b>	<b>Absent</b>
<b>David Williams</b>	<b>Yes</b>
<b>Larry Pellegrino</b>	<b>Yes</b>

The motion was not approved.

Mrs. Degnan stated that believes that this variance would make the property more non-conforming and it is not beneficial for the property. You cannot issue a variance due to a financial hardship.

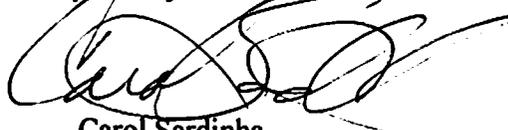
Mrs. Degnan then asked if anyone else had anything to discuss with the board. Mrs. Sardinha stated that she needs to have the meeting schedule for next year approved and asked if the members wished to change the meeting day. Mr. Gould made a motion to approve the schedule. The motion was seconded by Mr. Pellegrino. All were in favor of the motion.

Mrs. Degnan asked if there was anything else to come before the board. There was nothing else. She then entertained motions to adjourn.

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

The meeting ended at 7:25.

Respectfully submitted,



**Carol Sardinha**  
**Secretary**