



# City of Ansonia

253 Main Street  
Ansonia, Connecticut 06401

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## ZONING BOARD OF APPEALS REGULAR MONTHLY MEETING, MONDAY, May 12, 2014 ALDERMANIC CHAMBERS, 7:00 PM

The Ansonia Zoning Board of Appeals held its regular monthly meeting on Monday, May 12, 2014. The meeting began at 7:15 p.m. and the following applications were acted upon.

Roll Call:

|                  |         |
|------------------|---------|
| Claudia Degnan   | Present |
| Jeff Gould       | Present |
| Robert Brown     | Present |
| David DiVincenzo | Present |
| Diana Maurice    | Absent  |
| Elizabeth Gaudet | Present |
| John Sanza       | Absent  |

5 Present, 2 Absent

A quorum was present

Also present: David Blackwell, ZEO

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

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

1. Andrew/Denyse Cota, 19 Sheasby Road, Ansonia for property located at the same address, seeking a variance of reduced or modified requirements with regard to width, area, yards and coverage side yard setback 10 feet.

Mrs. Degnan explained that although there is a five-member board, She will have to recuse herself resulting in 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 applicant decided to proceed tonight and have their application acted upon.

The applicants were present. Mr. Cota stated that they are planning on building an addition to the house and they don't want to upset the wetlands that exist on the property. This is the only area that they wouldn't be affecting the wetlands. Mrs. Degnan then stated that they are stating

that their hardship is the location of the wetlands. Mrs. Degnan then asked three times if anyone wished to speak in favor of the application. There was no one that wished to speak. She 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 then asked Mrs. Sardinha to read the correspondence from Planning and Zoning regarding this application. A copy of the correspondence is included in the file on this application. Mr. Gould stated that as the applicant received an approval from Inland Wetlands in regard to this application, he would like to approve the application. Mr. Gould made a motion to approve a 3' 3" plus or minus side yard variance. Ms. Maurice seconded the motion.

Roll Call

|                  |         |
|------------------|---------|
| Claudia Degnan   | Recused |
| Jeff Gould       | Yes     |
| Robert Brown     | Yes     |
| David DiVincenzo | Yes     |
| Diana Maurice    | Absent  |
| Elizabeth Gaudet | Yes     |
| John Sanza       | Absent  |

The motion was approved.

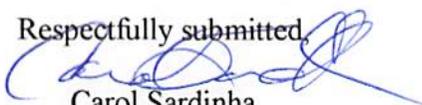
2. M & L Properties, LLC, 1 Chestnut Street, Ansonia, for property located at the same address, seeking relief from the Zoning Regulations, Section 222.06 of the City Center Overlay Zone to allow the construction of a proposed storage shed on said property.

The applicant and his representatives, Atty. John Sponheimer and Atty. Tim Lee are present. Atty. Gregory Stamos representing ZBA is also present. Atty. Stamos stated that he would like to address the board. He stated that he would like to assure that the members have received all of the materials for this matter and have had sufficient time to review the materials before the case is presented. He requested that he and the applicants' attorneys review the materials that were sent to the members to make sure that all of the materials were distributed. He further requested that he be allowed to address the board members to see if they have had enough time to review all of the materials or if they would like more time to be able to do that. All of the members had reviewed the materials but they also stated that they would like additional time to review the materials. The attorneys agreed to allow the members to have the additional time and the application will be heard at the next monthly meeting.

Mrs. Degnan asked if there was any further business to come before the board. There was none. She then entertained motions to adjourn. Mr. Gould made a motion to adjourn. The motion was seconded by Mr. DiVincenzo. All were in favor of the motion.

The meeting ended at 7:43.

Respectfully submitted,

  
Carol Sardinha  
Secretary