

ZONING BOARD OF APPEALS

**November 9, 2009
Regular Monthly Meeting
Agenda**

Time: 7:00 P.M.

- 1. Roll Call**
- 2. Approval of Minutes**
- 3. Correspondence**
- 4. Applications before the Board:**
 - a. Paul Lutson**
 - b. Paul Lutson**
 - c. Signs Unlimited**

Respectfully submitted,

**Carol Sardinha
Secretary**

NOTICE TO THE PUBLIC

To ensure ADA compliance requirements, call (203) 736-5900 at least 48 hours prior to the meeting.

Variances to be heard:

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.
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.
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.