

Zoning Board of Appeals

Minutes

(meeting taped)

Regular monthly meeting: Thursday, March 20, 2008 in the New City Hall.

The meeting was called to order at 6:40 p.m.

By roll call, members present: Mark Zeck, John Kowarik and David Manley. Alternate Walter Nizgorski was present and sat in as a regular voting member. Angelo Dirienzo and Richard Bartholomew were excused. Alternate Michael Dellinger was absent.

Corporation Counsel Joseph Coppola and Building Official David Kopjanski were present.

The Chair noted that there are four voting members in attendance this evening and the applicants have the right to continue their application to next month if they so choose being that one voting member is absent and four votes in favor of the application are required in order to allow for the variance to be approved.

Without objection, the agenda was changed to move executive session to directly after item 5 Approval of minutes.

Public portion: The Chair noted that there would be a public portion for each application. This public portion is to satisfy section 101 of the Charter of the City of Derby. No one came forward to speak.

Approval of minutes: Motion was made by John Kowarik and second by David Manley. Move to accept the minutes of the January 17, 2008 meeting, as written. Motion carried unanimously.

Executive Session: Motion was made by John Kowarik and second by David Manley. Move to enter into executive session at 6:45 p.m. for the purpose of discussing a legal matter with Corporation Counsel Joseph Coppola invited to attend. Motion carried unanimously.

Motion was made by David Manley and second by John Kowarik. Move to return to open session at 7:07 p.m. Motion carried unanimously.

Application No. 212 – Applicant: Lewis and Susan Jersey. Location of affected premises – 13 Stephen Street, Derby, CT 06418. Requesting a fourteen foot rear yard variance. Hardship: odd shape of lot (concave rear boundary) which without variance permits only an unsightly

triangular shape addition not in harmony with surrounding properties. The attorney for the applicant requested the continuation.

Motion was made by David Manley and second by John Kowarik. Move to continue application 212 to the next meeting of the Zoning Board of Appeals at the request of the applicant. Motion carried unanimously.

Application No. 274 – Applicant: Derby Shopping Center, LLC. Location of affected premises – 500 New Haven Avenue, Derby, CT 06418. Appealing Section 195-1(C) (3) (4) of the City of Derby Zoning Regulations. Requesting variance to allow for the installation of two additional freestanding signs at the premises. Atty. Thomas Welch, representing the applicant, requested that the application be continued until next month. He presented the certified letter receipts to the building official.

Motion was made by John Kowarik and second by Walter Nizgorski. Move to continue application 274 to the next meeting of the Zoning Board of Appeals at the request of the applicant. Motion carried unanimously.

For information only, it was noted that the Board of Alderman did approve the increase in fees as presented by this Board. It will be determined when this increase goes into effect.

Motion was made by Walter Nizgorski and second by John Kowarik. Move to adjourn the meeting at 7:14 p.m. Motion carried unanimously.

Respectfully prepared,
Karen Kemmesies, secretary

These minutes are subject to Board approval at their next scheduled meeting.