

# City of Shelton Board of Zoning Appeals

54 Hill Street, Shelton, Connecticut

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Zoning Enforcement Officer  
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Planning & Zoning Commission  
Corporation Counsel  
Wetland Enforcement Officer  
Fire Marshall  
Conservation Commission  
City/Town Clerk

**Meeting, Tuesday, December 19, 2006 at 7:30 P.M.  
Hearing Room, City Hall, 54 Hill Street, Shelton**

**#1206-1** Shelly Dinan of 3 Cardinal Drive, Shelton, CT for a certificate of approval for a front porch addition to be located on the property of the applicant at 3 Cardinal Drive, R-1 zone, and which requires a reduction in the setback from the street line from 40 ft. to 34 ft. Application states on the right is Keith Cagle and in the rear is Timothy & Michelle Lynch.

**#1206-2** E. Scott and Jane Catlin of 9 Hillside Avenue, Shelton, CT for a certificate for approval for a lot split located on the property of the applicants at 9 Hillside Avenue, R-3 zone, and which requires reductions in the lot area from 12,000 sq. ft. to 11,809 sq. ft., lot square from 75 ft. to 56 ft. and lot frontage from 75 ft. to 34.72 ft. Application states on the right is Isabel Mingoello and Michael & Kathleen Kovacs, and on the left is Lisa & Gerard Taylor and John Ramos & Nives.

**#1206-3** Daniel Wells of 109 Old Mill Road, Shelton, CT for a certificate of approval for Wells Hollow Farm/Ice Cream Sales to be located on the property of Nate Wells at 656 Bridgeport Avenue, LIP zone, and which requires a use variance. Application states on the right is Nate Wells, in the rear is Thomas, Royal, Shirley, Nate, Lyman, & Lovisa Wells and on the left is Honeywell, Inc.

**#1206-4** Steven & Debra Brnetic of 15 Ridgefield Road, Shelton, CT for a certificate of approval for an attached addition 33x45, two story, two car garage to be located on the property of the applicants at 15 Ridgefield Road, R-1 zone, and which requires reductions in the setbacks from the street line from 40 ft. to 25 ft. and from the left side yard from 25 ft. to 15 ft. Application states on the right is Thomas & Richard Gydus, in the rear is Joseph Porto, and on the left is John Spodnick.

**#1206-5** Donald R. Sheehy, Jr., d/b/a 259 Coram Avenue, LLC, of 259 Coram Avenue, Shelton, CT for a certificate of approval for a detached garage and office area, 27'x48', to be located on the property of the applicant at 259 Coram Avenue, CB-2 and R-3 zone, and which requires reductions in the setbacks from the street line from 40 ft. to 35.2 ft., rear property line from 20/30 ft. to 12.4 ft. and the right side yard from 12/15 ft. to 6 ft. Application states on the right is Thomas & Frances Castiello and Bigniew & Teres Drozio; in the rear is Edward Rockett and Paul & Sandy Dunay; and on the left is Shelton Congregational Church.

### **Possible Decisions On**

**#706-5** Ed Newman, c/o Dominick J. Thomas, Jr., Esq., of P.O. Box 313, Derby, CT 06418 for an appeal of decision of ZEO/P&Z Commission acting therein for a permitted accessory use in PDD#53 at 376 Bridgeport Avenue.

SHELTON BOARD OF ZONING APPEALS

by \_\_\_\_\_  
Philip Jones, Secretary

**If you cannot attend this meeting, please notify Gerald Glover**