

**City of Shelton Board of Zoning Appeals**  
**54 Hill Street, Shelton, Connecticut**

Gerald Glover, Chairman  
Ralph Matto, Vice-Chairman  
Edmund Conklin  
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Philip J. Jones  
Zoning Enforcement Officer  
Building Inspector  
Planning & Zoning Commission  
Corporation Counsel  
Wetland Enforcement Officer  
Fire Marshall  
Conservation Commission  
City/Town Clerk

**Regular Meeting, Tuesday, February 21, 2006 at 7:30 P.M.**  
**Hearing Room, City Hall, 54 Hill Street, Shelton**

**Old Business:**

**#106-6** Lucien DiMeo of 37 Birchbank Road, Shelton, CT for a certificate of approval for expansion of café to second floor area on the property of Mark Andersen at 50 Center Street, CA-3 zone, and which requires a reduction in onsite parking from 14 to 0 spaces. Application states in the rear is Victorian Condo Association and in the front is Russell Ass.

**#106-7** Wayne Saunders and Herman Acevedo of 2 Hayfield Drive, Shelton, CT for a certificate of approval for an 80'x65'x45' dwelling to be located on the property of Herman & Merna Acevedo at 2 Hayfield Drive, R-1 zone, and which requires reductions in the setbacks from the street line from 40 ft. to 38.83 ft. and rear property line from 30 ft. to 28.52 ft. Application states in the rear is Timothy & Linda Koletsos, on the left is Anthony & Janice Simonetti and in the front is Mathew & Maureen Fomma.

**New Business:**

**#206-1** Valley View Estates of 231 Coram Avenue, Shelton, CT for a certificate of approval for an existing house with proposed addition with resubdivision to be located on the property of Alan Tyma at 37 Edgewood Avenue, R-3/R-4 zone, and which requires reductions in lot area from 18,000 sq. ft. to 16,400 sq.ft., lot frontage from 30 ft. to 20 ft. and setbacks from the rear, right and left side yards from 40 ft. to 21 ft. Application states on the right is Trolley Bridge Dev. Co., in the rear and left is Christopher and Janine O'Connell and in the front is Joseph Miceli.

**#206-2** Angela Bartolucci of 766 Howe Avenue, Shelton, CT for a certificate of approval for a new single family house on pre-existing non-conforming lot to be located on the property of Angela Bartolucci & Vito DeMarco, at New Street, Map 138D – Lot 51, R-4 zone, and which requires reductions in the setbacks from the front property line from 25 ft. to 20 ft. and from the right side yard, which is also a street line, from 15 ft. to 9 ft. Application states on the right is West Street, in the rear is 766/764 Howe Avenue, on the left is Joseph & Eleanor Kaminski and in the front is New Street.

**#206-3** Robert & Sylvia Brody of 9 Sunrise Circle, Shelton, CT for a certificate of approval for a 32'x28' addition to be located on the property of the applicants at 9 Sunrise Circle, R-1 zone, and which requires a reduction in the setback from the right side yard from 30 ft. to 25 ft. Application states on the right is Robert & Barbara Szymanski, in the rear is Diana Casey & William Scustek, and on the left is Peter & Charlotte Maier.

**#206-4** Theresa Waldron of 161 Coram Avenue, Shelton, CT for a certificate of approval for a 27 ½'x54' ranch dwelling to be located on the property of the applicant at 297 Long Hill Avenue, R-1 zone, and which requires a reduction in the setback from the front property line from 40 ft. to 27 ft. Application states on the right and rear is State of CT, and on the left is N/F Simonetti.

SHELTON BOARD OF ZONING APPEALS

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

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