

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

Gerald Glover, Chairman
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Zoning Enforcement Officer
Building Inspector
Planning & Zoning Commission
Corporation Counsel
Wetland Enforcement Officer
Fire Marshall
Conservation Commission
City/Town Clerk

Regular Meeting, Tuesday, January 17, 2006 at 7:30 P.M.
Hearing Room, City Hall, 54 Hill Street, Shelton

#1205-3 George F. Sherman of 27 Tuxedo Avenue, Shelton, CT for a certificate of approval for an existing house located on the property of the applicant at 27 Tuxedo Avenue, Lot 22, R-3 zone, and which requires a reduction in lot frontage from 75 ft. to 25 ft. Application states on the right is #76 Harvard Ave., in the rear are four lots on Rockwood, and on the left are 5 lots on Tuxedo.

#1205-4 George F. Sherman of 27 Tuxedo Avenue, Shelton, CT for a certificate of approval for a proposed lot, on the property of the applicant at 27 Tuxedo Avenue, Lot 22A, R-3 zone, and which requires reductions in the minimum lot size from 12,000 sq. ft. to 8,546 sq. ft., and lot square and lot frontage from 75 ft. to 50 ft. Application states on the right is #76 Harvard Ave., in the rear are four lots on Rockwood, and on the left are 5 lots on Tuxedo.

#106-1 William Wolff of 81 Indian Wells Road, Shelton, CT for a certificate of approval for a 29'-0"x22'-4" new home to be located on the property of the applicant at 81 Indian Well Road, R-5 zone, and which requires a reduction in the setback from the street line from 8 ft. to 3 ft.; and an increase in maximum floor area as a percent of the lot from 60% to 89%. Application states on the right is N/F Thomas Botte, in the rear is the Housatonic River, and on the left is N/F Kurt Keith.

#106-2 Manuel DaSilva of 8 Brookfield Drive, Shelton, CT for a certificate of approval for a 13'-0"x3'-6" entry addition; 11'-0"x9'-0" entry stair; 26'x7' garage storage expansion and new second floor addition over entire house to be located on the property of the applicant at 8 Brookfield Drive, R-1 zone, and which requires reductions in the setbacks from the street line from 40 ft. to 29 ft and from the right side yard from 30 ft. to 20 ft. Application states on the right is Janet & Robert Speiser, in the rear is S.D. & Paulette Broder and on the left is James & Robin Howard.

#106-3 James M. Osso of 511 River Road, Shelton, CT for a certificate of approval for a commercial building addition to an existing building to be 66'x66' one story steel frame to be located on the property of the applicant at 511 River Road, CB-2 zone, and which requires a reduction in the setback from the street line (Petremont Lane) from 40 ft. to 20 ft. Application state on the right and rear is James R. Kaklananos, Joanne Kaklananos, Thomas Sorge & Susan Sorge.

#106-4 Tice Building and Construction, Inc. of 1 Chestnut Street, Ansonia, CT for a certificate of approval for a lot split for a single family residential lot to be located on the property of the applicant at 115 Booth Hill Road, R-1 zone, and which requires a reduction in the minimum lot area within Shelton from 40,000 sq. ft. to 32,427 sq. ft. Application states on the right is Anna Loukrezin, in the rear is Christopher & Patricia Kallas and on the left is Kenneth & Nancy Petroski.

#106-5 F&R Realty, LLC of 333 Bridgeport Avenue, Shelton, CT for a certificate of approval to expand existing use variance and reduce certain bulk variances re: lot to store/park new vehicles to be located on the property of the applicant at Assessor's Map 77, Lot 32, adjacent to 326 Bridgeport Avenue, R-1 zone, and which requires a use variance for off street parking/storing of vehicles and employees vehicles or for a detached accessory use for parking/storing new vehicles and employee vehicles related to the approved existing use of the sale and repair of new and used vehicles which is proximate but not contiguous to the subject line; and reduction of minimum lot area from 40,000 sq. ft. to 22,532 sq. ft. and minimum square dimension from 150 ft. to 140 ft.; and variance to permit outside storage of new vehicles in an R-1 zone, to permit off-street parking and driveways within the required setback form the residence district boundary, to permit no required buffer along and adjacent to residence district boundary, to permit the loading/unloading of new vehicles within the street setback in an R-1 zone, to permit off street parking within the entire street setback of an R-1 zone and to permit aggregate lot coverage in excess of 50% for off-street parking and loading. Application states on the right and rear is the State of CT, DOT.

#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.

SHELTON BOARD OF ZONING APPEALS

by _____
Philip Jones, Secretary

If you cannot attend this meeting, please notify Gerald Glover