

**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, March 21, 2006 at 7:30 P.M.**  
**Hearing Room, City Hall, 54 Hill Street, Shelton**

**Old 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.

**New Business:**

**#306-1** Adriano Monaco, d/b/a AJ's Center Service of 851 River Road, Shelton, CT for a certificate of DMV Approval of Location for expansion of an Automobile Dealer's or Repairer's License.

**#306-2** Lincoln F. Schoenberger of 16 Tower Lane, Shelton, CT for a certificate of approval for a 25 ½' x 29' garage to be located on the property of the applicant at 16 Tower Lane, R-1 zone and which requires a reduction in the setback from the right side yard from 30 ft. to 10 ft. Application states on the right is John & Virginia Kozakiewica, in the rear is Lois Andrews and John & Trisha Dehart, and on the left is Elaine Seltenreich.

**#306-3** John & Rosemary Buchta of 14 Dome Drive, Shelton, CT for a certificate of approval for a 22x24 one story two car garage to be located on the property of the applicants at 14 Dome Drive, R-1 zone, and which requires a reduction in the setback from the front property line from 40 ft. to 20 ft. Application states in the rear is Walter Sofian & Mr. & Mrs. Harayda.

**#306-4** Paul Russell of 19 Theodore Road, Shelton, CT for a certificate of approval for a garage expansion with living space above to be located on the property of the applicant at 19 Theodore Road, R-1 zone, and which requires a reduction in the setback from the left side yard from 30 ft. to 14 ft. Application states on the right is Peter & Donna Wright, in the rear is Kim & Gary Belcher and Francis & Vacinta Merichnyak and on the left is Robert & Lorretta Dalton and Tim Brown.

**#306-5** Gurtrude Brzozowski of 94 Far Mill Street, Shelton, CT for a certificate of approval for a single family residence to be located on the property of the applicant at 92 Far Mill Street, R-18 zone, and which requires a reduction in minimum lot frontage from 135 ft. to 30 ft. and location of lot square to not touch front setback line. Application states on the right and front is Kevin & Paula Rodia, in the rear is Aquarian Water Co., and on the left is Gurtrude Brzozowski.

**#306-6** Mark Prosnick of 68 Larkey Road, Oxford, CT for a certificate of approval for an addition to be located on the property of Diana Newmier at 240 Riverview Avenue, R-4 zone, and which requires a reduction in the setback from the front property line from 25 ft. to 17 ft. Application states on the right is Brian Tomlinson, in the rear is Veronica & Barbara Sabo, on the left is Peter Jankauskas and in the front is Joane Grailich.

**#306-7** D&D Stan, LLC (Dan C. Stanziak, Jr.) of 42 Lazy Brook Road, Shelton, CT for a certificate of approval for canopy over gas pump island – 26'x32' and addition to be located on the property of the applicant at 101 Mohegan Road, R-1 zone, and which requires a reduction in the setback from the front property line from 40 ft. to 0 ft. Application states on the right and rear is Theodore Magyar, on the left is Dorothy Magyar and in the front is Tom & Teresa Zions.

**#306-8** Marquee Pools & Service, Inc. (Jim Vadas) of 79 Beechwood Lane, Fairfield, CT for a certificate of approval for a 18'x36'x8'x15' Ell shape in-ground pool to be located on the property of Rod & Jennifer Recker at 46 Rolling Brook Lane, PRD #6, and which requires a reduction in the setback from the right side yard from 20 ft. to 12 ft. Application states on the right is Diane & Michael Cannizzaro, in the rear is City of Shelton, on the left is James & Mary & Charleen Panullo and on the front is Thomas & Tamara Lopia.

**#306-9** Leif R., Jr., & Joann Tregger of 39 Meadowridge Drive, Shelton, Ct for a certificate of approval for a 24x36 in-law addition over 24' wide garage to be located on the property of the applicants at 39 Meadowridge Drive, R-1 zone, and which requires a reduction in the setback from the left side yard from 30 ft. to 23 ft. Application states on the right is Keith & Toni O'Rourke, in the rear is Elizabeth Wasco and on the left is Gordan & Linda Harris.

**#306-10** Dominic DiSario of 5 Great Oak Road, Shelton, CT for a certificate of approval for a 14 ft. x 13 ft. expansion of existing bathroom and closet to be located on the property of the applicants at 5 Great Oak Road, R-1 zone, and which requires a reduction in the setback from the left side yard from 26 ft. to 19 ft. Application states on the right is Linda Bernard, in the rear is Luigi & Giovanna Cassano and Emery & Charlotte Ihase, on the left is John & Irene Barr and in the front is Emanuel & Tina Bordonaro.

**#306-11** Elaine Bombero, c/o Dominick J. Thomas, Jr., Esq., of P.O. Box 313, Derby, CT for a certificate of approval for a building lot to be located on the property of Eliane Bombero, Trustee at 191 Huntington Street (Assessor's Map 60, Lot 2), R-1 zone, and which requires a reduction in the minimum lot frontage from 135 ft. to 105 ft. Application states on the right is Patricia Guedes, in the rear is Matthew Gallo and Edward & Terri Houghton, on the left is Lauren & James Brown and in the front is Huntington Street/Michael & Mya King.

**Possible Decisions On:**

**#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**