

City of Shelton Board of Zoning Appeals

54 Hill Street, Shelton, Connecticut

Gerald Glover, Chairman
Ralph Matto, Vice-Chairman
Linda Adanti
Phillip A. Cavallaro, Sr.
Edmund Conklin
Jack Fitzgerald
Robert Harbinson
Philip J. Jones
Zoning Enforcement Officer
Building Inspector
Planning & Zoning Commission
Corporation Counsel
Wetland Enforcement Officer
Fire Marshall
Conservation Commission
City/Town Clerk

**Meeting, Tuesday, April 17, 2007 at 7:30 P.M.
Hearing Room, City Hall, 54 Hill Street, Shelton**

Old Business

#307-1 Alan Tyma of 231 Coram Avenue, Shelton, CT for a certificate of approval for a lot split on the property of the applicant at 37 Edgewood Avenue, R-4 zone, and which requires a reduction in the minimum lot frontage from 60 ft. to 35.46 ft. Application states on the right is Trolley Bridge Condo Association, in the rear and left is O'Connell and in the front is Micell.

#307-3 Edward Reilly, II, of 131 Osborn Road, Naugatuck, CT for a certificate of approval for a 24x28 addition to be located on the property of the applicant at 39 Suren Lane, R-1 zone, and which requires a reduction in the setback from the left side yard from 30 ft. to 9 ft. Application states on the right is Davidson, in the rear is Odgers and on the left is Adonetti.

#307-4 Natalia K. Whittmer of 35/37 Wakelee Avenue, Shelton, CT for a certificate of approval for a three family house located on the property of the applicant at 35/37 Wakelee Avenue, R-5 zone, and which requires a reduction in minimum lot area per dwelling unit from 5,000 sq. ft. to 1,666 sq. ft. Application states on the right is 23/25 Wakelee Ave., in the rear is 15 Charles St. & 24 Gilbert St., and on the left is 41 Wakelee Ave.

#307-5 Roberta McLoughlin of 34 Mayflower Lane, Shelton, CT for a certificate of approval for a garage with family room above to be located on the property of Roberta & Stephen McLoughlin at 34 Mayflower Lane, R-1/PRD zone, and which requires a reduction in the setback from the left side yard from 20 ft. to 14 ft. Application states on the right is Dilieto, in the rear is Supersano and on the left is Nichols.

New Business

#407-1 Marc Matto of 270 Grove Street, Shelton, CT for a certificate of approval for a 21x30 garage with living space above to be located on the property of the applicant at 270 Grove Street, R-3 zone, and which requires a reduction in the setback from the left side yard from 15' to 10'6". Application states on the right is Gary Cammisa, in the rear is Ralph & Elaine Matto, on the left is Thomas & Roberta Ceccarelli and in the front is Olga Sobin.

#407-2 John K. Fitzgerald of 318 Meadow Street, Shelton, CT for a certificate of approval for a 3,000 sq. ft. colonial with attached garage to be located on the property of the applicant at 14 Emerald Ridge Court, R-1 zone, and which requires reductions in the minimum lot area from 60,000 sq. ft. to 53,570 (excluding easement area), and square on the lot from 150 ft. to 140 ft. Application states on the right is Walter Zak, in the rear is A. Mota and P. Passaro, on the left is C. Williams, E. Arnold and in the front is J. Fitzgerald, W. Chappa and J. Glenn.

Possible Decision

#207-1 Shelton Heights Joint Venture, c/o Atty. D. Thomas, 315 Main Street, Derby, CT for a certificate of approval for an existing lot located on the property of Shelton Heights Joint Venture at Constitution Boulevard South, Map 92, Parcel 86, R-1 zone, and which requires a reduction in minimum lot area from 40,000 sq. ft. to 31,321 sq. ft. and square on the lot from 150 ft. to 105.6 ft. Application states on the right is St. Margaret Mary R.C. Church, and in the rear and left is Thomas & Debra Jensen.

SHELTON BOARD OF ZONING APPEALS

by _____
Philip Jones, Secretary

If you cannot attend this meeting, please notify Gerald Glover