

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

Old Business

#607-7 Paul Fazzino of 18 Beverly Lane, Shelton, CT for a certificate of approval for a 16x30 in-ground pool to be located on the property of the applicant at 18 Beverly 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 Bill Byier, in the rear is City of Shelton, and on the left is Dave Byier.

New Business

#707-2 Catherine L. Blakeman of 235 Soundview Avenue, Shelton, CT for a certificate of approval for a lot split on the property of the applicant at 235 Soundview Avenue, R-1 zone, and which requires a variance in the location of square on the lot. Application states on the left is Alan Osterhoudt III and Maris Weingarten, in the rear is Stephen & Shirley Gall and on the right is Catherine Blakeman.

#707-3 Mark & Shelley Tomey of 68 Nichols Avenue, Shelton, CT for a certificate of approval for a 13x18 deck to be located on the property of the applicants at 68 Nichols Avenue, R-2 zone, and which requires a reduction in the setbacks from the rear property line from 30 ft. to 17 ft. and from the left side yard from 20 ft. to 12 ft. Application states on the right is Teresa Adalberto Almeida, on the left is Vladimire Kostour & Roma Kardah, in the rear is Kim Costello and Brian Mithcell.

#707-4 Susan Begley of 34 Ballaro Drive, Shelton, CT for a certificate of approval for an 18x32 one story addition with an 18x5 deck to be located on the property of the applicant at 34 Ballaro Drive, R-1 zone and which requires a reduction in the setback from the right side yard from 30 ft. to 12 ft. Application states on the right is Donald & Dina Marks, in the rear is Charles & Patricia Ballaro and on the left is Stephen & Diane Vidmosko.

#707-5 James Duplease of 30 Waverly Terrace, Shelton, CT for a certificate of approval for a 4x10 ramp and 29x12 deck to be located on the property of the applicant at 30 Waverly Terrace, R-1 zone, and which requires a reduction in the setback from the right side yard from 20 ft. to 17 ft. Application states on the right is John Ozelski, in the rear is Gladis Fray and Orlando Soto, on the left is Evelyn Rainey and in the front is Georgette Mackey.

#707-6 Chuck Ciambrello of 38 Canfield Drive, Shelton, CT for a certificate of approval for an accessory dwelling unit to be located on the property of the applicant at 38 Canfield Drive, PRD zone, and which requires an increase in the maximum square feet for an accessory dwelling unit from 900 sq. ft. to 998 sq. ft. Application states on the right is Mark & Heather Catalano, in the rear is Henry & Maryandra Holmes and on the left is Thomas & Mary D'Addario.

#707-7 Kazimierz Zimnoch of 470 Huntington Street, Shelton, CT for a certificate of approval for a lot split on the property of the applicant at 470 Huntington Street, R-1 zone, and which requires a reduction in minimum lot area from 40,000 sq. ft. to 30,872 sq. ft. Application states on the right is Shirley Homkovics, in the rear is the applicant and on the left is Trap Falls Road.

#707-8 Kazimierz Zimnoch of 470 Huntington Street, Shelton, CT for a certificate of approval for a lot split on the property of the applicant at 470 Huntington Street, rear, R-1 zone, and which requires reductions in minimum lot area from 40,000 sq. ft. to 22,179 sq. ft., lot square from 150 ft. to 108 ft. and lot frontage from 135 ft. to 105 ft. Application states on the right is the applicant, in the rear is Shirley Homkovics, and on the left is John F. Brophy, Jr.

#707-9 149 Long Hill Avenue, LLC, of 164 Marlborough Terrace, Fairfield, CT for a certificate of approval for a triple lot split on the property of the applicant at 153 Long Hill Avenue, Lot 1, R-5 zone, and which requires reductions in minimum lot area from 10,000 sq. ft. to 7,582 sq. ft., and setback from the street line from 25 ft. to 19 ft. for the house and 25 ft. to 13 ft. for the deck.

#707-10 149 Long Hill Avenue, LLC, of 164 Marlborough Terrace, Fairfield, CT for a certificate of approval for an existing two family house/triple lot split on the property of the applicant at 151 Long Hill Avenue, Lot 2, R-5 zone, and which requires reductions in minimum lot area from 10,000 sq. ft. to 5,102 sq. ft., square on the lot from 50 ft. to 40.30 ft., lot frontage from 50 ft. to 39.10 ft. and setback from the left side yard from 8 ft. to 6.70 ft.

#707-11 149 Long Hill Avenue, LLC, of 164 Marlborough Terrace, Fairfield, CT for a certificate of approval for an existing two family house/triple lot split on the property of the applicant at 149 Long Hill Avenue, Lot 3, R-5 zone, and which requires reductions in setbacks from the street line from 25 ft. to 18.5 ft. and right side yard from 8 ft. to 7.6 ft.

Possible Decision

#607-5 Southport Holdings, I, LLC of 35 Old Post Road, Southport, CT for a certificate of approval for a residential lot on the property of the applicant at Booth Hill Road (Assessor's Map 14, Lot 7), R-1 zone, and which requires a reduction in lot frontage from 135 ft. to 101.31 ft., location of square and setback from the right side yard from 30 ft. to 20 ft. Application states on the right is Southport Holdings, I, LLC, in the rear is Kenneth Hobocan, and on the left is Arline Powell and the City of Shelton.

SHELTON BOARD OF ZONING APPEALS

by _____
Philip Jones, Secretary

If you cannot attend this meeting, please notify Gerald Glover