

City of Shelton Board of Zoning Appeals

54 Hill Street, Shelton, Connecticut

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

Meeting, Tuesday, June 19, 2007 at 7:30 P.M. Hearing Room, City Hall, 54 Hill Street, Shelton

#607-1 Robert Wood of 50 Windsor Road, Shelton, CT for a certificate of approval for a 20x24 attached garage to be located on the property of the applicant at 50 Windsor Road, R-1 zone, and which requires a reduction in the setback from the left side yard from 30 ft. to 20 ft. Application states on the right is Maureen Sabo, in the rear is Thomas & Mabel Papsin and on the left is Andrew & Jean Thanassi.

#607-2 Rosemarie Brady of 157 Leavenworth Road, Shelton, CT for a certificate of approval for an in-law (accessory dwelling unit) to be located on the property of the applicant at 157 Leavenworth Road, R-1 zone, and which requires a variance to allow the accessory dwelling unit in a dwelling that is less than 5 years old. Application states on the right is Shirron Assoc., in the rear is Shelton Land Conservation Trust, and on the left is Terry & Sylvia Toblin.

#607-3 Fausto Esparza of 37 Orchard Street, Shelton, CT for a certificate of approval for a proposed duplex to be located on the property of the applicant at 2 Pleasant Street, Map 117D-106, R-5 zone, and which requires a reduction in minimum lot area per dwelling unit from 5,000 sq. ft. to 3,856 sq. ft. per dwelling unit. Application states on the right is Mark DeVellis and Freddy Castro and in the rear is Fausto Esparza.

#607-4 Denis J. Beauchemin of 98 Far Horizons Drive, Shelton, CT for a certificate of approval for a 7'x27' covered back porch and 9'x37' deck addition to be located on the property of the applicant at 98 Far Horizons Drive, R-1 zone, and which requires a reduction in the left side yard from 30 ft. to 25 ft. for the porch and 30 ft. to 20 ft. for the deck. Application states on the right is John & Kim Koch, in the rear is Thomas Nelson and Ralph Capasso and on the left is Deborah Papa.

#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.

#607-6 Charles & Donna Drabek of 54 Mohegan Road, Shelton, CT for a certificate of approval for a new residence with an accessory dwelling unit to be located on the property of the applicants at 54 Mohegan Road, R-1 zone, and which requires a variance to allow an accessory dwelling unit in a dwelling that is less than 5 years old. Application states on the right is Boyer and Gerhard, in the rear is Chernesky and Pavone, on the left is Bailey, Hulford and Leggett.

#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 left 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.

#607-8 James & Melissa Klepacky of 37 Fanny Street, Shelton, CT for a certificate of approval for a 22x32 two story addition to be located on the property of the applicants at 37 Fanny Street, R-3 zone, and which requires a reduction in the setback from the rear property line from 30 ft. to 26 ft. Application states on the right is Sal Matto, in the rear is Harry & Maria Rivera and Nicholas & Ann Chowanec and on the left is Mario & Barbara Parrelli.

Possible Decision

#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.

SHELTON BOARD OF ZONING APPEALS

by _____
Philip Jones, Secretary

If you cannot attend this meeting, please notify Gerald Glover