

# City of Shelton Board of Zoning Appeals

54 Hill Street, Shelton, Connecticut

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Wetland Enforcement Officer  
Fire Marshall  
Conservation Commission  
City/Town Clerk

**Meeting, Tuesday, September 18, 2007 at 7:30 P.M.**  
**Hearing Room, City Hall, 54 Hill Street, Shelton**

## **Old Business**

**#807-4** Manuel Afonso of 18 Greenfield Drive, Shelton, CT for a certificate of approval for a 12x16x12 shed to be located on the property of the applicant at 18 Greenfield Drive, R-1 zone, and which requires reduction in the setback from the street line from 60 ft. to 34 ft. Application states on the right is Schmidt, in the rear is Finch and Rudzinski and on the left is Kryger.

**#807-7** S.B. Custom Builders, LLC, c/o Atty. D. Thomas, 315 Main Street, Derby, CT for a certificate of approval for a restaurant with a drive thru to be located on the property of the applicant at River Road & Petremont Lane, Assessor's Map 66, Parcel 1, and which requires a use variance to permit a restaurant with a drive thru service in a CA-2 zone. Application states in the rear is Masiello and on the left is CD Cart Enterprises.

## **New Business:**

**#907-1** Michael C. Bordonaro of 15 Surrey Drive, Shelton, CT for a certificate of approval for an 8x13'6" addition over deck to be located on the property of the applicant at 15 Surrey Drive, R-1 zone, and which requires a reduction in the setback from the street line from 40 ft. to 26 ft. Application states on the right is Kent Court, in the rear is Papsin and on the left is Johnson.

**#907-2** Bill Nimons of 80 Poloski Highway, Ansonia, CT for a certificate of approval for a two story office 40x70 over parking to be located on the property of Shelton R&B Development, LLC and Ronic Enterprises, Inc. at 159-161 Bridgeport Avenue, CB-2 zone, and which requires a reduction in the setback from the street line from 40 ft. to 20 ft. Application states on the right is City of Shelton, in the rear is Domeracki and PBS Enterprises, LLC and on the left is Domeracki and Sunshine Cagle.

**#907-3** Kerry Miressi of 49 Wesley Drive, Shelton, CT for a certificate of approval for an 18x36 in ground pool to be located on the property of the applicant at 49 Wesley Drive, PRD zone, and which requires a reduction in the setback from the rear property line from 20 ft. to 6 ft. Application states on the right is Trafecante, in the rear is Open Space and on the left is Strane.

**#907-4** Alan Tyma of 231 Coram Avenue, Shelton, CT for a certificate of approval for a single family residence lot to be located 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 Assoc., in the rear and left is O'Connell and in the front is Micah.

**#907-5** John Rodia of 126 Mohegan Road, Shelton, CT for a certificate of approval for a 28x46 three car detached garage to be located on the property of the applicant at 126 Mohegan Road, R-1 zone, and which requires an increase in maximum building size from 750 sq. ft. to 2023 sq. ft. Application states on the right is Cayer, in the rear is Gloria, on the left is Skerencak and in the front/across street is Fryncko.

**#907-6** Dominick J. Thomas, Jr., Esq. for Southport Holdings I, LLC, of 315 Main Street, Derby CT, for a certificate of approval for a residential to be located on the property of the applicant at Booth Hill Road, Assessor's Map 14, Lot 7, R-1 zone, and which requires reductions in lot frontage from 135 ft. to 101.31 ft. in Shelton and 34.69 ft. in Trumbull, location of square and setback from the left side yard from 30 ft. to 20 ft. in Shelton and a total of 46.91 ft. to the property line in Trumbull. Application states on the right is Powell and City of Shelton, in the rear is Hobocan and on the left is Southport Holdings, I, LLC.

SHELTON BOARD OF ZONING APPEALS

by \_\_\_\_\_  
Philip Jones, Secretary

**If you cannot attend this meeting, please notify Gerald Glover**