

City of Shelton Board of Zoning Appeals

54 Hill Street, Shelton, Connecticut

Gerald Glover, Chairman
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Linda Adanti
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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 15, 2008 at 7:30 P.M.
Hearing Room, City Hall, 54 Hill Street, Shelton

Old Business

#308-1 Elisa Ferreira and Jose Silva of 15 Liberty Street, Shelton, CT for a certificate of approval for a single family to be built adjacent to existing two family house to be located on the property of the applicants at the side of 15-17 Liberty Street, R-4 zone, and which requires variances in the minimum lot area per dwelling unit from 7500 sq. ft. to 5174 sq. ft., minimum dimension of square on the lot from 60 ft. to 50 ft. and lot frontage from 60 ft. to 48 ft. Application states on the right is Robert & Rhonda Zalenski, Edward & Leon Shuster; in the rear is Leon Shuster; on the left is Marie Simonetti, Thack Tung & Kim Nguyen and Center Street, LLC; and in the front is Czechoslovich American Polish Club and Cheryl Rizzo and Leslie Walfson.

New Business

#408-1 Robert Araujo of 138 Walnut Tree Hill Road, Shelton, CT for a certificate of approval for a single story addition and detached cabana to be located on the property of the applicant at 138 Walnut Tree Hill Road, R-1 zone, and which requires reductions in the minimum setbacks from the rear property line from 30 ft. to 7 ft. and from the left side yard from 30 ft. to 16 ft. Application states on the right is Valley Road, on the left is Robert Araujo and in the front is Walnut Tree Hill Road.

#408-2 Thomas J. Casey of 50 Armstrong Road, Shelton, CT for a certificate of approval for a single family house to be located on the property of the applicant at 50 Armstrong Road, Lot 1, R-1 zone, and which requires reduction in minimum lot frontage from 135 ft. to 29.46 ft. and location of square to not touch the front setback, and reduction in setback from the right side yard from 30 ft. to 18 ft. Application states on the right is Rino & Jennie Ferrarese, in the rear is State of CT and on the left is Henry Kaminsky.

#408-3 Thomas J. Casey of 50 Armstrong Road, Shelton, CT for a certificate of approval for a single family house to be located on the property of the applicant at 50 Armstrong Road, Lot 2, R-1 zone, and which requires reduction in minimum lot frontage from 135 ft. to 20.54 ft. and location of square to not touch the front setback. Application states on the right is Rino & Jennie Ferrarese, in the rear is State of CT and on the left is Henry Kaminsky.

#408-4 Edward Miller of 57 Brownson Drive, Shelton, CT for a certificate of approval for a 24x30x20 detached garage to be located on the property of Marianne Miller at 57 Brownson Drive, R-1 zone, and which requires a reduction in the setback from the rear property line from 30 ft. to 10 ft. Application states on the right is Mandel, in the rear is Taylor and on the left is Wentz.

#408-5 Nicholas J. Tiberio of 26 Keron Drive, Shelton, CT for a certificate of approval for a 20x24x19 garage to be located on the property of the applicant at 26 Keron Drive, R-1 zone, and which requires a reduction in the setback from the left side yard from 30 ft. to 15 ft. Application states on the right is Emrie, in the rear is Shoop and on the left is Cacchillo.

#408-6 PBS Enterprises, LLC, c/o Dominick Thomas, Esq., of 315 Main Street, Derby, CT for an appeal of decision by ZEO for failure to certify pre-existing non-conforming lot as a building lot at Assessor's Map 105, Lot 40, Bridgeport Avenue, CB2/R-1 zone.

#408-7 DML Development, LLC, Richard M. Licursi, of 7 Nod Hill Road, Oxford, CT for a certificate of approval for a multi-family dwelling to be located on the property of the applicant at 163-169 Coram Avenue, CA-3 zone, and which requires a reduction in minimum lot area per dwelling unit from 3600 sq. ft. to 1581 sq. ft. Application states on the right is Achille, Merced, Vellejo and Carne; in the rear is Grosser and Barraza; and on the left is Waldron.

#408-8 Jeff Purcell of 224 Beardsley Road, Shelton, CT for a certificate of approval for a 42x38 single family home to be located on the property of Alan Savitsky at Wall Street, Tax Map 117B, Parcel 21, R-4 zone, and which requires a reduction in setback from the front property line from 25 ft. to 10 ft. Application states on the left is Savignano, in the rear is Czechoslovakia-American Club, Davdan of Shelton LLC, and 113 Center Street LLC, and on the right is Ferreira.

#408-9 Kevin Russo of 7 Plum Tree Lane, Shelton, CT for a certificate of approval for a building lot located on the property of the applicant at 7 Plum Tree Lane, R-1 (CRD) zone, and which requires a variance to allow location of 150 ft. sq. on lot on convention subdivision layout for CRD approval within utility easement. Application states on the right is Goneyey and Martin, in the rear is Maione and Siroco and on the right is City of Shelton.

Possible Decision

#308-5 Joseph Martinelli of 99 Indian Well Road, Shelton, CT for a certificate of approval for a residence to be located on the property of the applicant at 99 Indian Wells Road, PDD/R-5 zone, and which requires reductions in the setbacks from street line from 10 ft. to 6 ft. and right side yard from 5 ft. to 4 ft. and maximum floor area as percent of lot area from 60% to 82%. Application states on the right is Christian C. Trefz, on the left is Estate of Stephen Wasilkowich, Sr., and in the front is Penn Central Railroad.

SHELTON BOARD OF ZONING APPEALS

by _____
Philip Jones, Secretary

If you cannot attend this meeting, please notify Gerald Glover