

# City of Shelton Board of Zoning Appeals

54 Hill Street, Shelton, Connecticut

Gerald Glover, Chairman  
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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, August 19, 2008 at 7:30 P.M.  
Hearing Room, City Hall, 54 Hill Street, Shelton**

## **Old Business**

**#708-1** Fairchild Heights Residence Association, Inc. of 46 Hemlock Drive, Shelton, CT for an appeal of Shelton Planning and Zoning Commission Decision of Certificate of Nonconformity (May 15, 2008): Fairchild Heights Manufactured Housing Community, 804 Bridgeport Avenue.

**#708-6** N. Purchuck/Shelton Car Wash of 811 River Road, Shelton, CT for a certificate of approval for an electronic message sign to be located on the property of the applicant at 811 River Road, CB-2 zone, and which requires a variance to allow a message sign (Section 44.3). Application states on the right is Hodosi and Dominic Simonei, in the rear is Melho, and on the left is Jem Realty and Fernando.

## **New Business**

**#808-1** Jay Sanderson of 10 Abbey Lane, Shelton, CT for a certificate of approval for a 9x25 pool deck to be located on the property of the applicant at 10 Abbey Lane, R-1 zone, and which requires a reduction in setback from the left side yard from 30 ft. to 21 ft. Application states on the right is Eleanor Germaine and on the left is Maryann & Gus Firgau.

## **Possible Decision**

**#708-4** George F. Sherman, Jr., of 27 Tuxedo Avenue, Shelton, for a certificate of approval for a building lot to be located on the property of Debra Mongillo at 122 Coram Road (Lot 1), R-4 zone, and which requires reductions in minimum lot area from 7,500 sq. ft. to 7,347 sq. ft. and setback from the rear property line from 25 ft. to 16 ft. Application states on the right is Angell Ave., in the rear is Jose & Jeanine Aja, and on the left is Matt & Amy Locicero and Marcel Monahan.

**#708-5** George F. Sherman, Jr., of 27 Tuxedo Avenue, Shelton, for a certificate of approval for a building lot to be located on the property of Debra Mongillo at 122 Coram Road (Lot 2), R-4 zone, and which requires a reduction in minimum lot area from 7,500 sq. ft. to 6,000 sq. ft. Application states on the right is Angell Ave., in the rear is Jose & Jeanine Aja, and on the left is Matt & Amy Locicero and Marcel Monahan.

SHELTON BOARD OF ZONING APPEALS

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

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