

City of Shelton Board of Zoning Appeals

54 Hill Street, Shelton, Connecticut

Gerald Glover, Chairman
Ralph Matto, Vice-Chairman
Linda Adanti
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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, June 17, 2008 at 7:30 P.M.
Hearing Room, City Hall, 54 Hill Street, Shelton

Old Business

#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.

#408-9 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 Sirocco and on the right is City of Shelton.

New Business

#608-1 James Serra of 8 Fair Oaks Drive, Shelton, CT for a certificate of approval for an 8'x24' front porch addition to be located on the property of the applicant at 8 Fair Oaks Drive, R-1 zone, and which requires a reduction in the setback from the front yard from 40 ft. to 30 ft. Application states on the right is Caren Kangas, in the rear is Alice Barone and on the left is Frank D'Andrea.

#608-2 Jose Imery of 15 Frans Way, Shelton, CT for a certificate of approval for a 15x30 inground pool to be located on the property of the applicant at 15 Frans Way, CRD zone, and which requires a reduction in setback from the rear property line from 30 ft. to 11 ft. Application states on the right is Adam Niedzwiecki, in the rear is Timothy Dalling and Gary Heiden and on the left is Bong Yeon.

#608-3 Joseph Martinelli of 99 Indian Wells Road, Shelton, CT for a certificate of approval for a 3 story residence to be located on the property of the applicant at 99 Indian Wells Road, R-5/PDD "The Maples" zone, and which requires reductions in the setback from the street line from 10 ft. to 6 ft. 2 in. and maximum floor area as a percent of lot area from 60% to 78%. Application states on the right is Christian Trefz, in the rear is the Housatonic River and on the left is estate of Stephen Wasilkowich, Sr.

Possible Decision

#508-1 James Blakeman of 704 Bridgeport Avenue, Suite 201, Shelton, CT for a certificate of approval for a single family home to be located on the property of the applicant at Buddington Road, Map 62, Lot 12 (Lot 1), R-1 zone, and which requires a reduction in minimum square on the lot from 150 ft. to 127 ft. Application states in the rear and left is City of Shelton.

#508-2 James Blakeman of 704 Bridgeport Avenue, Suite 201, Shelton, CT for a certificate of approval for a single family home to be located on the property of the applicant at Buddington Road, Map 62, Lot 12 (Lot 2), R-1 zone, and which requires a reduction in minimum square on the lot from 150 ft. to 98 ft. Application states in the rear and left is City of Shelton.

SHELTON BOARD OF ZONING APPEALS

by _____
Philip Jones, Secretary

If you cannot attend this meeting, please notify Gerald Glover