

# City of Shelton Board of Zoning Appeals

54 Hill Street, Shelton, Connecticut

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Corporation Counsel  
Wetland Enforcement Officer  
Fire Marshall  
Conservation Commission  
City/Town Clerk

**Meeting, Tuesday, May 20, 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 Goneyley and Martin, in the rear is Maione and Siroco and on the right is City of Shelton.

## **New Business**

**#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.

**#508-3** James & Vivian McKeeman of 79 Sorghum Road, Shelton, CT for a certificate of approval for a proposed 22x22 one story addition to be located on the property of the applicant at 79 Sorghum Road, R-2 zone, and which requires a reduction in setback from the right side yard from 20 ft. to 16 ft. 2 in., and increases in maximum lot coverage as a % of lot area from 15% to 25.5%, and maximum lot impervious coverage as a % of lot area from 35% to 40.8%. Application states on the right is Robert & Mary Novak, in the rear is Jean Darin et. al. and on the left is Alejo & Mirta Verdes.

**#508-4** Leonard & Susan Krizan of 15 Skyline Drive, Shelton, CT for a certificate of approval for an 8x18 front covered porch and 30x6 front addition to be located on the property of the applicants at 15 Skyline Drive and which requires a reduction in setback from the street line from 40 ft. to 31 ft. Application states on the right is Mr. & Mrs. Walter Oko, in the rear is Mr. & Mrs. Richard Viens and Mr. & Mrs. James Fair and on the left is Mr. & Mrs. Mark Thunem.

**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. **(Possible decision is with regard to the street line setback and maximum floor area as a percent of lot area.)**

SHELTON BOARD OF ZONING APPEALS

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

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