

# 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, November 18, 2008 at 7:30 P.M.** **Hearing Room, City Hall, 54 Hill Street, Shelton**

**#1008-1** Teresa Kleczkowski, c/o Dominick Thomas, Esq., of 315 Main Street, Derby, CT is appealing a decision of ZEO as to issuance of a stop work order dated July 15, 2008 on the property of the applicant at 82 Soundview Avenue, Assessor's Map 101, Lot 50.

**#1008-3** John Guedes of 1425 Noble Avenue, Bridgeport, CT for a certificate of approval for construction of a 109.25 ft. x 48.25 ft. retail building to be located on the property of Broadbridge Hill Development, LLC at 159 Long Hill Avenue, CB-2 & R-5 zones, and which requires a reduction in setback from the residence district boundary from a minimum of 40 ft. to 30 ft. Application states on the right is Petrovich, in the rear is Petro and Commisa, and on the left is JNT LLC, Colonial Condos and 149 Long Hill Ave., LLC.

**#1108-1** Barbara A. Gilmore of 44 Fort Hill Avenue, Shelton, CT for a certificate of approval for a roof over an existing porch with railing, 12'x26", to be located on the property of the applicant at 44 Fort Hill Avenue, R-5 zone, and which requires a reduction in the setback from the right side yard from 8 ft. to 6 ft. 7 in. Application states on the right is Nancy Iwanicki and Ernest Pisacane, in the rear is Robert Gilmore and on the left is Sandra Rollinson, Tracy Ruska and Mary Horbal.

**#1108-2** Mark & Lynne Besescheck of 56 Ojibwa Road, Shelton, CT for a certificate of approval to add a 35x6 front porch on the property of the applicants at 56 Ojibwa Road, R-3 zone, and which requires a reduction in the setback from front property line from 30 ft. to 20 ft. Application states on the right is Tammy Michaels, in the rear is Teresa Zielinski and on the left is Maria Borowski.

**#1108-3** Russell Schif of 60 Little Fox Run, Shelton, CT for a certificate of approval for a detached garage/storage area to be located on the property of the applicant at 60 Little Fox Run, R-1 zone, and which requires a reduction in the setback from the left property line from 30 ft. to 20 ft. Application states on the right is John & Donna Farens, in the rear is Greg & Ann Prindle and on the left is Steve & Susan Johnson.

**#1108-4** Ronic Enterprises, Inc., of 90 Soundview Avenue, Shelton, CT for a certificate of approval to for use of land in a residence district for a vehicular access to a commercial building located on the property of PBS Enterprises, Inc. at 167A Bridgeport Avenue, CB-2 and R-1 zones, and which requires variances to allow access to commercial building through a residential zone, and construction of off street parking within residential setback. Application states on the right is Sunshine Cagle & John Domeracki, in the rear is City of Shelton, on the left is Robert Guarino and in the front of City of Shelton.

**Work Session**

Corporation Counsel, Thomas J Welch, Esq., to address the Board regarding James Blakeman vs. City of Shelton, Zoning Board of Appeals, for potential modification of variance granted.

SHELTON BOARD OF ZONING APPEALS

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

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