

City of Shelton Board of Zoning Appeals

54 Hill Street, Shelton, Connecticut

Gerald Glover, Chairman
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Zoning Enforcement Officer
Building Inspector
Planning & Zoning Commission
Corporation Counsel
Wetland Enforcement Officer
Fire Marshall
Conservation Commission
City/Town Clerk

**Meeting, Tuesday, October 21, 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.

#1008-2 A. Joseph Mingoello, Mingoello & Hayes Architects of 90 Huntington Street, Shelton, CT for a certificate of approval for renovations to a residence located on the property of Charmaine Borowski at 93 Indian Wells Road, PDD zone, and which requires a variance in the maximum floor area as a percent of lot area from the maximum 30% to 80%. Application states on the right is James Martinelli, in the rear is the Housatonic River, on the left is Paul McNamara and in the front is Penn Central Railroad.

#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.

Possible Decision

#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.

Work Session

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

SHELTON BOARD OF ZONING APPEALS

by _____
Philip Jones, Secretary

If you cannot attend this meeting, please notify Gerald Glover