

# City of Shelton Board of Zoning Appeals

54 Hill Street, Shelton, Connecticut

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

**Meeting, Tuesday, April 21, 2009 at 7:30 P.M.**  
**Hearing Room, City Hall, 54 Hill Street, Shelton**

**#309-1** John Guedes of 1425 Noble Avenue, Bridgeport, CT for a certificate of approval to construction a retail building, 109.25' x 48.25' to be located on the property of Broadbridge Development LLC at 159 Long Hill Avenue, CB-2/R-5 zone, and which requires a reduction in minimum setback from the residence district boundary from 40 ft. to 30 ft. Application states on the right is Kenneth Petrovich, Jr., in the rear is Aimee Peterson and Michael J. Hertz; and on the left is JNT LLC, Colonial Village Condominiums and 149 Long Hill Avenue LLC.

**#409-1** Henryk Bogucki of 22 Falmouth Drive, Shelton, CT for a certificate of approval for a two story addition, 24'x38', with garage in lower level and in-law apartment on upper floor to be located on the property of the applicant at 22 Falmouth Drive, R-1 zone, and which requires a reduction in setback from the left side yard from 30 ft. to 20 ft. Application states on the right is Zenon Sobotka, in the rear is L'Hermitage Developers, on the left is Paul & Jane Viebranz and in the front is Kathleen R. Arendt and Frederick Forte.

**#409-2** JNT, LLC, c/o Dominick J. Thomas, Jr., Esq., of 315 Main Street, Derby, CT for a certificate of approval for a two family (existing) residential lot to be located on the property of JNT, LLC at 15 Birch Street (proposed Lot 1), R-4 zone, and which requires reductions in lot size per dwelling unit from 7500 sq. ft. to 5740 sq. ft., lot square from 60 ft. to 55 ft., lot frontage from 60 ft. to 55 ft. and setback from left side yard from 8 ft. to 7.4 ft. Application states on the right is City of Shelton, in the rear and left is JNT, LLC.

**#409-3** JNT, LLC, c/o Dominick J. Thomas, Jr., Esq., of 315 Main Street, Derby, CT for a certificate of approval for a residential lot to be located on the property of JNT, LLC at 15 Birch Street (proposed Lot 2), R-4 zone, and which requires reductions in lot frontage from 75 ft. to 20 ft. and width of access way for interior lot from 30 ft. to 20 ft. Application states on the right is City of Shelton, in the rear is City of Shelton/Douglas & Kathleen Walz, and on the left is City of Shelton/Anthony Schiavo, Jr., and Su-Ellen Brown.

**#409-4** Henry Kaminski of 54 Armstrong Road, Shelton, CT for a certificate of approval for 12x24 shed to be located on the property of the applicant at 54 Armstrong Road, R-1 zone, and which requires a reduction in setback from the left side yard from 10 ft. to 2 ft. Application states on the right is Thomas & Sandra Casey and on the left is John & Deborah Tristine.

**Possible Decision on:**

**#109-4** 60-64 Huntington Street, LLC, c/o Dominick J. Thomas, Jr., Esq., 315 Main Street, Derby, CT for a certificate of approval for a two story commercial building to be located on the property of the applicant at 60-64 Huntington Street, CA-2 zone, and which requires a reduction in minimum setback from the street line from 40 ft. to 10 ft. Application states on the right and rear is Dan Beard Associates, LLC, and on the left is Wendy Montanaro.

SHELTON BOARD OF ZONING APPEALS

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

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