

City of Shelton Board of Zoning Appeals

54 Hill Street, Shelton, Connecticut

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

**Meeting, Tuesday, January 20, 2009 at 7:30 P.M.
Hearing Room, City Hall, 54 Hill Street, Shelton**

#109-1 Mark and Sophia Belade of 353 Shelton Avenue, Shelton, CT for a certificate of approval for a building lot to be located on the property of the applicants at 357 Shelton Avenue, Lot B, R-1 zone, and which requires a reduction in lot frontage from 135 ft. to 58.84 ft., minimum square on the lot from 150 ft. to 90 ft. and a variance for location of square on the lot to not lie within the front setback line. Application states on the right is Mark & Sophia Belade, in the rear is Erick & Yvonne Peterson and on the left is Plymouth Brethren Pine Street Chapel.

#109-2 Christianne Mills of 36 Stendahl Drive, Shelton, CT for a certificate of approval for an 8 ft. x 34 ft. front porch to be located on the property of the applicant at 36 Stendahl Drive, R-1 zone, and which requires a reduction in setback from the front property line from 40 ft. to 30 ft.

#109-3 Jeffery T. Beardsley of 55 Rocky Rest Road, Shelton, CT for a certificate of approval for a new front porch and garage addition to be located on the property of the applicant at 55 Rocky Rest Road, R-1 zone, and which requires variances to minimum setbacks from the front property line from 40 ft. to 20 ft. and from the left side yard from 30 ft. to 4 ft. Application states on the right is Jose & Rosa Cruz, in the rear is Shelton Office Park LP and TH Real Estate Shelton LLC; and on the left is 27 Rocky Road LLC and Harvey Meeker & Jeannine Nault.

#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.

Possible Decisions on:

#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.

#1208-2 John and Nancy Todice, c/o Atty. Dominick Thomas, Esq., of 315 Main Street, Derby, CT is appealing a decision of ZEO cease and desist order dated 9/15/08 on use of third floor on the property of the applicants at 171-173 Division Avenue.

SHELTON BOARD OF ZONING APPEALS

by _____
Philip Jones, Secretary

If you cannot attend this meeting, please notify Gerald Glover