

The regular monthly meeting of the Shelton Zoning Board of Appeals was held on January 20, 2009 in the hearing room at Shelton City Hall, 54 Hill Street.

The meeting commenced at approximately 7:35pm and was attended by regular members/commissioners, Gerry Glover, Ed Conklin and Phil Cavallaro; and alternate members/commissioners Bob Harbinson, and Jack Fitzgerald.

### **Approval of Minutes**

Approval of the December 16, 2008 minutes was tabled until next month.

### **Hearings were held.**

**#109-1        357 Shelton Avenue, Lot B**, Mark & Sophia Belade of 353 Shelton Avenue, Shelton, CT are seeking to waiver Section 24.2, Schedule B, Standards 3 and 4 by varying the minimum dimension of square on the lot from 150 ft. to 90 ft., and minimum lot frontage from 135 ft. to 58.84 ft., and location of square to not lie within front setback line for a building lot.

**Motion made by Commissioner Conklin to grant the application for variances.**

**Motion to grant was seconded by Commissioner Cavallaro.**

**Motion passed by unanimous vote.**

**#109-2        36 Stendahl Drive**, Christianne Mills of 36 Stendahl Drive, Shelton, CT is seeking to waiver Section 24, Schedule B, Standard 7 by varying the minimum setback from the front property line from 40 ft. to 30 ft. for an 8 ft. x 34 ft. front porch.

**Hearing was postponed until the February 17, 2009 meeting.**

**#109-3        55 Rocky Rest Road**, Jeffery T. Beardsley of 55 Rocky Rest Road, Shelton, CT is seeking to waiver Section 24.4, Schedule B, Standards 7 and 9 by varying the 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. for a front porch and garage addition.

**Motion made by Commissioner Conklin to grant the application for variances. with stipulations.**

**Motion to grant was seconded by Commissioner Cavallaro.**

**Motion passed by unanimous vote.**

**#109-4        60-64 Huntington Street**, 60-64 Huntington Street, LLC, c/o Dominick J. Thomas, Jr., Esq., of 315 Main Street, Derby, CT is seeking to waiver Section 24, Schedule B, Standard 7 by varying the minimum setback from the front property line from 40 ft. to 10 ft. for a two story commercial building.

**Hearing was held/started and continued until the February 17, 2009 meeting.**

### **Work Session**

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

**Motion was made by Commissioner Conklin to uphold the ZEO's cease & desist order.**

**Motion was seconded by Commissioner Cavallaro.**

**Motion passed by unanimous vote.**

**#1008-1 82 Soundview Ave., Assessors' Map 101, Lot 50, Teresa Kleczkowski, c/o Dominick Thomas, Esq., of 315 Main Street, Derby, CT is appealing a decision by ZEO as to issuance of a stop work order dated July 15, 2008.**  
**Decision was tabled until next month.**

**Meeting adjourned at approximately 10:20pm**