

The June meeting of the Shelton Zoning Board of Appeals was held on June 16, 2009. The meeting began at approximately 7:30pm and was attended by Commissioners, Gerry Glover, Jack Fitzgerald, Bob Harbinson, Ralph Matto, Linda Adanti, Jamie Jones and Phil Cavallaro.

**Hearings were held:**

**#609-1 2 Belle Lane**, Michael Leandres of 2 Belle Lane, Shelton, CT is seeking to waiver Section 24, Schdule B, Standard 9 by varying the setback from the left side yard from 30 ft. to 14 ft. for an attached two car garage with living space above, 27'x24'x26'

**Motion made by Commissioner Cavallaro to grant the variance.**

**Motion was seconded by Commissioner Adanti.**

**Motion passed by unanimous vote.**

**Work Session - Decisions**

**#409-2 15 Birch Street, proposed Lot 1**, JNT, LLC, c/o Dominick J. Thomas, Jr., Esq., of 315 Main Street, Derby, CT is seeking to waiver Section 24, Schedule B, Standards 2, 3, 4, and 9 by varying the minimum 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 the left side yard from 8 ft. to 7.4 ft. for a two family (existing) residential lot.

**Members voting: Jones, Cavallaro, Glover, Adanti and Harbinson**

**Motion made by Commissioner Cavallaro to deny the application for a variance.**

**Motion was seconded by Commissioner Jones**

**Motion passed by unanimous vote.**

**#409-3 15 Birch Street, proposed Lot 2**, JNT, LLC, c/o Dominick J. Thomas, Jr., Esq., of 315 Main Street, Derby, CT is seeking to waiver Section 24, Schedule B, Standard 4 by varying the minimum lot frontage from 75 ft. to 20 ft., and Section 24.11.1 by varying the width of access way for interior lot from 30 ft. to 20 ft. for a residential lot.

**Members voting: Jones, Cavallaro, Glover, Adanti and Harbinson**

**Motion made by Commissioner Harbinson to grant the application for a variance with the condition that if the applicant is successful in purchasing the abutting property, owned by the city, at auction the variance shall be diminished by the amount not needed.**

**Motion seconded by Commissioner Adanti.**

**Motion passed by unanimous vote.**

**Approval of Minutes**

**Motion made by Commissioner Jones to accept the minutes of the April 21, 2009 and May 19, 2009 hearings as submitted by the clerk. Motion was seconded by Commissioner Cavallaro, Motion passed by unanimous vote.**

**Meeting adjourned at approximately 8:00pm, upon motion by Commissioner Adanti to adjourn and seconded by Commissioner Cavallaro.**