

City of Shelton Board of Zoning Appeals

54 Hill Street, Shelton, Connecticut

Edmund Conklin, Chairman	Phillip A. Cavallaro, Sr., Vice-Chairman
Linda Adanti	Philip J. Jones
James Oraziatti	Bryan Vasser
Zoning Enforcement Officer	Building Inspector
Planning & Zoning Commission	Corporation Counsel
Wetland Enforcement Officer	Fire Marshall
Conservation Commission	City/Town Clerk

Meeting, Tuesday, February 21, 2017 at 7:30 P.M.
Hearing Room, City Hall, 54 Hill Street, Shelton

1.#0217-01 9 Cedarwood Lane, Wayne Hobson of 9 Cedarwood Lane, Shelton, for the following 3 variances in order to construct a one-story, 30' x 35' x 26' detached garage: 1) Section 24, Schedule B, Line 9 to reduce the minimum setback from the right side property line from 30 feet to 25 feet; 2) Section 24.12.1 to increase the total floor area from 750 sq. ft. to 1,050 sq. ft.; 3) Section 24.12.3 to increase the maximum height from 20 feet to 26 feet, in an R-1 zone. Property is bordered on the right by Mark Wirth (15 Cedarwood Lane); in the rear by Christopher Vickers (19 Woodfield Drive) and by Woodfield Assoc c/o Davis Co. (23 Woodfield Drive) and by Rosemarie Rosati (29 Woodfield Drive; on the left by William Lareau (33 Woodfield Drive); and in the front by MaryAnn O'Hara (12 Cedarwood Lane) and by Joe Rossi (16 Cedarwood Lane).

2. #0117-01 405 Long Hill Avenue, Jack and Josephine A. Gaida of 405 Long Hill Avenue, Shelton, (c/o Atty. Dominic Thomas, 315 Main Street, Derby), for a variance to Article 24, Section 24.8.4 to create driveway access through an R-1 residential zone to an IA-2 industrial/commercial building zone. (*CONTINUED FROM JANUARY MEETING*)

The property is bordered:

On the right: By Stephen P. Kampler and Stephanie Thompson (397 Long Hill Avenue) and (George H. Gamble III and George Gamble, 27 Cold Spring Road, Shelton, for Assessor's Map 78, Parcel 9);

In the rear: By State of Connecticut Department of Transportation (Attn: Mark DeCapua, 2800 Berlin Turnpike, P.O. Box 317546, Newington, CT 06131-7546);

On the left: By Monika and Ireneusz Marczak (411 Long Hill Avenue) and GWL Platt LLC, 60 Hempstead Avenue, Suite #718, West Hempstead, NY, 11552 for Assessor's Map 77, Parcel 21);

In the front/access way/street property lines: By Michael, Patrick, and Stephen Fitol (401 Long Hill Avenue); Robert A. and Elizabeth Quarters (407 Long Hill Avenue); and Joseph E. Bienkowski (403 Long Hill Avenue).

3. #0117-02 554 – 556 Howe Avenue, Pramod Kandel of 556 Howe Avenue, Shelton, for variances to Section 24, Schedule B, Lines 9 and 10 to reduce the minimum setback from the left side property line from 12 feet to 7 feet and to reduce the minimum setback from the residence district boundary from 40 feet to 30 feet in order to construct a 2-story, 13' x 16' rear addition in an CB-2 zone. The property is bordered on the right by a rental property at 552 Howe Avenue (Louisa Lillian Zealla, 1590 S.E. Sheffield Terrace, Stewart, FL, 34994, Trustee); in the rear by a rental property at 33 Perry Avenue (PO Box 190, Brookfield, CT, 06804); on the left by a rental property at 558/560 Howe Avenue (James Alston, 19 Bond Road, Woodbridge, CT, '0682', Owner). (*CARRIED FROM JANUARY MEETING*)

FINAL ITEM OF BUSINESS: Board to vote on approval of minutes from January 17, 2017.

by *Tina M. Kelly*

for PHILIP JONES, SECRETARY

SHELTON BOARD OF ZONING APPEALS