

Board of Zoning Appeals – Hearing Room, Municipal Building 54 Hill Street, Shelton, CT. Tuesday, October 18, 2016 at 7:30 PM

- #0716-02 23 Meadowridge Drive, Melissa Sylvester Fletcher and Bruce Fletcher of 23 Meadowridge Drive, Shelton.
- #0916-01 30 Beecher Avenue, Volodymyr Kit of 30 Beecher Avenue, Shelton (Property Owner Jack Bouteiller of 30 Beecher Avenue, Shelton)
- #0916-02 426 Walnut Tree Hill Road, Peter Whaley of 51 Short Street, Shelton
- #0916-03 11 Maple Land Extension, Bozena Drozd of 11 Maple Lane Extension, Shelton
- #0916-04 16 Sandy Lane, Jan Kocur of 16 Sandy Lane, Shelton

Commissioner Edmund Conklin	Good evening ladies and gentleman. Welcome to the October meeting of the Shelton Board of Appeals. We meet monthly to consider variances on Zoning regulations and appeals on Zoning Department appeals and actions. When your application is called, please come up to the table and give your name and address for the record. To start the hearing, our regulations require that you have placarded your property, that you provide pictures (one including the placard), and the receipts indicating that you notified your abutting neighbors ten days in advance of the tonight’s hearing. If you don’t have these, we will reschedule the hearing for the next meeting. When you come in front of this board you are giving testimony. This is a hearing. If the decision made by this Board at the end of this hearing is appealed and taken to the next level, it is transcribed testimony that is presented, not any member of this Board. Our minutes are transcribed verbatim. The 2 recorders on the table up here can only record one person speaking at a time. The conversation at all times is between the person who has the floor and the members of the Board. Also, please turn off or mute your cell phones. Any conversations in the audience need to be taken out into the hall. Present tonight are: Alternate Commissioner Jim Oraziatti, Commissioner Linda Adanti, our secretary Tina Kelly, myself Ed Conklin, to my right is Commissioner Jamie Jones, to his right is Commissioner Phil Cavallaro, and to his right is Commissioner Bryan Vasser.
Commissioner Jamie Jones	To whom it may concern: The following having applied to the Shelton Board of Zoning Appeals for certificate of approval, public hearing on such applications will be held on Tuesday, October 18, 2016 at 7:30 p.m., in the hearing room of the Municipal Building, 54 Hill Street, Shelton, CT.
	#0716-02, 23 Meadowridge Drive, Melissa Sylvester Fletcher and Bruce Fletcher of 23 Meadowridge Drive, Shelton
Commissioner Jamie Jones	Number 1, #0716-02, 23 Meadowridge Drive, Melissa Sylvester Fletcher and Bruce Fletcher of 23 Meadowridge Drive, Shelton, for a variance to Section 45.9.1 to reduce the minimum lot size from 80,000 square feet (requirement for 20 chickens) to 22,500 square feet for the housing of 6 chickens in an R-1 zone.
Commissioner Edmund Conklin	Read that for the record please.
Commissioner Jamie Jones	Read aloud Addendum #1.
Commissioner Edmund Conklin	OK. Thank you. All right. Next.
Unknown voice	Can I ask a question at some point?
Commissioner Edmund Conklin	No.

	#0916-01 30 Beecher Avenue, Volodymyr Kit of 30 Beecher Avenue, Shelton, (Property Owner Jack Bouteiller of 30 Beecher Avenue, Shelton)
Commissioner Jamie Jones	Number 2. 0916-01 30 Beecher Avenue, Volodymyr Kit of 30 Beecher Avenue, Shelton (Property Owner Jack Bouteiller of 30 Beecher Avenue, Shelton) for a variance to Section 24, Schedule B, Line 8 to reduce the rear setback from 25 feet to 20 feet in order to enlarge the residential deck from its current dimensions of 12' x 20' to 16' x 26' in an R4 zone.
Commissioner Edmund Conklin	Is the applicant here? Your name and address for the record, please.
Unknown voice	30 Beecher Avenue in Shelton, CT.
Commissioner Edmund Conklin	Your name?
Volodymyr Kit	My name is Volodymyr Kit.
Commissioner Edmund Conklin	Okay
Volodymyr Kit	I'm the agent or contractor on the general care of the owner
Commissioner Edmund Conklin	Could you speak up a little bit please?
Volodymyr Kit	Sure.
Commissioner Edmund Conklin	Do you have pictures for us?
Volodymyr Kit	I do.... pictures of the existing deck and pictures of the side decking.
Commissioner Edmund Conklin	Okay. Where's this pocket located?
Volodymyr Kit	Right in front of the house.
Commissioner Edmund Conklin	Right in front of the house?
Volodymyr Kit	Yeah.
Commissioner Edmund Conklin	Okay. These pictures need to... Okay, let's see what you're trying to do. Pictures....Okay tell us what you're trying to do and how you find you can't meet the zoning regulations please. Could you pass those down there?
Volodymyr Kit	We were trying to enlarge the deck. The existing deck right now. It's just a little bit uncomfortable to the homeowner--as far as the flow...
Commissioner Edmund Conklin	Okay
Volodymyr Kit	with their furniture and things like that--so we'd like to make it a little bit further; instead 12', we'd want to make it 16'X 26'.

Commissioner Edmund Conklin	Okay
Volodymyr Kit	Trying to make it a little larger. So that's the plan.
Commissioner Edmund Conklin	All right, do you have any plans to show us or any...?
Volodymyr Kit	We have plans on the map, this map. This is how the deck is right now.
Commissioner Edmund Conklin	Okay
Volodymyr Kit	So we decided if this is where the deck is right now, this is how far we are trying to go.
Commissioner Edmund Conklin	That's... okay is that all you have to show us?
Volodymyr Kit	Yes
Commissioner Edmund Conklin	How high is the deck going to be off the ground?
Volodymyr Kit	Some places 16 inches, some places 12 inches.
Commissioner Edmund Conklin	Okay. So it's gonna' be a low-lying deck. It's not an elevated deck?
Volodymyr Kit	Yes.
Commissioner Edmund Conklin	Okay. So it's just basically getting people off the ground. Is that the same level as the house is itself?
Volodymyr Kit	Yes.
Commissioner Edmund Conklin	All right. Do you mind passing those down there? Okay, and uh, let's see... Does this house have city sewer and city water?
Volodymyr Kit	It does.
Commissioner Edmund Conklin	Both city sewer? So you're not encroaching on any of those?
Volodymyr Kit	I don't think so.
Commissioner Edmund Conklin	How big is this lot? The only thing here to show here is 100'x 100'
Volodymyr Kit	It's a quarter.
Commissioner Edmund Conklin	Okay I'm trying to see where the house is sitting on the line. You guys have a copy down there? Okay.
Commissioner Jaime Jones	So it's one of the bigger lots.

Commissioner Edmund Conklin	Yeah. [laughter] All right, you guys have any questions?
Commissioner Jaime Jones	No.
Commissioner Edmund Conklin	Okay. The staircases for this is going to come off the sides? This back is the back of the deck, correct?
Volodymyr Kit	Yes.
Commissioner Edmund Conklin	There's no extension of staircases? Nothing else off of that?
Volodymyr Kit	No.
Commissioner Edmund Conklin	Okay. Is there any pool or anything else on the property or going to be on the property?
Volodymyr Kit	No.
Commissioner Edmund Conklin	... Other than anything that's there right now?
Volodymyr Kit	No.
Commissioner Edmund Conklin	Okay. That's just a tree back there. There's no other sheds, or...?
Volodymyr Kit	Ah, no.
Commissioner Edmund Conklin	... or anything on the property at this time right? Okay. Linda or Jim, do you have any questions?
Commissioner Linda Adanti	No, thank you. I'm good.
Commissioner Jim Oraziotti	No.
Commissioner Edmund Conklin	Okay. Do you guys have any questions?
Unknown voice	Nope.
Commissioner Edmund Conklin	Okay. Anybody in favor this application? Anybody opposed to this application? Be that there are no further questions from the board...? The application and hearing is closed. Thank you.
Volodymyr Kit	Thank you. Do you need those?
Commissioner Edmund Conklin	Oh no, we... Ah, yes we do. I'm sorry. Got the pictures... Where's the first application?
Clerk Tina Kelly	Just put it that back there.

Commissioner Edmund Conklin	It looks like I have another sheet. All right. That's, that's it.
Volodymyr Kit	Thank you very much.
	Okay.
	#0916-02 426 Walnut Tree Hill Road, Peter Whaley of 51 Short Street, Shelton
Commissioner Jaime Jones	Number Three: 0916-02 426 Walnut Tree Hill Road, Peter Whaley of 51 Short Street, Shelton, for a variance to Section 24.4.12, (which states that the minimum setback requirement from the left side property line is 20% of the frontage for a non-conforming lot) to reduce the minimum left side setback from 20 feet to 12 feet in order to construct a front-covered porch (left side) measuring 6' x 45' in an R1 zone.
Commissioner Edmund Conklin	Name and address for the record please?
Unknown voice	Peter Whaley 426 Walnut Tree Hill Road, Shelton.
Commissioner Edmund Conklin	Okay. Do you have something for us?
Peter Whaley	Yeah.
Commissioner Edmund Conklin	I need the pictures...
Peter Whaley	Actually the variance is only for--I believe the ? says--the last 6 feet of the 45 on the right hand side looking at the front of the house.
Commissioner Edmund Conklin	And your address is? Okay, your Peter Whaley of 51 Sh--
Peter Whaley	Yeah, I'm the owner of...
Commissioner Edmund Conklin	Of the lot, of both properties?
Peter Whaley	Yeah.
Commissioner Edmund Conklin	Okay. All right, any pictures?
Peter Whaley	That mock-up is what the roofline would look like.
Commissioner Edmund Conklin	Okay.
Peter Whaley	That was a non-conforming lot to begin with.
Commissioner Edmund Conklin	Have there been any other variances, off hand?
Peter Whaley	No.

Commissioner Edmund Conklin	On this property? The receipts for mailing?
Peter Whaley	Yeah. Some person responded and that was it.
Commissioner Edmund Conklin	Okay, as long as you mailed them out.
Peter Whaley	Just when I got back.
Commissioner Edmund Conklin	Okay, you can keep that. I just want to make sure they were mailed out to the abutting property owners, that's it.
Peter Whaley	I didn't send one to myself 'cause my other property abuts this one.
Commissioner Edmund Conklin	Okay.
Peter Whaley	I didn't think it was necessary. [Laughter].
Commissioner Edmund Conklin	[laughter]. Yeah. Okay there's that. All right, uh,Really the porch you're having him encroaching upon, how much further out is it coming than the existing house right now?
Peter Whaley	It isn't.
Commissioner Edmund Conklin	It is not?
Peter Whaley	No.
Commissioner Edmund Conklin	Okay.
Peter Whaley	It's going to the end of the existing house. And it's
Commissioner Edmund Conklin	And you're just encroaching upon the side yard.
Peter Whaley	Correct.
Commissioner Edmund Conklin	You're just extending... Is there an existing porch on the house that you're extending?
Peter Whaley	No, there was nothing there.
Commissioner Edmund Conklin	Okay, there was nothing all.
Peter Whaley	It had a goofy roofline. It was so steep that you couldn't put a storm door on the house.
Commissioner Edmund Conklin	Okay. But the house itself is sitting at that dimension from the side yard as it stands.
Peter Whaley	Correct.

Commissioner Edmund Conklin	So you're not encroaching upon your neighbors anymore than it is already...
Peter Whaley	No, it runs parallel with the house.
Commissioner Edmund Conklin	Okay. So you aren't here, sitting there.
Peter Whaley	And the neighbor actually that is close to--they're fine with it.
Commissioner Edmund Conklin	Okay.
Peter Whaley	She told me she wasn't gonna even go pick up the letter. If it was a problem, she would do whatever, but...
Commissioner Edmund Conklin	Okay.
Peter Whaley	But they're actually happy that the place is getting cleaned up.
Commissioner Edmund Conklin	Okay. You're "rehabbing" the property?
Peter Whaley	It's been sitting for quite sometime.
Commissioner Edmund Conklin	Okay.
Peter Whaley	You know that, Phil. You've been driving by there. [Laughter].
Commissioner Edmund Conklin	I think I've driven by, saw a dumpster out there.
Peter Whaley	Yeah, and we have some medical issues in the family, a death in the family, and it's just one thing after another, so
Commissioner Edmund Conklin	Okay. So really you're just making a front porch on the house, neatening up the property, and you aren't encroaching upon the side yard anymore than you were.
Peter Whaley	We're actually, we're doing other additions. It's been permitted already.
Commissioner Edmund Conklin	Okay.
Peter Whaley	And we're in progress on the other stuff, too.
Commissioner Edmund Conklin	Any of them within those side buildings?
Peter Whaley	No, opposite end and the back.
Commissioner Edmund Conklin	Okay.
Peter Whaley	And they've already been checked out by the town.

Commissioner Edmund Conklin	How long has this house been from that dimension to the side yard?
Peter Whaley	Oh god, since 1940 when it was built.
Commissioner Edmund Conklin	Okay, so as you said, it was a preexisting [unintelligible]. Just sort of to verify, for the record. Questions? Linda and Jim when you get ready? Okay.
Commissioner Linda Adanti	I want to look, I'm just looking at the..... I'm good.
Peter Whaley	The building that showing on the back of that property--I don't know what heck that is. But that, yeah, on the property there. Yeah,
Commissioner Phil Cavallaro	Probably an old shed.
Commissioner Linda Adanti	Shed.
Peter Whaley	How would you feel if there was somebody in living there?
Commissioner Edmund Conklin	[Laughter]. Okay, no more questions? Okay. Is there anybody in favor this application? Is there anybody opposed to this application? Any further questions for the board? Okay, being none, I declare this hearing closed. Thank you.
Peter Whaley	Thank you.
Commissioner Edmund Conklin	Okay.
	#0916-03 11 Maple Lane Extension, Bozena Drozdz of 11 Maple Lane Extension, Shelton
Commissioner Jaime Jones	Number 4 0916-03. 11 Maple Lane Extension, Bozena Drozdz of 11 Maple Lane Extension, Shelton, for a variance to Section 24.4.12 (which states that the minimum setback requirement from the right side property line is 20% of the frontage but not less than 10% for a non-conforming lot) to reduce the setback from the right side property line from 20 feet to 15 feet in order to construct a two story addition measuring 26' x 33.5' in an R-1 zone.
Commissioner Edmund Conklin	Is the applicant here? Is the applicant present? This is for 11 Maple Avenue Extension.
Commissioner Phil Cavallaro	Maple Lane.
Commissioner Edmund Conklin	All right, let's continue that 'til the end to make sure.
	#0916-04 16 Sandy Lane, Jan Kocur of 16 Sandy Lane, Shelton
Commissioner Jaime Jones	Number 5: #0916-04 16 Sandy Lane, Dan Kocur of 16 Sandy Lane, Shelton, for a variance to Section 24, Schedule B, to reduce the setback from the right side property line from 20 feet to 6 feet in order to construct a detached garage measuring 16' x 24' x 15' in an R-2 zone.

Unknown voice	Good evening. My name is Jan Kocur, 16 Sandy Lane in Shelton.
Commissioner Edmund Conklin	Okay. Pictures, please? All right. Is this looking at your house, or is this from your house looking to the neighbors?
Jan Kocur	So this is the... So here is the street...
Commissioner Edmund Conklin	Yep.
Jan Kocur	This is the driveway. This is located this way.
Commissioner Edmund Conklin	OK. So this is looking out at the neighbors not your house. Okay. Just wanted to verify. That's why I was a little confused, 'cause I'm not sure... what this is. This was in the application.
Jan Kocur	Oh, this was my sketch.
Commissioner Edmund Conklin	This was your sketch? OK. All right.
Jan Kocur	Yes.
Commissioner Edmund Conklin	Okay.
Jan Kocur	This is probably a better picture.
Commissioner Edmund Conklin	Which way is the... so this is the street side?
Jan Kocur	This is probably better...if you look
Commissioner Edmund Conklin	Okay. That's what I'm trying to... so this is 140 feet? I was just trying to match up drawing here, and it didn't come up here. Okay, could you explain what you're trying to do? Why you can't meet the regulations?
Jan Kocur	Yeah, so the existing house has two-car garage and uh, my wife has been asking me for a very long time. These garages are extremely narrow: the doors are only 8 feet and she has trouble to get into the garage--to turn--to making the turn over here. Or if you have a car parked over here - you can't even park in the wintertime over here. So the plan was: if we can build the garage basically at the end of the driveway straight over here.
Commissioner Edmund Conklin	Okay.
Jan Kocur	So I took down the porch and the swimming pool to make a space here for... Actually, it's not 6, it's 15' X 22'. That's the biggest one we can fit in there and we don't need anything bigger than that. So not 16, but 15 and 22 deep.
Commissioner Edmund Conklin	And it was 15' X 22' you said?
Jan Kocur	Yeah, 15' X 22', not 16' X 24'. That's what I'm applying for.
Commissioner	The 16' X 24' you were already--it already extended deeper into your property. You were

Edmund Conklin	not going over?
Jan Kocur	Well, it's starting to get into closer to the house and you can't build the roofline.
Commissioner Edmund Conklin	The question I have on this looking at this drawing, though. Did you draw these lines in before you gave it, or did this come from the city engineer?
Jan Kocur	This came from the city engineer.
Commissioner Edmund Conklin	Okay, 'cause this looks like this is an easement running through your property.
Jan Kocur	An ease-what?
Commissioner Edmund Conklin	An easement.
Jan Kocur	Explain to me: what is an easement?
Commissioner Edmund Conklin	An easement means that there could be a right of way to maintain a drainage ditch, waterline...
Jan Kocur	Well, behind me, this is just... this is wetland over here.
Commissioner Edmund Conklin	Okay, but is there a sewer pipe or something that runs through your property over here?
Jan Kocur	The sewer line goes that way on the street and the hook-up goes this way to the house, and the garage is at the end of the driveway. So, the connection to the sewer line is right here in the middle of the, of the driveway.
Commissioner Edmund Conklin	Just looking at that, that looks like those are easement lines.
Jan Kocur	Which lines? You mean the lines he drew? He just drew two lines over here when he was kind of scratching the, sketching how far....
Commissioner Edmund Conklin	Who drew the two lines?
Jan Kocur	Tom?
Commissioner Edmund Conklin	Dingle?
Jan Kocur	Yeah. He drew those lines.
Commissioner Edmund Conklin	Okay, so that answers where the lines came from. [Laughter]. 'Cause if those other things show up, they look like, they're easement lines on a piece of paper. But Tom Dingle drew those, OK
Jan Kocur	He was just sketching to scale what it would look like on the plan.
Commissioner Edmund Conklin	All right.

Jan Kocur	So he just drew the 6 feet....
Commissioner Edmund Conklin	Okay so that's where the lines came from.
Jan Kocur	... and 24 feet.
Commissioner Edmund Conklin	All right, let's see what... pass this down here. But you're saying you're going to put the garage here. What is this back here on this drawing?
Jan Kocur	This is a shed.
Commissioner Edmund Conklin	An existing shed?
Jan Kocur	An existing shed on my property, yes.
Commissioner Edmund Conklin	I was just trying to figure out why it's in red.
Jan Kocur	Because this was when you have a wetland, you have to be 50 feet away from the end of the wetland.
Commissioner Edmund Conklin	Yes, right.
Jan Kocur	So I was sketching how far is, how far I can go. That's why I cut it back to 22 instead of 24.
Commissioner Edmund Conklin	And that's why you cannot go back further on your property or move your house up because you can't encroach upon the wetlands.
Jan Kocur	Correct.
Commissioner Edmund Conklin	Have you seen the wetlands officer as of yet?
Jan Kocur	When I was doing addition on the house, the surveillance, they came down here and they flagged the wetlands, and I have the report.
Commissioner Edmund Conklin	Okay.
Jan Kocur	I haven't done it yet for this garage. That's my next step.
Commissioner Edmund Conklin	Okay. All right, questions?
Commissioner Linda Adanti	I don't think so.
Commissioner Edmund Conklin	So you removed the pool, you moved part of the deck to move the garage in as far as you could move it in, as close as you can.
Jan Kocur	Correct.
Commissioner	All right. Otherwise the garage will be behind the house and you can't get a car in there.

Edmund Conklin	
Jan Kocur	Correct. A lot of the pictures, I took pictures was the removal of the deck.
Commissioner Edmund Conklin	OK. And wetlands didn't say anything about that shed being back there?
Jan Kocur	It was a previous shed when I started over here so...
Commissioner Edmund Conklin	It was pre-... so before you bought the house?
Jan Kocur	What has happened... with that shed, I rebuild it and I had trouble with John Cook.
Commissioner Edmund Conklin	But it was there previously?
Jan Kocur	This was 16 years ago.
Commissioner Edmund Conklin	Oh, okay.
Jan Kocur	Pictures... 13, not 16 years ago.
Commissioner Edmund Conklin	Linda, Jim, you have any questions? You looked at everything? OK.
Commissioner Linda Adanti	I'm okay. There's no questions.
Commissioner Edmund Conklin	All right. Phil, Brian, Jaime?
Commissioner Phil Cavallaro	No.
Commissioner Edmund Conklin	Is there anybody in the audience for this application? Is there anyone in the audience against this application? All right. Further questions from the board? Are you set, Brian? Or do you want another minute?
Commissioner Bryan Vasser	Just a minute.
Commissioner Edmund Conklin	Okay.
Commissioner Jim Oraziotti	In terms of, what was the reception from your neighbors?
Jan Kocur	Uh, the neighbor of his influence knows... One of the neighbors is actually with me today and the neighbor next to me. We discuss it actually and he has no problem with that.
Commissioner Jim	So one of your neighbors is here? They didn't raise their hand that they're for or

Orazietti	against it?
Commissioner Phil Cavallaro	Well, then it's not a problem.
Commissioner Jim Orazietti	I'm just, again, my question is, I just didn't hear you say anything about your neighbors
Jan Kocur	Yeah, so the neighbor is... (Unintelligible) at the end of the discussion, he signed the he received the paperwork and uh, he has no issues with that. Actually, he prefers that because he has a kids' playground over here and it gives a little bit of privacy for his side, if you look at the pictures. So he actually will be helping me building that, building the garage.
Commissioner Edmund Conklin	Okay. Any other questions? No questions? Okay. Declared the hearing closed then. Thank you.
Jan Kocur	So next time it's permits for the building?
Commissioner Edmund Conklin	Well, we have to vote on it whether it's approved or not, first. All right. No I didn't either. Announce it one more time.
Commissioner Jaime Jones	Anyone for Maple Lane Extension? Going once...
Commissioner Edmund Conklin	Do you want to continue it? Or just...
Commissioner Jaime Jones	I don't know.
Commissioner Edmund Conklin	Uh, I don't know why they're not here.
Commissioner Phil Cavallaro	Maybe they got their calendar mixed up.
Commissioner Jaime Jones	Well, if you deny it, they have to go all the way and and reapply. Just leave it.
Commissioner Edmund Conklin	Yeah, just leave it. There's one more month 'cause by the next one we have to close it anyway. All right, so this one we are going to continue to next month. Okay? At the end of the month, we have to [unintelligible]. All right .We all set? Okay you want to turn off the recorders?
Clerk Tina Kelly	Actually I leave them on for this.
Commissioner Edmund Conklin	All right.

WORKING SESSION:

1. #0716-02 23 Meadowridge Drive, Melissa Sylvester Fletcher and Bruce Fletcher of 23 Meadowridge Drive, Shelton, for a variance to Section 45.9.1 to reduce the minimum lot size from 80,000 square feet (requirement for 20 chickens) to 22,500 square feet for the housing of 6 chickens in an R-1 zone.

Application withdrawn.

2. #0916-01 30 Beecher Avenue, Volodymyr Kit of 30 Beecher Avenue, Shelton, (Property Owner Jack Bouteiller of 30 Beecher Avenue, Shelton) for a variance to Section 24, Schedule B, Line 8 to reduce the rear setback from 25 feet to 20 feet in order to enlarge the residential deck from its current dimensions of 12 feet x 20 feet to 16 feet x 26 feet in an R4 zone. **Motion made by Commissioner Cavallaro and seconded by Commissioner Jones to approve the variance. Motion approved by unanimous vote.**

3. #0916-02 426 Walnut Tree Hill Road, Peter Whaley of 51 Short Street, Shelton, for a variance to Section 24.4.12, (which states that the minimum setback requirement from the left side property line is 20% of the frontage for a non-conforming lot) to reduce the minimum left side setback from 20 feet to 12 feet in order to construct a front-covered porch (left side) measuring 6 feet x 45 feet in an R1 zone. **Motion made by Commissioner Jones and seconded by Commissioner Cavallaro to approve the variance. Motion approved by unanimous vote.**

4. #0916-03 11 Maple Lane Extension, Bozena Drozd of 11 Maple Lane Extension, Shelton, for a variance to Section 24.4.12 (which states that the minimum setback requirement from the right side property line is 20% of the frontage but not less than 10% for a non-conforming lot) to reduce the setback from the right side property line from 20 feet to 15 feet in order to construct a two story addition measuring 26 feet x 33.5 feet in an R-1 zone.
Applicant not in attendance; application will be carried to the November meeting.

5. #0916-04 16 Sandy Lane, Jan Kocur of 16 Sandy Lane, Shelton, for a variance to Section 24, Schedule B, to reduce the setback from the right side property line from 20 feet to 6 feet in order to construct a detached garage measuring 16 feet x 24 feet x 15 feet (Note: applicant corrected this to 15' x 22' x 15' at the meeting) in an R-2 zone.
Application continued until the November meeting.

Acceptance of the Minutes of September 20, 2016.

Motion to approve the minutes as submitted by the clerk was made by Commissioner Adanti and seconded by Commissioner Jamie Jones. Motion passed by unanimous vote.

Meeting adjourned at approximately 8:30 P.M.

SHELTON BOARD OF ZONING APPEALS

Respectfully submitted by **Tina M. Kelly**
for Philip Jones, Secretary

***ADDENDUM #1 ATTACHED**

Addendum #1

October 14, 2016

From:

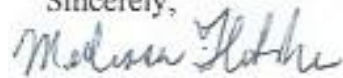
Melissa S. Fletcher and Bruce T. Fletcher
23 Meadowridge Drive
Shelton, CT 06484

To: Town Clerk and Shelton Board of Zoning Appeals

We respectfully request that our application pending before the Shelton Board of Zoning Appeals to be heard as a continuance on Tuesday, October 18, 2016 at 7:30 PM be withdrawn, and that we are dismissed without prejudice.



Sincerely,



Melissa and Bruce Fletcher