

City of Shelton Board of Zoning Appeals

54 Hill Street, Shelton, Connecticut

RECORD OF HEARING

The February meeting of the Shelton Zoning Board of Appeals was held on Tuesday, February 21, 2017. The meeting began at 7:30 pm and was attended by Chairman Edmund Conklin, Vice-Chairman Phillip Cavallaro, Commissioner Jamie Jones, Commissioner Bryan Vasser, and Alternate Commissioner James Oraziatti (sitting in for Commissioner Linda Adanti).

Hearings were held:

Motion made by Commissioner Cavallaro and seconded by Commissioner Jones to move item two (2) to be heard first. Motion approved by unanimous vote.

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.

Motion made by Commissioner Jones and seconded by Commissioner Oraziatti to postpone the decision until the March hearing. Motion approved by unanimous vote.

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.

Motion made by Commissioner Vasser and seconded by Commissioner Cavallaro to deny the variance. Application for variance denied by unanimous vote.

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.

Hearing will be kept open until the March meeting.

Acceptance of the Minutes of January 17, 2017.

Motion made by Commissioner Vasser and seconded by Chairman Conklin to approve the minutes as presented by the clerk; with one correction identified by the Chairman to be made. Motion passed by unanimous vote.

Meeting adjourned at approximately 9:10 P.M.

Tina M. Kelly
Tina M. Kelly
ZBA Recording Clerk