

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

ZONING BOARD OF APPEALS HEARING
Tuesday, January 16, 2018 at 7:30 P.M.
Hearing Room, City Hall, 54 Hill Street, Shelton

#1217-05 **137 Waverly Road, Map 58 Lot 93, William Achilles A/A, Achilles Architects of 498 Anson Street, Bridgeport, CT 06606 (Joseph Mazas, 137 Waverly Road, Shelton, Owner)** for a variance to Section 24, Schedule B, Line 7, Corner Lot Setback, to reduce the minimum setback from the right side property line (Walnut Tree Hill Road) from 40 ft. to 34 ft. in order to construct a one story, rear addition measuring 18 ft. x 24 ft. to a single family residence in an R-1 zone. The property is bordered on the right by Walnut Tree Hill Road; in the rear by Anthony and Elaine Branca (25 Walnut Tree Hill Road); on the left by: 1. Robert and Wendy Grabarz (101 Waverly Road) and 2. Teddy and Elizabeth Sulik (97 Waverly Road) and 3. Kristine Samsel (91 Waverly Road); and in the front by Waverly Road.

#0118-01 **158 Rocky Rest Road, William Riordan, of 158 Rocky Rest Road, Shelton,** for a variance to Section 24, Schedule B, Line 9 to reduce the minimum setback from the right side property line from 30 ft. to 18 ft. in order to construct a single story, detached garage measuring 20 ft. x 36 ft. x 20 ft. high (720 sq. ft.) and for a variance to Section 24.12 to increase the single garage door width and height from 10 ft. to 12 ft. in an R-1 zone. The property is bordered on the right by Jim Janel (148 Rocky Rest Road); in the rear by Jim and Sheila Krentzman (79 Spoke Drive); on the left by vacant property, Garden Heights Realty of 21 Waterville Road, Avon, CT 06001, Owner; and in the front by Rocky Rest Road.

OTHER ITEMS OF BUSINESS: Board to vote on approval of minutes from December 19, 2017.

by *Tina M. Kelly*
for **PHILIP JONES, SECRETARY**
SHELTON BOARD OF ZONING APPEALS