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

#0918-01 30 Fairmont Place, c/o Chris Russo of Russo & Rizio, LLC, Fairfield, (Meghan Riccio of 30 Fairmont Place, Owner) for the following: 1) Variance to Section 24.1, to reduce the minimum lot area per dwelling unit to 2,927 sq. ft.; 2) Variance to Schedule B, Section 24.1-2 to reduce lot area required for five-family dwelling to 14,630.50 sq. ft.; 3) Variance to Schedule B, Section 42.2 to permit stacked, off-street parking spaces in order to convert an existing four-family residential dwelling into a five-family residential dwelling with associated site, parking, landscape, and drainage improvements in an R-4 zone. The right side and front property borders are N.A.; the property is bordered in the rear by William C. and Linda M. Gutman (15 Union Street); and to the left by St. Joseph Church, Diocese of Bridgeport (36 Fairmont Place). (Continued)

#0918-02 15 Robert Frost Drive, Douglas Schneider of 15 Robert Frost Drive, for a variance to Section 24, Schedule B, Line 9 to reduce the minimum setback from the right side from 30 ft. to 7 ft. in order to build an attached deck measuring 4’ x 15’ and an above ground pool measuring 15’ x 30’ in an R-1 zone. The property is bordered on the right by the Carroll Residence (19 Robert Frost Drive); in the rear by David and Loraine Deeb (21 Jodie Lane); on the left by George Sender of 15 Longview Road, Owner, (11 Robert Frost Drive); and in the front by Robert Frost Drive. (Continued)

#1018-01 596 Booth Hill Road, Priscilla Cosme-O’Malley of 596 Booth Hill Road, for a variance to Section 24, Schedule B, Line 7 to reduce the minimum setback from the right side street line from 40 ft. to 22 ft. in order to replace a blighted garage by constructing a new, attached garage measuring 26’ x 26’ x 24’ high with living space above in an R-1 zone. The property is bordered on the right by the City of Shelton (open space); in the rear by Ethan and Nina Voltolini (15 Capitol Drive); on the left by Michael Nettle (600 Booth Hill Road); and in the front by Booth Hill Road.

#1018-02 76 Nichols Avenue, Jeanine Sieranski of 76 Nichols Avenue, for a variance to Schedule B, Line 9 to reduce the minimum setback from the left side line from 30 ft. to 15 ft. in order to construct an above-ground pool measuring 15’ x 25’ in an R-1 zone. The property is bordered on the right by Tony Marchitto (26 Oak Hill Lane); in the rear by Shirley Viadella (15 Carriage Drive); on the left by Carriage Drive; and in the front by Nichols Avenue.

#1018-03 28 Oak Hill Lane, Aaron Toppin of 28 Oak Hill Lane, for a variance to Section 24.12.4 to reduce the minimum setback from the left side street line from 60 ft. to 19 ft. in order to construct a shed measuring 12’ x 16’ in an R-1 zone. The property is bordered on the right by Tony Marchitto (26 Oak Hill Lane); in the rear by Shirley Viadella (15 Carriage Drive); on the left by Carriage Drive; and in the front by Oak Hill Lane.

OTHER ITEMS OF BUSINESS  
Board to vote on approval of minutes from September 18, 2018.

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