

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, 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 Capitol Drive; 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 the City of Shelton (open space); in the rear by the City of Shelton (open space); on the left by Jonathan and Rebekah Butler; 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