AGENDA
ZONING BOARD OF APPEALS HEARING
Tuesday, November 20, 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)

#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. (Continued)

#1118-01 120 Longfellow Road, Shaun Wills of 120 Longfellow Road, for a variance to Schedule 24, B Standards, Line 9 to reduce the minimum setback from the left side line from 30 ft. to 24 ft. in order to build a 20 ft. x 30 ft. family room and storage basement addition to a single-family, ranch-style residence in an R-1 zone. The property is bordered on the right by Daniel and Kevin McCue (116 Longfellow Road); in the rear by Gail Schoennagel (113 Thoreau Drive) and Halina Vukovic (119 Thoreau Drive); on the left by Michael and Lovena Mazzacco (124 Longfellow Road); and in the front by Longfellow Road. (Continued)

OTHER ITEMS OF BUSINESS
Board to vote on approval of minutes from October 16, 2018.

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