

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

**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.

**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**