

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, January 15, 2019 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*)

#0119-01 62 Congress Avenue, Caroline Ferreira Dos Santos of 62 Congress Avenue, for a variance to Section 24, Schedule B, Line 9 to reduce the minimum setback from the left side line from 8 ft. to 4 ft. in order to add an enclosed entryway on the side of the house measuring 4 ft. x 12 ft. in an R-4 zone. The property is bordered on the right by David Jose Moraiu (117A, Lot 7, 56/60 Congress Avenue); in the rear by Mario and Maria Montiro (117 Lot, 29 Simsway) and City of Shelton, 54 Hill Street; on the left by Clara DeFelice c/o Noaud Mgmt OK 73107 (64 Congress Avenue); and in the front by Congress Avenue.

#0119-02 415 River Road, Michael Ballaro & Son, LLC of 201 Buckingham Avenue, Milford, CT, 06460 for the following 2 variances: 1) Variance to Schedule B, Line 7 to reduce the minimum setback from the front street line from 40 ft. to 32 ft.; 2) Variance to Schedule B, Line 8 to reduce the minimum setback from the rear property line from 40 ft. to 20 ft. in order to build a 2 story, building addition of 607 sq. ft. per floor in a CA-2 zone. The property is bordered on the right by "On the River, LLC" (425 River Road); in the rear by Locano (4 Louise Drive); and on the left by Michael Ballaro & Son (405 River Road); and in the front by River Road.

#0119-03, 04, and 05: #0119-03 9 Orowoc Trail, Map 21-C Lot 100; #0119-04 11 Orowoc Trail, Map 21-C Lot 99; and #0119-05 15 Orowoc Trail, Map 21-C Lot 16, J&N Enterprises, Inc. of 18 Squire Lane, Monroe, CT, 06468 for a variance to Section 24, Schedule B, Line 8 to reduce the minimum setback from the rear property lines of each property from 30 ft. to 18 ft. in order to build a 12 ft. x 14 ft. deck in the rear of each home in an R-3 zone.

The 3 properties are bordered in the rear by Bonnie Ziko (111 Winibig Trail) and in the front by Orowoc Trail.

- The property at 9 Orowoc Trail is bordered on the right by J&N Enterprises, Inc. (11 Orowoc Trail); in the rear by Richard Goessinger (115 Winibig Trail); and on the left by Dennis and Kristin Denninger (7 Orowoc Trail).
- The property at 11 Orowoc Trail is bordered on the right by J&N Enterprises, Inc. (15 Orowoc Trail) and on the left by J&N Enterprises, Inc. (9 Orowoc Trail).
- The property at 15 Orowoc Trail is bordered on the right by Gary DeFilippo (19 Orowoc Trail, mailing address 43 Peach Road, Shelton) and on the left by J&N Enterprises, Inc. (11 Orowoc Trail).

#0119-06 117 Soundview Avenue, Teresa M. Kleczkowski of 117 Soundview Avenue, Proposed Lot B for a variance to Section 24, Schedule B, Line 3 to reduce the minimum dimension of square on lot from 150 ft. to 140 ft. in an R-1 zone. The property is bordered on the right by Vales Dev. LLC, Mike DaSilva (Map 113 Lot 97, 1.56 acres); in the rear by Donald and Barbara Zak (24 Old Orchard) and Michael Grzybala (12 Dexter Drive) and W.J. Richmond, LLC (16 Dexter Drive); on the left by Ryan and Rebecca Kazlauskas (111 Soundview Avenue) and Charles and Amy Ferris (4 Dexter Drive) and Paul and Doris Baker (8 Dexter Drive); and in the front by Soundview Avenue.

OTHER ITEMS OF BUSINESS

Board to vote on approval of minutes from November 20, 2018.

by Tina M. Kelly

for **PHILIP JONES, SECRETARY**

SHELTON BOARD OF ZONING APPEALS