ZONING BOARD OF APPEALS HEARING
Tuesday, January 15, 2019 at 7:30 P.M.
Hearing Room, City Hall, 54 Hill Street, Shelton

AGENDA

#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 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