

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, May 21, 2019 at 7:30 P.M.
Hearing Room, City Hall, 54 Hill Street, Shelton

#0319-01 59 Oronoque Trail, Nathan H. Aho of 59 Oronoque Trail, (Nathan and Heidi Aho, 59 Oronoque Trail, Owners) for the a variance to Section 24.2, Lot Shape, and Section 24, Schedule B, Line 4 to create a lot line revision to reduce the minimum lot frontage on a paved road, Oronoque Trail, from the required 75 feet to 30 feet in order to allow an existing lot, which fronts on paper street, Wigwam Trail, Map #12-A, Lot #34 to have road frontage in an R-3 zone. The property is bordered on the right by paper street, Wigwam Trail; in the rear by property owned by Ben and Donna Sharpe of 155 Huntington Street, in c/o Pine Corporation, Huntington, CT (Map 12-A, Lot 33); on the left by Donald Seipel and Vanessa Pastore (10 Netop Trail) and Lucas Oliveira and Macal Haes (47 Oronoque Trail) and Joanna Diorio and Shawn Wandel (55 Oronoque Trail); and in the front by Oronoque Trail. *(Continued)*

#0419-01 10 Cloverdale Avenue, Lynda and Richard Shomsky of 10 Cloverdale Avenue for a variance to Section 24, Schedule B, Line 9 side setbacks to reduce the minimum setback from the right side line from the required 30 feet to 18 feet in order to construct a single story, 2-car attached garage measuring 24' x 30' in an R-1 zone. The property is bordered on the right by Viraf Commisariat (6 Cloverdale Avenue); in the rear by John K. Knaemer (54 Ripton Drive); on the left by Alice Delacruz (14 Cloverdale Avenue); and in the front by Cloverdale Avenue. *(Continued)*

#0519-01 47 Sorghum Road, Kimberly Criscuolo of 47 Sorghum Road for a variance to Section 24, Schedule B, Line 7 to reduce the minimum setback from the front street line from the required 40' to 19' in order to expand a 2-car garage forward by 10' and construct a single story, attached garage measuring 22' wide in an R-2 zone. The property is bordered on the right by Douglas and Amanda Kilmartin (51 Sorghum Road); in the rear by Henk and Michele Jansen (68 Nichols Avenue) and Vladimir Kostour (72 Nichols Avenue); on the left by Brian and Rebecca Mitchell (39 Sorghum Road); and in the front by Sorghum Road.

OTHER ITEMS OF BUSINESS

Board to vote on approval of minutes from April 16, 2019.

by *Tina M. Kelly*

for **PHILIP JONES, SECRETARY**

SHELTON BOARD OF ZONING APPEALS