

AGENDA
ZONING BOARD OF APPEALS HEARING
Tuesday, June 18, 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)*

#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. *(Continued)*

#0619-01 69 Pearmain Road, Paul Mayo of 69 Pearmain Road for a variance to Section 24, Schedule B, Line 8 to reduce the minimum setback from the rear property line from the required 30' to 15' in order to construct a 30' x 20' detached garage in an R-1 zone. The property is bordered on the right and in the rear by the City of Shelton; on the left by Ken Schiable (53 Pearmain Road); and in the front by Pearmain Road.

#0619-02 587 Howe Avenue Map 129B Lot 22, Jerry and Margaret Plonski of 35 Lady Slipper Drive for the following: 1) Variance to Section 24, Schedule B, Line 9 to reduce the minimum setback from the right side property line from 12' to 8'; 2) Variance to Section 24, Schedule B, Line 8 to reduce the minimum setback from the rear property line from 20' to 10'; 3) Variance to Section 24.12.1 Private Garage to increase the height of the garage from 20' to 22'; and 4) Variance to 24.12.3 Private Garage to increase the square footage of the garage from 750 sq. ft. to 800 sq. ft. in order to construct a 3-car garage measuring 32' x 25' x 22' high in a CB-2 and IB-2 zone. The property is bordered on the right by 593 Howe Ave LLC (593 Howe Avenue) and Richard Kastens (8-14 Maple Street); in the rear by Canal Street Associates, LLC (Map 129B Lot 23); on the left by Wooster Street; and in the front by Howe Avenue/Route 110.

#0619-03 16 Whitewood Drive, John Krailer of 16 Whitewood Drive 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 27' in order to construct a 40' x 25' addition consisting of a 3-car garage with bedrooms above in an R-1 zone. The property is bordered on the right by Christopher Moran (12 Whitewood Drive); in the rear by Lisa Lobello (208 Walnut Tree Hill Road), Clifford Albright (196 Walnut Tree Hill Road), and Herbert Albright (182 Walnut Tree Hill Road); on the left by John Velez (20 Whitewood Drive); and in the front by Whitewood Drive.

#0619-04 5 Strawberry Lane, Lefteris Valsamis of 5 Strawberry Lane for a variance to Section 24.12.1 Private Garage to increase the square footage from 750 sq. ft. to 936 sq. ft. in order to construct a barn measuring 26' x 36' x 20' high in an R-1 zone. The property is bordered on the right by Mr. and Mrs. James Rozsa (9 Strawberry Lane); in the rear by Mrs. Sasa Ortoli (77 Blueberry Lane); on the left by Blueberry Lane; and in the front by Strawberry Lane.

#0619-05 77 Fawn Hill Road, Ed and Judite Collins of 77 Fawn Hill Road for a variance to Section 24, Schedule B, Line 9 to reduce the minimum setback from the left side property line from the required 30' to 22' in order to construct a single story addition measuring 22' x 23' in an R-1 zone. The property is bordered on the right by Mark and Rita Donovan (73 Fawn Hill Road); in the rear by Wilson Lane; on the left by Richard and Nancy Widomsky (Wilson Lane) and Todd Ryder (33 Fawn Hill Road); and in the front by Fawn Hill Road.

by Tina M. Kelly

for **PHILIP JONES, SECRETARY**

SHELTON BOARD OF ZONING APPEALS