

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, July 16, 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. *(Vote only)*

**#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. *(Vote only)*

**#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. *(Carried)*

**0719-01 34 Rolling Ridge Road, David Sulik of 34 Rolling Ridge Road** for a variance to Section 24.4 to reduce the minimum setback from the left side line from 30 ft. to 18 ft. in order to add a third bay to the existing garage in an R-1 zone. The property is bordered on the right by Dave Turner (30 Rolling Ridge Road); in the rear by Donna Starzecki (11 Rosewood Lane); on the left by Mike Mitola (38 Rolling Ridge Road); and in the front by Edwin Velazques (33 Rolling Rge Road).

**#0719-02 148 Hillside Avenue, Jeffrey Costa of 148 Hillside Avenue** for a variance to Schedule B to reduce the minimum setback from the front setback line from 25 ft. to 8 ft. in order to align the 20' x 12' detached garage on the left side with the house in an R-4 zone. The property is bordered on the right by 146 Hillside Avenue; in the rear by Cedar Grove Condos; on the left by 158 Hillside Avenue; and in the front by Hillside Avenue.

**#0719-03 10 Cloverdale Avenue, Lynda and Richard Shomsky of 10 Cloverdale Avenue** for a variance to Section #24, Schedule B, Line 9 to reduce the minimum setback from the right side property line from 30' to 15' in order to construct a single story addition consisting of a 22' x 28' garage and a 10' x 15' storage area in an R-1 zone. The property is bordered on the right by Viraf Commisariat (6 Cloverdale Avenue); in the rear by John Kraemer (Estate) (54 Ripton Drive); on the left by Alice Delacruz (14 Cloverdale Avenue); and in the front by Cloverdale Avenue.

**OTHER ITEMS OF BUSINESS**

**Board to vote on approval of minutes from June 18, 2019.**

by *Tina M. Kelly*

for **PHILIP JONES, SECRETARY**

**SHELTON BOARD OF ZONING APPEALS**