

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, October 15, 2019 at 7:30 P.M.**  
**Hearing Room, City Hall, 54 Hill Street, Shelton**

**#0919-01 86 Birchbank Road, Map 181 Lot 110, William Hodosi of 5 Lynnwood Drive (William and Cary Hodosi, 5 Lynnwood Drive, Owners)** for a variance to Section 24, Schedule B, Line 7 street setback to reduce the minimum setback from the street line from the required 40' to 13' in order to rebuild a house measuring 35' x 36' in an R-1 zone. The property is bordered on the right by Thomas Glover (87 Birchbank Road); in the rear by the Housatonic River; on the left by Melanie Petro (85 Birchbank Road); and in the front by Birchbank Road.

**#1019-01 54 Stendahl Drive, Map 168 Lot 63, Camille Young of 54 Stendahl Drive** for a variance to Schedule B, Line 9 and Section 24.4.12 to reduce the minimum setback from the left side line from the required 20' to 16' in order to replace an 8' x 10' deck with a 14' x 12' deck in an R-1 zone. The property is bordered on the right by John and Cara Recce (52 Stendahl Drive); in the rear by Paul and Linda Izzo (15 Lynnwood Drive) and Maria T. Spooner (9 Lynnwood Drive); on the left by Daniel Sanchez (56 Stendahl Drive); and in the front by Stendahl Drive.

**#1019-02 51 Woods Grove Road, Magda Wysocki of 51 Woods Grove Road** for a variance to Schedule B, Line 9 to reduce the minimum setback from the left side line from the required 30' to 8' in order to construct a garage measuring 25' x 30' in an R-1 zone. The property is bordered on the right by Thomas and Sabrina Colville (55 Woods Grove Road); in the rear by Dennis Clarke (8 Evergreen Court); on the left by Milton Tupper (45 Woods Grove Road); and in the front by Woods Grove Road.

**#1019-03 103 Meadow Street, 127-7, Lot #1, Thomas and Maryanne McMahon of 103 Meadow Street** for a variance to Section 24, Schedule B, Line 1 to reduce the minimum lot area from the required 12,000 sq. ft. to 10,617 sq. ft. in order to create a 3-lot subdivision in an R-3 zone. The property is bordered on the right by Fernando Concalves (115 Meadow Street, 127-6); in the rear by Barbara J. Rich (87 Meadow Ext., 127-8); on the left by Theodore Marker (645 Walnut Tree Hill Road, 127-26); and in the front by Meadow Street.

**#1019-04 Identical to #1019-03, for Lot #2.**

**#1019-05 Identical to #1019-03, for Lot #3.**

**#1019-06 735 Long Hill Avenue, Nicholas and Lisa Dunec of 735 Long Hill Avenue** for a variance to Section 24, Schedule B, Line 9 to reduce the minimum setback from the right side line from the required 30' to 20' in order to construct a 16' x 28' above ground pool in an R-1 zone. The property is bordered by on the right by Salvatore and Leslie Cerrato (739 Long Hill Avenue); in the rear by Louis and Mary Scuilla (18 Peach Tree Lane); on the left by Sheila Cooney (729 Long Hill Avenue), David Walton (725 Long Hill Avenue), and L. Pillo (3 Mustang Drive); and in the front by Long Hill Avenue.

Board to vote on approval of the minutes from the September 17, 2019 hearing as presented by the clerk.

by Tina M. Kelly

for **PHILIP JONES, SECRETARY**

**SHELTON BOARD OF ZONING APPEALS**