

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, November 19, 2019 at 7:30 P.M.**  
**Hearing Room, City Hall, 54 Hill Street, Shelton**

**#0919-01 CONTINUED/MODIFIED 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' and reduce the minimum lot size from 10,000 sq. ft. to 8,800 sq. ft. 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.

**#1119-01 30 Fairmont Place, c/o Attorney Dominick Thomas, 315 Main Street, Derby, CT 06418 (Meghan Riccio, 295 Shelton Road, Trumbull, Owner)** for the following: 1) Variance to Section 24, Schedule B, Line 2 to reduce the minimum lot area per dwelling unit from 7,500 sq. ft. to 2,920 sq. ft., thereby reducing the required lot size from 35,000 sq. ft. to 14,600 sq. ft.; and 2) Variance to Section 42.7.7 to permit parking spaces within 5' of a property line and within 2' of a street line without a landscape buffer or 2' high concrete curb, fence, wall, barrier, or embankment in order to 1) reduce a pre-existing non-conformity to a multi-family property by removing a commercial kitchen with meeting room and replacing it with a residential unit; 2) add off-street parking to a parcel that has none in an R-4 zone. The property is bordered on the right by Union Street; in the rear by William and Linda Gutman (15 Union Street); on the left by St. Joseph's Roman Catholic Church; and in the front by Fairmont Place.

**OTHER ITEMS OF BUSINESS**

Board to vote on approval of the minutes from the October 15, 2019 hearing as presented by the clerk.

by Tina M. Kelly  
for **PHILIP JONES, SECRETARY**  
**SHELTON BOARD OF ZONING APPEALS**