

Edmund Conklin, Chairman	Phillip A. Cavallaro, Sr., Vice-Chairman
Linda Adanti	Philip J. Jones
James Oraziatti	Bryan Vasser
Zoning Enforcement Officer	Building Inspector
Planning & Zoning Commission	Corporation Counsel
Wetland Enforcement Officer	Fire Marshal
Conservation Commission	City/Town Clerk

Meeting, Tuesday, March 21, 2017 at 7:30 P.M.
Hearing Room, City Hall, 54 Hill Street, Shelton

1. #0117-02 554 – 556 Howe Avenue, Pramod Kandel of 556 Howe Avenue, Shelton, for variances to Section 24, Schedule B, Lines 9 and 10 to reduce the minimum setback from the left side property line from 12 feet to 7 feet and to reduce the minimum setback from the residence district boundary from 40 feet to 30 feet in order to construct a 2-story, 13’ x 16’ rear addition in an CB-2 zone. The property is bordered on the right by a rental property at 552 Howe Avenue (Louisa Lillian Zealla, 1590 S.E. Sheffield Terrace, Stewart, FL, 34994, Trustee); in the rear by a rental property at 33 Perry Avenue (PO Box 190, Brookfield, CT, 06804); on the left by a rental property at 558/560 Howe Avenue (James Alston, 19 Bond Road, Woodbridge, CT, ‘0682’, Owner). *(CONTINUED FROM FEBRUARY MEETING)*

2. #0317-01 194 Mohegan Road, Lot #2, Duane Howell of 28 Hidden Pond Lane, Trumbull, CT, for a variance to Section 24.11.1 to reduce the access width/road frontage leading to the rear, residential lot #2 from 30 ft. to 20 ft. in an R-1 zone. *(See Page 2 for adjoining property owners*)*

3. #0317-02 194 Mohegan Road, Lot #3, Duane Howell of 28 Hidden Pond Lane, Trumbull, CT, for a variance to Section 24.11.1 to reduce the access width/road frontage leading to the rear, residential lot #3 from 30 ft. to 20 ft. in an R-1 zone. *(See page 2 for adjoining property owners*)*

4. #0117-01 405 Long Hill Avenue, Jack and Josephine A. Gaida of 405 Long Hill Avenue, Shelton, (c/o Atty. Dominic Thomas, 315 Main Street, Derby), for a variance to Article 24, Section 24.8.4 to create driveway access through an R-1 residential zone to an IA-2 industrial/commercial building zone. *(FOR POSSIBLE DECISION)*

The property is bordered:

On the right: By Stephen P. Kampler and Stephanie Thompson (397 Long Hill Avenue) and (George H. Gamble III and George Gamble, 27 Cold Spring Road, Shelton, for Assessor’s Map 78, Parcel 9);

In the rear: By State of Connecticut Department of Transportation (Attn: Mark DeCapua, 2800 Berlin Turnpike, P.O. Box 317546, Newington, CT 06131-7546);

On the left: By Monika and Ireneusz Marczak (411 Long Hill Avenue) and GWL Platt LLC, 60 Hempstead Avenue, Suite #718, West Hempstead, NY, 11552 for Assessor’s Map 77, Parcel 21);

In the front/access way/street property lines: By Michael, Patrick, and Stephen Fitol (401 Long Hill Avenue); Robert A. and Elizabeth Quarters (407 Long Hill Avenue); and Joseph E. Bienkowski (403 Long Hill Avenue).

FINAL ITEM OF BUSINESS: Board to vote on approval of minutes from February 21, 2017.

by *Tina M. Kelly*

for **PHILIP JONES, SECRETARY**

SHELTON BOARD OF ZONING APPEALS

***ADJOINING PROPERTY OWNERS for 194 Mohegan Road, Shelton. (Continued from #2 and #3 on Page 1)**

ADJOINING PROPERTY OWNERS 194 Mohegan Road						
<u>map</u>	<u>lot</u>	<u>name</u>	<u>address</u>	<u>city</u>	<u>state</u>	<u>zip</u>
		<u>RIGHT</u>				
84	63	Donald Stanzel III	186 Mohegan Road	Shelton	CT	6484
	79	Pedro Lay	172 Far Mill Street	Shelton	CT	6484
	78	Micheal Smith et al	168 Far Mill Street	Shelton	CT	6484
	62	Daniel Debicella et al	1 Lazybrook Drive	Shelton	CT	6484
		<u>REAR</u>				
	61	Paul E. Leifer	5 Lazybrook Drive	Shelton	CT	6484
	69	Thomas F. Doherty	14 Hearthstone Drive	Shelton	CT	6484
		<u>LEFT</u>				
	65	John M. Cessna et al	198 Mohegan Road	Shelton	CT	6484
	66	Maureen Carroll	2 Hearthstone Drive	Shelton	CT	6484
	67	Jeffery Hugya et al	6 Hearthstone Drive	Shelton	CT	6484
	68	Leon Kuna et al	10 Hearthstone Drive	Shelton	CT	6484