

Edmund Conklin, Chairman	Phillip A. Cavallaro, Sr., Vice-Chairman
Linda Adanti	Philip J. Jones
James Della Volpe	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, February 18, 2020 at 7:30 P.M.**  
**Hearing Room, City Hall, 54 Hill Street, Shelton**

**#0120-02 38 Gray Street, Adlis Zusi of 38 Gray Street (Dean A. Trioa, owner)** for a variance to Schedule B Line 9 to reduce the minimum setback from the left side line from the required 30 ft. to 18 ft. in order to construct an addition with a deck and a garage in an R-1 zone. The property is bordered on the right by 26 Gray Street; in the rear by 3 Norman Lane and 7 Norman Lane; on the left by 44 Gray Street; and in the front by Gray Street. *(Continued)*

**#0120-03 63 Maple Lane Map 47 Lot 75, Doug Nolan of J&N Enterprises, 18 Squire Road, Monroe, CT, 06468 (Sandra Wasilewski 63 Maple Lane, Owner)** for a variance to Section 24, Schedule B, Line 7, Street Setback, in order to reduce the minimum setback from the front street line from the required 40 ft. to 30 ft. in order to construct a new house and deck in an R-1 zone. The property is bordered on the right by Antonio and Maria Lazaro (75 Maple Lane); in the rear by Christopher DeMartino (23 Elderberry Lane) and John and Wendy Gally (27 Elderberry Lane); on the left by Sandy Wasilewski (63 Maple Lane); and in the front by Maple Lane. *(Continued)*

**#0220-01 135 Soundview Avenue by Ted Sibilia of 135 Soundview Avenue** for the following two variances to Schedule B, Lines 7 & 8: 1) to reduce the minimum setback from the rear property line from 30' to 25'; 2) to reduce the minimum setback from the left side line from 30' to 15' in order to construct a 12'x 30' shed in an R-1 zone. The property is bordered on the right by Adriana Rosario and Ameridus Padilla (143 Soundview Avenue); in the rear by Christopher Simeon (124 Park Avenue and Mike and Lisbeth Plavcan (25 Old Orchard Road); on the left by James and Patricia France (29 Old Orchard Road); and in the front by Soundview Avenue.

**OTHER ITEMS OF BUSINESS**

Board to vote on approval of the minutes from the January 21, 2020 hearing as presented by the clerk.

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