

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

**Meeting, Tuesday, April 18, 2017 at 7:30 P.M.**  
**Hearing Room, City Hall, 54 Hill Street, Shelton**

**1. #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 3 attached for adjoining property owners.*

*(Continued from March hearing)*

**2. #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 3 attached for adjoining property owners.*

*(Continued from March hearing)*

**3. #0417-01 4 Fawn Hill Road, Carlos Fernandes of 4 Fawn Hill Road, Shelton,** for a variance to Section 24, Schedule B, Standards Line 9 to reduce the minimum setback from the left side property line from 30 ft. to 12 ft. in order to construct a 12 ft. x 30 ft. above ground pool in an R-1 zone. The property is bordered on the right by Jack Supronowicz and Iwona Mazanowicz (16 Fair Oaks Drive) and Mark and Laura Fracassini (3 Fawn Hill Road); in the rear by Kim Kus (79 Hurd Road, Trumbull, CT); and on the left by Donald Benson (8 Fawn Hill Road).

**4. #0417-02 360 Nichols Avenue, Samantha and Christopher Cook of 360 Nichols Avenue, Shelton,** for a variance to Section 24.12.5, Schedule B, Line 9 to reduce the minimum setback from the left side property line from 30 ft. to 15 ft. in order to install a 22 ft. round, above ground pool in an R-1 zone. The property is bordered on the right and in the rear by City of Shelton Open Space and on the left by Tom and Denise Bronson (366 Nichols Avenue).

**5. #0417-03 53 Wheeler Street, Lot #1, Joseph Geogher of 72 Wheeler Street, Shelton** for: two variances to Section 24, Schedule B, Lines 3 and 4 to: 1) reduce the minimum dimension of square on lot from 60 ft. to 52 ft.; 2) reduce the minimum lot frontage from 60 ft. to 52.9 ft. in order to create a lot split in an R-4 zone. The property is bordered on the right by Maggori P. Buenano (55 Wheeler Street); in the rear by James and David Orazietti (20 William Street) and Delmo and Olivia Grazzioni (21 William Street); on the left by Joseph Geogher (53 Wheeler Street, Lot #2); and in the front by Wheeler Street.

**6. #0417-04 53 Wheeler Street, Lot #2, Joseph Geogher of 72 Wheeler Street, Shelton** for two variances to Section 24, Schedule B, Lines 3 and 4 to: 1) reduce the minimum dimension of square on lot from 60 ft. to 52 ft.; 2) reduce the minimum lot frontage from 60 ft. to 52.9 ft. in order to create a lot split in an R-4 zone. The property is bordered on the right by Joseph Geogher (53 Wheeler Street, Lot #1); in the rear by James and David Orazietti (Trustees, 20 – 26 Williams Street); Nicholas Petrillo (51 Wheeler Street); and in the front by Wheeler Street.

**7. #0417-05 137 Howe Avenue, Dominic and Jean Fabozzi, LLC of 100 Myrtle Street, Shelton** for the following 2 variances: 1) Variance to Standards, Schedule B, Line 2 to reduce the minimum lot area per dwelling unit from 7,500 sq. ft. to 1,992 sq. ft.; 2) Variance to Standards, Schedule B, Line 12 to increase the maximum impervious coverage of lot area from 50% to 52.8% in order to create a lot split of parcels A and B in an R-4 zone. *\*\*See page 3 attached for adjoining property owners.*

**8. #0417-06 27 Weybosset Street, Wlodrimieiz Pawilcz of 27 Weybosset Street, Shelton** for a variance to Section 24, Schedule B, Line 8 to reduce the minimum setback from the rear property line from 25 ft. to 8 ft. in order to construct an 18 ft. x 20 ft. deck in an R-4 zone. The property is bordered on the right and in the rear by V. Krill (29 Weybosset Street); on the left by Jonathan Bologna (23 Weybosset Street); and in the front by Weybosset Street.

**9. #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 March 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 #1 and #2 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 Stanzief 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

**\*\*ADJOINING PROPERTY OWNERS for 137 Howe Avenue (Continued from #7 on Page 1)**

Names and Addresses of Neighbors

137 Howe Avenue

Judith Petz  
126 Myrtle Street  
Shelton, CT 06484

William J. Kinahan  
118 Myrtle Street  
Shelton, CT 06484

Mrs. Orlando Buccelly  
110 Myrtle Street  
Shelton, CT 06484

Lei-Wah Chang  
96 Myrtle Street  
Shelton, CT 06484

Toni Rodriguez  
90 Myrtle Street  
Shelton, CT 06484

Laurel Toal  
526 Howe Avenue  
Shelton, CT 06484 (For 82 Myrtle Street)

Lucky Charms Realty LLC  
14 Coolridge Road  
Milford, CT 06460 (For 11 Park Street)