

City of Shelton Board of Zoning Appeals

54 Hill Street, Shelton, Connecticut

April 27, 2017

TO WHOM IT MAY CONCERN:

At a meeting of the Shelton Board of Zoning Appeals, following duly advertised public hearing on Tuesday, April 18, 2017 it was unanimously voted that “In the application of 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.

The application for a variance is approved.

Inasmuch as there is no other suitable property location on which to place an above ground pool.

Therefore, with due consideration for the public health, safety, welfare and property values, the approval of 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.

This certificate of approval is contingent on the following stipulations: 1. The variance is granted for the construction of an above ground pool only. 2. Pump, filters, and heater shall be on the side closest to the applicant’s house and not in the variance area. 3. All necessary permits shall be pulled and safety measures followed.

This certificate of approval shall take effect on the date following the publication of the statutory notice in a newspaper having circulation in the City of Shelton, provided that a copy thereof has been recorded by the petitioner in the land records of the City of Shelton.

You are required to present the attached approval to the Town Clerk so that this information may be recorded in the land records. No approval is legal until recorded by the Town Clerk in said land records and a stamped receipt copy if presented to the Zoning Enforcement Officer.”

SHELTON BOARD OF ZONING APPEALS

By _____
For Philip Jones, Secretary

- Original - Applicant
- Copies - City/Town Clerk
- Building Inspector
- Zoning Enforcement Officer
- Planning and Zoning Commissioner
- ZBA Record

City of Shelton Board of Zoning Appeals
54 Hill Street, Shelton, Connecticut

Notice of Variance

This is to certify that the City of Shelton Board of Zoning Appeals granted the following variance at its meeting on:

April 18, 2017

1. Description of premises to which variance relates:

4 Fawn Hill Road

2. Owner of premises:

Carlos Fernandes

3. Nature of variance:

To reduce the minimum setback from the left side property line from 30 ft. to 12 ft. in an R-1 zone.

This certificate of approval is contingent on the following stipulations: 1. The variance is granted for the construction of an above ground pool only. 2. Pump, filters, and heater shall be on the side closest to the applicant's house and not in the variance area. 3. All necessary permits shall be pulled and safety measures followed.

4. Regulation varied:

Section 24, Schedule B, Standards Line 9

Dated at Shelton, Connecticut, this 27th day of April 2017.

Chairman/Secretary

City of Shelton Board of Zoning Appeals

54 Hill Street, Shelton, Connecticut

April 27, 2017

TO WHOM IT MAY CONCERN:

At a meeting of the Shelton Board of Zoning Appeals, following duly advertised public hearing on Tuesday, April 18, 2017 it was unanimously voted that "In the application of 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.

The application for a variance is approved.

Inasmuch as there is no other suitable location on which to place an above ground pool. Therefore, with due consideration for the public health, safety, welfare and property values, the approval of 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.

This certificate of approval is contingent on the following stipulations: 1. The variance is granted for the construction of an above ground pool only. 2. Pump, filters, and heater shall be on the side closest to the applicants' house and not in the variance area. 3. All necessary permits shall be pulled and safety measures followed.

This certificate of approval shall take effect on the date following the publication of the statutory notice in a newspaper having circulation in the City of Shelton, provided that a copy thereof has been recorded by the petitioner in the land records of the City of Shelton.

You are required to present the attached approval to the Town Clerk so that this information may be recorded in the land records. No approval is legal until recorded by the Town Clerk in said land records and a stamped receipt copy if presented to the Zoning Enforcement Officer."

SHELTON BOARD OF ZONING APPEALS

By _____
For Philip Jones, Secretary

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- Planning and Zoning Commissioner
- ZBA Record

City of Shelton Board of Zoning Appeals
54 Hill Street, Shelton, Connecticut

Notice of Variance

This is to certify that the City of Shelton Board of Zoning Appeals granted the following variance at its meeting on:

April 18, 2017

2. Description of premises to which variance relates:

360 Nichols Avenue

2. Owner of premises:

Samantha and Christopher Cook

3. Nature of variances:

To reduce the minimum setback from the left side property line from 30 ft. to 15 ft. in an R-1 zone.

This certificate of approval is contingent on the following stipulations: 1. The variance is granted for the construction of an above ground pool only. 2. Pump, filters, and heater shall be on the side closest to the applicants' house and not in the variance area. 3. All necessary permits shall be pulled and safety measures followed.

4. Regulation varied:

Section 24.12.5, Schedule B, Line 9

Dated at Shelton, Connecticut, this 27th day of April 2017.

Chairman/Secretary

City of Shelton Board of Zoning Appeals

54 Hill Street, Shelton, Connecticut

April 27, 2017

TO WHOM IT MAY CONCERN:

At a meeting of the Shelton Board of Zoning Appeals, following duly advertised public hearing on Tuesday, April 18, 2017 it was unanimously voted that “In the application of Joseph Geogher of 72 Wheeler Street, **Lot #1**, 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.

The application for a variance is approved.

Inasmuch as the lot size will be in harmony with the lot sizes in the neighborhood and the construction of the new home will eliminate both a non-conformity as well as the commercial appearance of the property, thereby improving the overall appearance of the residential neighborhood.

Therefore, with due consideration for the public health, safety, welfare and property values, the approval of a variance 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.

This certificate of approval is contingent on the following stipulation: 1. Only a single-family home can be built on this property.

This certificate of approval shall take effect on the date following the publication of the statutory notice in a newspaper having circulation in the City of Shelton, provided that a copy thereof has been recorded by the petitioner in the land records of the City of Shelton.

You are required to present the attached approval to the Town Clerk so that this information may be recorded in the land records. No approval is legal until recorded by the Town Clerk in said land records and a stamped receipt copy if presented to the Zoning Enforcement Officer.”

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For Philip Jones, Secretary

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City of Shelton Board of Zoning Appeals
54 Hill Street, Shelton, Connecticut

Notice of Variance

This is to certify that the City of Shelton Board of Zoning Appeals granted the following variance at its meeting on:

April 18, 2017

3. Description of premises to which variance relates:

72 Wheeler Street, Lot #1

2. Owner of premises:

Joseph Geogher

3. Nature of variances:

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 an R-4 zone.

This certificate of approval is contingent on the following stipulation:

1. Only a single-family home can be built on this property.

4. Regulation varied:

Section 24, Schedule B, Lines 3 and 4

Dated at Shelton, Connecticut, this 27th day of April 2017.

Chairman/Secretary

City of Shelton Board of Zoning Appeals
54 Hill Street, Shelton, Connecticut

April 27, 2017

TO WHOM IT MAY CONCERN:

At a meeting of the Shelton Board of Zoning Appeals, following duly advertised public hearing on Tuesday, April 18, 2017 it was unanimously voted that “In the application of Joseph Geogher of 72 Wheeler Street, **Lot #2**, 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.

The application for a variance is approved.

Inasmuch as the lot size will be in harmony with the lot sizes in the neighborhood and the construction of the new home will eliminate both a non-conformity as well as the commercial appearance of the property, thereby improving the overall appearance of the residential neighborhood.

Therefore, with due consideration for the public health, safety, welfare and property values, the approval of a variance 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.

This certificate of approval is contingent on the following stipulation: 1. Only a single-family home can be built on this property.

This certificate of approval shall take effect on the date following the publication of the statutory notice in a newspaper having circulation in the City of Shelton, provided that a copy thereof has been recorded by the petitioner in the land records of the City of Shelton.

You are required to present the attached approval to the Town Clerk so that this information may be recorded in the land records. No approval is legal until recorded by the Town Clerk in said land records and a stamped receipt copy if presented to the Zoning Enforcement Officer.”

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City of Shelton Board of Zoning Appeals
54 Hill Street, Shelton, Connecticut

Notice of Variance

This is to certify that the City of Shelton Board of Zoning Appeals granted the following variance at its meeting on:

April 18, 2017

4. Description of premises to which variance relates:

72 Wheeler Street, Lot #2

2. Owner of premises:

Joseph Geogher

3. Nature of variances:

- 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 an R-4 zone.

This certificate of approval is contingent on the following stipulation:

- 1. Only a single-family home can be built on this property.**

4. Regulation varied:

Section 24, Schedule B, Lines 3 and 4

Dated at Shelton, Connecticut, this 27th day of April 2017.

Chairman/Secretary