

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, May 16, 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 2 attached for adjoining property owners.*

(Hearing continued from April)

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 2 attached for adjoining property owners.*

(Hearing continued from April)

3. #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. *(Hearing continued from April) **See page 2 attached for adjoining property owners.*

4. #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.

5. #0517-01 60/62 Geissler Drive, Laura Ferrary of 62 Geissler Drive, 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 5 ft. in order to construct an above ground swimming pool measuring 15' x 30' x 54' in an R-4 zone. The property is bordered on the right by David and Karen McGovern (66 Geissler Drive); in the rear by David Morais (67 Willoughby Road); on the left by Bev and Nick Uberti (56 Geissler Drive); and in the front by Geissler Drive.

6. #0517-02 24 Nicholdale Road, Joseph Ferro w/ BRR Architects of 24 Nicholdale Road, Shelton, for a variance to Section 24.4.12 to reduce the minimum setback from the left side property line from 20 ft. to 8 ft. and a variance to Section 24.4 to reduce the minimum setback from the rear property line from 30 ft. to 14.67 ft. in order to construct a one story, detached, 32'6" x 22'0", wood framed garage with concrete slab in an R-1 zone. The property is bordered on the right by Serena Stanley (20 Nicholdale Road); in the rear by Joseph Palmucci (30 Nicholdale Road); on the left by Mark Casagrande (28 Nicholdale Road); and in the front by Richard and Sandra Novack (27 Nicholdale Road).

FINAL ITEM OF BUSINESS: Board to vote on approval of minutes from April 18, 2017.

by *Tina M. Kelly*

for **PHILIP JONES, SECRETARY**

SHELTON BOARD OF ZONING APPEALS

***ADJOINING PROPERTY OWNERS for 194 Mohegan Road, Lot #1 and Lot #2, 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 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

****ADJOINING PROPERTY OWNERS for 137 Howe Avenue (Continued from #3 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)*