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)*

<table>
<thead>
<tr>
<th>Lot</th>
<th>Name</th>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td>63</td>
<td>Donald Staniel III</td>
<td>186 Mohegan Road</td>
<td>Shelton</td>
<td>CT</td>
<td>6484</td>
</tr>
<tr>
<td>79</td>
<td>Pedro Lay</td>
<td>172 Far Mill Street</td>
<td>Shelton</td>
<td>CT</td>
<td>6484</td>
</tr>
<tr>
<td>78</td>
<td>Michaeal Smith et al</td>
<td>168 Far Mill Street</td>
<td>Shelton</td>
<td>CT</td>
<td>6484</td>
</tr>
<tr>
<td>62</td>
<td>Daniel Debicella et al</td>
<td>1 Lazybrook Drive</td>
<td>Shelton</td>
<td>CT</td>
<td>6484</td>
</tr>
</tbody>
</table>

**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)*