

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

**1. #0617-01 1 Waverly Road, Kathleen T. Yolish of 1 Waverly Road, Shelton**, for a variance to Schedule B, Line 9 to reduce the minimum setback from the right side property line from 20 ft. to 5 ft. in order to construct a 2-car, 24 ft. x 24 ft. detached garage in an R-2 zone. The property is bordered on the right by Barry and Josephine Lifrieri (5 Waverly Road); in the rear by Earl Street; on the left by Regina Lycoudes (45 Nichols Avenue); and in the front by Waverly Road. *(Continued from June Hearing)*

**2. #0717-01 40 Lynne Terrace, Arnold Jones Jr., of 40 Lynne Terrace, Shelton**, for a variance to Schedule B, Line 7 to reduce the minimum setback from the street line from 40 ft. to 30 ft. in order to construct a porch addition measuring 64 ft. x 7 ft. in an R-1 zone. The property is bordered on the right by Jeffrey and Sandra Larue; in the rear by Carlo Siriani; on the left by Soyhear and James Kacchele, and in the front by Lynne Terrace.

**3. #0717-02 51 Church Street, Parcel A, James Guarrera of 23 Old Dairy Lane, Shelton, (Agent for Sophie Gazur)**, for a variance to Section 24, Schedule B, Line 9 to reduce the lot frontage from 115 ft. to 20 ft. and a variance to 24.2 to keep the square on lot from touching the front setback in order to form a free split in an R-2 zone. The property is bordered on the right by Wesley and Kattia Celisie (53 Church Street); in the rear by the City of Shelton; on the left by Michael Cwilichoski and Donna Erskine (47 Church Street); and in the front by Church Street.

**4. #0717-03 51 Church Street, Parcel B, James Guarrera of 23 Old Dairy Lane, Shelton, (Agent for Sophie Gazur)**, for a variance to Section 24, Schedule B, Line 9 to reduce the minimum setback from the right side property line from 20 ft. to 17 ft. in order to form a free split in an R-2 zone. The property is bordered on the right by Wesley and Kattia Celisie (53 Church Street); in the rear by the City of Shelton; on the left by Michael Cwilichoski and Donna Erskine (47 Church Street); and in the front by Church Street.

**FINAL ITEM OF BUSINESS: Board to vote on approval of minutes from May 16, 2017 and June 20, 2017.**

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