

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

**Meeting, Tuesday, December 19, 2017 at 7:30 P.M.**  
**Hearing Room, City Hall, 54 Hill Street, Shelton**

**#1117-01**      **25 Elm Street, Meiqing Zhang, of 35 Regan Circle, Shelton**, for a variance to Schedule B, Line 8 to reduce the minimum setback from the rear property line from 25 ft. to 12 ft. in order to allow for the use of an exterior open staircase to access the third floor of a 3-story, 2-family dwelling in an R-4 zone. The property is bordered on the right by Cliff Street; in the rear by George Candona (59 Cliff Street); on the left by HAO 1, LLC (21 – 23 Elm Street); and in the front by Elm Street. *(Continued from November Hearing)*

**#1217-01**      **50 Shelview Drive, Adrian Thomas of 50 Shelview Drive, Shelton** for a variance to Section 24, Schedule B, Line Setbacks, Line 9 to reduce the minimum setback from the right side property line (Rocky Rest Road) from 40 ft. to 10 ft. in order to construct a detached garage, measuring 22 ft. x 22 ft. in an R-1 zone. The property is bordered on the right by Gerald and Patricia McCartney (46 Shelview Drive); in the rear by Ryan and Cynthia Burke (2 Barbara Drive); on the left by Rocky Rest Road; and in the front by Shelview Drive.

**#1217-02**      **333 River Road, Mouzaid Anz of 11 Kathleen Road, Shelton** for variances to Section 41.2 to: 1) reduce the minimum setback from the rear property line from 40 ft. to 9 ft.; 2) reduce the minimum setback from the front property line (River Road) from 40 ft. to 12.4 ft.; and 3) to reduce the setback from a residence district boundary from 40 ft. to 9 ft. in order to enlarge a non-conforming pergola structure in a CA-2 zone. The property is bordered on the right by Emerson Reynolds (339 River Road); in the rear by Jeanne Rieger (11 Fairview Avenue); Treit Nguyen (27 Colony Street); and Hamparsum Dinkcioglu (23 Colony Street); on the left by Nancy Gaiolini (327 River Road); and in the front by River Road.

**#1217-03**      **210 Meadow Street, Matthew Pivovar of 210 Meadow Street, Shelton**, for a variance to Section 24.4.12 to reduce the minimum setback from the right side property line from 24 ft. to 20 ft. in order to construct a 2-story addition with one story measuring 16 ft. x 9 ft. and the second story measuring 9 ft. x 14 ft. in an R-1 zone. The property is bordered on the right by Appollonia Laufer and B. Liburdi (206 Meadow Street); in the rear by Thomas Glover and Leroy Glover (319 Soundview Avenue); on the left by Peter Molec (214 Meadow Street); and in the front by Meadow Street.

**#1217-04**      **31 Cardinal Drive, Map 35 Lot 1, William and Wendy Gurski of 31 Cardinal Drive, Shelton** for two variances as follows: Variance #1 is to Section 24, Schedule B, Line 9 to reduce the minimum setback from the left side property line from 30 ft. to 14 ft. and Variance #2 is to Section 24.12.1 to increase the floor area of the garage (one story structure) from 750 sq. ft. to 768 sq. ft. in order to construct a garage on slab measuring 24 ft. x 32 ft. x 16 ft. high in an R-1 zone. The property is bordered on the right by Livia Draper (33 Cardinal Drive); in the rear by Capewell Property – Open Space (Town Clerk, City of Shelton); on the left by Anthony Burke (29 Cardinal Drive); and in the front by Cardinal Drive.

**#1217-05**      **137 Waverly Road, Map 58 Lot 93, William Achilles A/A, Achilles Architects of 498 Anson Street, Bridgeport, CT 06606 (Joseph Mazas, 137 Waverly Road, Shelton, Owner)** for a variance to Section 24, Schedule B, Line 7, Corner Lot Setback, to reduce the minimum setback from the right side property line (Walnut Tree Hill Road) from 40 ft. to 34 ft. in order to construct a one story, rear addition measuring 18 ft. x 24 ft. to a single family residence in an R-1 zone. The property is bordered on the right by Walnut Tree Hill Road; in the rear by Anthony and Elaine Branca (25 Walnut Tree Hill Road); on the left by Robert and Wendy Grabarz (101 Waverly Road); Teddy and Elizabeth Sulik (97 Waverly Road); and Kristine Samsel (91 Waverly Road); and in the front by Waverly Road.

**FINAL ITEM OF BUSINESS: Board to vote on approval of minutes from NOVEMBER 21, 2017.**

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