

# City of Shelton Board of Zoning Appeals

54 Hill Street, Shelton, Connecticut

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Wetland Enforcement Officer  
Fire Marshall  
Conservation Commission  
City/Town Clerk

**Meeting, Tuesday, May 19, 2009 at 7:30 P.M.  
Hearing Room, City Hall, 54 Hill Street, Shelton**

**#409-4** Henry Kaminski of 54 Armstrong Road, Shelton, CT for a certificate of approval for 12x24 shed to be located on the property of the applicant at 54 Armstrong Road, R-1 zone, and which requires a reduction in setback from the left side yard from 10 ft. to 2 ft. Application states on the right is Thomas & Sandra Casey and on the left is John & Deborah Tristine.

**#509-1** TLC Kennels, LLC of 165 Monroe Turnpike, Trumbull, CT for a certificate of approval for a commercial kennel to be located on the property of Bernard-Thomas, LLC at 40 Oliver Street, IA-2 zone, and which requires a use variance to allow a commercial kennel in an IA-2 zone. Application states on the right is Brennan Realty, LLC, Joseph & Kelly Salemme, PIM, Inc., Area Congregations Together, Inc., and Gregori N. Kapetaneas, in the rear is CT DOT Route 8, and on the left is Outlaw Shelton Associates and Kenneth Holick.

**#509-2** Felipe R. Alves of 64 Sorghum Road, Shelton, CT for a certificate of approval for a two car garage with deck to be located on the property of the applicant at 64 Sorghum Road, R-2 zone, and which requires a variance in the maximum lot coverage as a percent of lot area from 15% to 21%. Application states on the right is Joan Alves & Martha Roldan, in the rear is the Shelton Community Center, on the left is Joanne Brunelle and in front is Nillie Heyse.

## **Possible Decision on:**

**#409-2** JNT, LLC, c/o Dominick J. Thomas, Jr., Esq., of 315 Main Street, Derby, CT for a certificate of approval for a two family (existing) residential lot to be located on the property of JNT, LLC at 15 Birch Street (proposed Lot 1), R-4 zone, and which requires reductions in lot size per dwelling unit from 7500 sq. ft. to 5740 sq. ft., lot square from 60 ft. to 55 ft., lot frontage from 60 ft. to 55 ft. and setback from left side yard from 8 ft. to 7.4 ft. Application states on the right is City of Shelton, in the rear and left is JNT, LLC.

**#409-3** JNT, LLC, c/o Dominick J. Thomas, Jr., Esq., of 315 Main Street, Derby, CT for a certificate of approval for a residential lot to be located on the property of JNT, LLC at 15 Birch Street (proposed Lot 2), R-4 zone, and which requires reductions in lot frontage from 75 ft. to 20 ft. and width of access way for interior lot from 30 ft. to 20 ft. Application states on the right is City of Shelton, in the rear is City of Shelton/Douglas & Kathleen Walz, and on the left is City of Shelton/Anthony Schiavo, Jr., and Su-Ellen Brown.

SHELTON BOARD OF ZONING APPEALS

by \_\_\_\_\_  
Philip Jones, Secretary

**If you cannot attend this meeting, please notify Gerald Glover**