

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, January 15, 2013 at 7:30 P.M.
Hearing Room, City Hall, 54 Hill Street, Shelton**

#113-1 Faith and Edward Hunt, c/o Atty. D. Thomas, 315 Main Street, Derby, CT for a certificate of approval for a 26'x36' single family house on a pre-existing lot at 56 Birchbank Road, R-1 zone, and which requires reductions in the setbacks from the right side yard from 10' to 5.8' and left side from 10' to 8.1'. Application states on the right is Laura Belske, in the rear is the Housatonic River, on the left is Howard Brainard and in the front is Birchbank Road.

#113-2 917 Bridgeport Avenue, LLC, of 917 Bridgeport Avenue, Shelton, CT for a certificate of approval for an approximately 6300 sq. ft. fitness center to be located on the property of the applicant at 917 Bridgeport Avenue, Office Park District zone, and which requires a use variance to allow a fitness center on a commercial premises. Application states on the right is ESH/HV Propertis, LLC, in the rear is Avalon Bay Communities, Inc., and on the left is 900 Shelton Plaza Associates Partnership.

#113-3 Richard S. Chapman of 12 Galen Road, Shelton, CT for a certificate of approval for a 40.6'x6'x10' H front porch to be located on the property of the applicant at 12 Galen Road, R-1 zone, and which requires a reduction in the setback from the street line from 40 ft. to 23 ft. Application states on the right is Stephen & Katherine Kutash and Clifford & MaryAnn Barone and in the rear is Debra Ann Shelvin.

#113-4 William V. McDonnell, Jr. of 64 Birchbank Road, Shelton, CT for a certificate of approval to enlarge an existing deck and add a storage shed on the property of the applicant at 64 Birchbank Road, R-1 zone, and which requires reductions in the setbacks from the front property line from 60 ft. to 40 ft. and from the right side yard from 10 ft. to 1 ft. for a 12'x20' accessory building, and reduction in the setback from the right side yard from 13 ft. to 9 ft. and increase in maximum lot coverage from 15% to 20% for the deck expansion. Application states on the right is Casey E. Miller, on the left is Birchbank Road, and on the left is the applicant.

Possible Decision:

#912-6 Thomas & Mary D'Addario, c/o Atty. Dominick Thomas, 315 Main Street, Derby, CT for an appeal of decision by ZEO regarding §24.4.9 by declaring such section illegal and/or that conditions imposed by the Commission with the approval of a certificate of zoning compliance are illegal and not authorized by the zoning regulations and/or State statute.

SHELTON BOARD OF ZONING APPEALS

by _____
Philip Jones, Secretary

If you cannot attend this meeting, please notify Gerald Glover