

**City of Shelton Board of Zoning Appeals**  
54 Hill Street, Shelton, Connecticut

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Planning & Zoning Commission  
Corporation Counsel  
Wetland Enforcement Officer  
Fire Marshall  
Conservation Commission  
City/Town Clerk

**Meeting, Tuesday, August 20, 2013 at 7:30 P.M.**  
**Hearing Room, City Hall, 54 Hill Street, Shelton**

**#613-4** Chris Linden of 153 North Oak Avenue, Shelton, CT for a certificate of approval for a 6'x14'x10' storage shed to be located on the property of the applicant at 153 North Oak Avenue, R-5 zone, and which requires variances in the minimum setbacks from the front line from 60 ft. to 15 ft. and left side yard from 5 ft. to 3 ft. and an increase in maximum lot coverage from 30% to 40%. Application states on the right is Michael/Magaret Sanko, in the rear is Geraldine Pokladowski and on the left is Michael DeCamp.

**#813-1** Kid Zone Realty, LLC, c/o Atty. Dominick Thomas of 315 Main Street, Derby, CT for an appeal of denial of a certificate of zoning compliance with regard to property of the applicant at 7 Platt Road.

**#813-2** Physically Fit, LLC of 702 Bridgeport Avenue, Suite 101, Shelton, CT for a certificate of approval for a full service fitness center to be located on the property of Dell Investments, LLC at 230 Long Hill Cross Road, LIP zone, and which requires a variance in the use. Application states on the right is Kids First Learning Center, on the left is WPW Properties, LLC, and in the front is Lucian and Ann Leszynski.

**#813-3** Andrew Tronccone of 34 Montgomery Street, Shelton, CT for a certificate of approval to build a 15x15 attached garage on the property of Lindsay Tronccone at 34 Montgomery Street, R-3 zone, and which requires variances in the setbacks from the front property line from 30 ft. to 15 ft. and from the left side from 10 ft. to 8 ft.; and an increase in maximum lot coverage from 20% to 28%. Application states on the right is 32 Montgomery Street, in the rear is 7 Hamburg Street – Frank & Jackalyn DeMarco and on the left is 38 Montgomery Street – Wejciech & Ewa Rusin.

SHELTON BOARD OF ZONING APPEALS

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