

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

Gerald Glover, Chairman
Ralph Matto, Vice-Chairman
Linda Adanti
Phillip A. Cavallaro, Sr.
Edmund Conklin
Robert Harbinson
Philip J. Jones
Zoning Enforcement Officer
Building Inspector
Planning & Zoning Commission
Corporation Counsel
Wetland Enforcement Officer
Fire Marshall
Conservation Commission
City/Town Clerk

Meeting, Tuesday, June 17, 2014 at 7:30 P.M.
Hearing Room, City Hall, 54 Hill Street, Shelton

#414-3 Ben Perry of 689 Long Hill Avenue, Shelton, CT for a certificate of approval to create a new lot with an existing single family house on the property of Sand G of Shelton, LLC, at 80 Perry Hill Road, Lot 1-1, R-1 zone, and which requires reductions in the minimum lot area from 40,000 sq. ft. to 16,887 sq. ft., minimum square on the lot from 150 ft. to 88 ft., an increase in the maximum impervious coverage from 30% to 38%, and a reduction in the minimum buildable area with sewer from 30,000 sq. ft. to 13,253 sq. ft. Application states on the right is Ian McClenaghan and Ruth Licari, in the rear is John & Michele Zoppi, and on the left is Eric and Kathleen DeMarco.

#414-4 Ben Perry of 689 Long Hill Avenue, Shelton, CT for a certificate of approval to create a new lot with an existing structure on the property of Sand G of Shelton, LLC, at 80 Perry Hill Road, Lot 1-2, R-1 zone, and which requires reductions in the lot frontage from 135 ft. to 20 ft. and location of square on the lot from 40 ft. to 140 ft. Application states on the right is Ian McClenaghan and Ruth Licari, in the rear is John & Michele Zoppi, and on the left is Eric and Kathleen DeMarco.

#614-1 John Fitzpatrick of 137 Thoreau Drive, Shelton, CT for a certificate of approval for a 30'x30'x20' pole barn (detached garage) to be located on the property of the applicant at 137 Thoreau Drive, R-1 zone, and which requires an increase in the maximum square footage from 750 sq. ft. to 900 sq. ft., a reduction in the minimum setback from the rear property line from 30 ft. to 19 ft. and a variance to allow steel fabricated material. Application states on the right is Jim & Francine Link, on the left is Charlie Fowler and in the rear is Eve Wood and Mr. & Mrs. Carroll.

#614-2 Vern Krill of 101 Cranston Avenue, Shelton, CT for a certificate of approval for a building lot to be created on the property of the Estate of Lillian Krill at 27 Weybossett Street, R-4 zone, and which requires a variance to allow the building square to not lie within the street line setback, a reduction in the minimum lot frontage from 60 ft. to 20 ft. and a reduction in the minimum setback from the rear property line from 25 ft. to 11 ft. Application states on the right is N/F Lillian Krill, in the rear is N/F Luciano Capprello and on the left is N/F David & Karen Weinstein, Lillian M. Krill.

#614-3 Harold & Debra Fichtel of 19 Hurd Street, Shelton, CT for a certificate of approval for an addition of a 24x24 two car garage and 24x36 living space to be located on the property of the applicants at 19 Hurd Street, R-1 zone and which requires a reduction in the minimum setback from the right side yard from 40 ft. to 13 ft. Application states on the right is Walter Witkowski, in the rear is Aquarion Water Co. and on the left is William Fichtel.

#614-4 S&G of Shelton, LLC, of 689 Long Hill Avenue, Shelton, CT for a certificate of approval for a building lot to be located on the property of S&G of Shelton, LLC at Thompson Street, Map 108, Parcel 26 (proposed Lot 1), R-1 zone and which requires reductions in the minimum lot area from 40,000 sq. ft. to 37,480 sq. ft. and square on the lot from 150 ft. to 130 ft. Application states on the right is S&G of Shelton, in the rear is Craig & Maria Bursey and on the left is Eunice Balog.

#614-5 S&G of Shelton, LLC, of 689 Long Hill Avenue, Shelton, CT for a certificate of approval for a building lot to be located on the property of S&G of Shelton, LLC at Thompson Street, Map 108, Parcel 26 (proposed Lot 2), R-1 zone and which requires reductions in the minimum lot area from 40,000 sq. ft. to 37,480 sq. ft. and square on the lot from 150 ft. to 130 ft. and minimum lot frontage from 135 ft. to 116 ft. Application states on the right is S&G of Shelton, in the rear is Craig & Maria Bursey and on the left is S&G of Shelton.

#614-6 Frank & Maria Rodi of 148 Princeton Drive, Shelton, CT for a certificate of approval for an 18’x24’ shed, 20’ high, to be located on the property of the applicants at 148 Princeton Drive, R-1 zone, and which requires a reduction in the setback from the left side yard from 30 ft. to 10 ft. Application states on the right is Jose & Maria Costa, in the rear is Peter & Barbara Gelozin, and on the left is City of Shelton.

#614-7 John & Cora Blanck of 77 Dimon Road, Shelton, CT for a certificate of approval for a 14’x29’ addition to be located on the property of the applicants at 77 Dimon Road, R-1 zone, and which requires a reduction in the setback from the left side yard from 30 ft. to 22 ft. Application states on the right is Martha Insalco, in the rear is David & Amanda Campofiore, on the left is Laura & Joe Klimaszewski, and in the front is John Ovesny.

#614-8 Thomas Cribbins of 20 Todd Road, Shelton, CT for a certificate of approval for a contractor’s business and storage yard to be located on the property of the applicant at 20 Todd Road, RPD zone, and which requires a use variance to allow such business, and a reduction in the minimum setback from the street line from 50 ft. to 5 ft. Application states on the right is Manuel Moutinlto, in the rear is Winter Bros./Salemme Ent, and on the left is Spooner House.

#614-9 Dennis DellaGioia of 14 Longview Road, Shelton, CT for a certificate of approval for a 32x39 detached garage to be located on the property of the applicant at 14 Longview Road, R-1 zone, and which requires a reduction in the minimum setback from the left side yard from 30 ft. to 10 ft. Application states on the right is Mr. & Mrs. York, in the rear is Mr. & Mrs. Spisto and on the left is Mr. & Mrs. Romanova.

#614-10 Marcus Pattock of 10 Windy Acres Drive, Shelton, CT for a certificate of approval for a 16’x30’ above ground pool to be located on the property of the applicant at 10 Windy Acres Drive, R-1 zone, and which requires a reduction in the setback from the rear property line from 30 ft. to 13 ft., more or less. Application states on the right is Chris & Dena Renda and Scott & Tamiry Barry; in the rear is William Verespie and Angela Borout; on the left is Richard Harrison and Joseph Condon and again in the rear is Sharon & Jennifer Colihan and Anthony Pijar.

#614-11 Krzysztof Puchlik of 15 Ann Avenue, Shelton, CT for a certificate of approval for a 12x26 detached garage to be located on the property of the applicant at 15 Ann Avenue, R-5 zone, and which requires a reduction in the minimum setback from the street line from 15 ft. to 8 ft. Application states on the right is Wallace Street and in the rear and left is Bryan Nordone.

SHELTON BOARD OF ZONING APPEALS

by _____
Philip Jones, Secretary