

TO: MEMBERS OF THE ZONING BOARD OF APPEALS

RE: REGULAR MEETING – WEDNESDAY, August 6, 2014

The Zoning Board of Appeals will hold a regularly scheduled meeting on Wednesday, August 6, 2014 at 7:30 p.m. in the Council Chambers of the Trumbull Town Hall, 5866 Main Street, Trumbull, CT.

AGENDA

PUBLIC HEARING

Application #14-24 – Nicholas and Tara Brophy
65 Hilltop Drive

Variance of Art. I, Sec. 4.3.1 and Art. III, Sec. 1 with respect to construction of a 668 sq. ft. second story addition over an existing footprint located 11.2' from the E/S property line. HEARING CONTINUED FROM JUNE 4, 2014

Application #14-26 – Christopher Greenwood
6057 Main Street

Variance of Art. I, Sec. 4.3.1 and Art. III, Sec. 1 with respect to construction of an 8'x29' porch 25' from the front property line, including stairs. HEARING CONTINUED FROM AUGUST 6, 2014

Application #14-27 – Herbert Punz
61 Woolsley Avenue

Variance of Art. I, Sec. 4.3.1 and Art. III, Sec. 1 with respect to construction of a 329 sq. ft. deck 33.1' from the rear property line, including stairs and 43.3' from the front property line.

Application #14-28 – Michael & Vimala Ruszkowski
659 Booth Hill Road

Variance of Art. III, Sec. 1 with respect to construction of a 22'x35' deck 40' from the rear property line, at its closest point.

Application #14-29 – Dan & Amy Hoak
1821 Huntington Turnpike

Variance of Art. I, Sec. 5.2 with respect to installation of 6' fence, including a 6' gate, in the side yard area along existing driveway and house exceeding the maximum height allowable (4').

Application #14-30 – William Nyiri, Agent for
Yonitza Guzman
28 Primrose Drive

Variance of Art. I, Sec. 4.3.1 and Art. III, Sec. 1 with respect to construction of a 9'x22' garage extension, for a two-car garage, 6' from the E/S property line.

Application #14-31 – Robert E. O'Sullivan
121 Cottage Street

Variance of Art. III, Sec. 1 with respect to construction of a 7'2"x22' ramp 10.8' from the E/S property line.

Application #14-32 – Kennedy Center, Inc.
2440 Reservoir Ave./Parcel 130 Booth Avenue

Variance of Art. II, Sec. 4.2.5(a) with respect to lot dimensions; Art. II, Sec. 4.2.5(d) with respect to construction of a 30'x50' garage/storage facility 10' (100' required) from the N/S property line, at its closest point, 36' (100' required) from the E/S property line (Booth Avenue) and 63' (100' required) from Woodside Avenue at its closest point; Art. II, Sec. 4.2.6(a) to permit employee parking in the front yard.

Application #14-33 – Michael Masanotti
24 Rocky Hill Road

Variance of Art. II, Sec. 1.3.4 with respect to approval of existing oversized 28'x15' pool house.

Application #14-34 – Mark Reale
28 Magnolia Road

Variance of Art. III, Sec. 1 with respect to construction of a 24'x24' two-car attached garage 10' from the N/E property line, at its closest point.

Application #14-35 – Edvinas & Nijole Inkrata
58 Cottage Street

Variance of Art. I, Sec. 4.3.1 and Art. III, Sec. 1 with respect to construction of a 22'x22' detached garage (existing garage to be removed) 2.5' from the E/S property line and 37.9' from the rear property line.

Application #14-36 – Heather A. Woolbert
111 Pinewood Trail

Variance of Art. III, Sec. 1 with respect to construction of a 12'x25' deck over existing patio 2.1' from the S/S property line at its closest point and 13' from the W/S property line, excluding existing steps.

Application #14-37 – James Teixeira
Parcels 101 and 103 Endeavor Street with street address of
44 Endeavor Street.

Re-subdivision Map, dated May 27, 2014, prepared for James Teixeira #44 Endeavor Street, Trumbull, Connecticut

Variance of Art. III, Sec. 1 with respect to insufficient lot area (8,000 sq. ft. – 21,780 sq. ft. required) Lot A/Parcel 103 and (8,000 sq. ft. – 21,780 sq. ft. required) Lot B/Parcel 101; insufficient S/S setback (15' – 20' required) Lot B/Parcel 101, insufficient front setback (30' – 50' required) Lot B/Parcel 101 and insufficient rear setback (37' – 50' required) Lot B/Parcel 101 to re-subdivide and construct dwelling on Lot B/Parcel 101.

REGULAR MEETING

Consider and act on pending applications.

By: _____
Helen Granskog
ZBA Administrator/Clerk

COMMISSION MEMBERS: PLEASE CONTACT THE ZBA OFFICE AT 452-5044 or hgranskog@trumbull-ct.gov, IF YOU ARE UNABLE TO ATTEND.

