

TO: MEMBERS OF THE ZONING BOARD OF APPEALS

RE: REGULAR MEETING – WEDNESDAY, November 4, 2015

The Zoning Board of Appeals will hold a regularly scheduled meeting on Wednesday, November 4, 2015 at 7:00 p.m. in the Council Chambers of the Trumbull Town Hall, 5866 Main Street, Trumbull, CT.

AGENDA

Executive Session (7:00 p.m.)

Pending Litigation – Lynn Wham V. Zoning Board of Appeals of the Town of Trumbull, Jan Nagel and Nancy Nagel (Application #15-22, 161 Pinewood Trail)

PUBLIC HEARING (7:30 p.m.)

Consider and act on proposed settlement agreement of appeal: Lynn Wham V. Zoning Board of Appeals of the Town of Trumbull, Jan Nagel and Nancy Nagel (Application #15-22, 161 Pinewood Trail)

Application #15-43 – Salvatore & Carolyn Florio
64 Old Dike Road

Variance of Art. I, Sec. 4.3.1 and Art. III, Sec. 1 with respect to insufficient yard requirements to add a second floor addition to a pre-existing non-conforming structure located 15.3' from the N/S property line. HEARING DEFERED FROM SEPTEMBER 2, 2015

Application #15-44 – Luigi Cammarota
Lots 1 & 2, 97 Church Hill Road
as shown on Re-Subdivision Map dated 8/12/15

Variance of Art. III, Sec. 1 with respect to insufficient minimum road frontage requirements (75' – 125' required), Lots 1 & 2.

Application #15-45 – Michael T. Smith
60 Red Fox Lane

Variance of Art. III, Sec. 7 with respect to insufficient yard requirements to construct 20'x36' in-ground swimming pool 10' (25' required) from the N/S property line, at its closest point.

Application #15-46 – David Rosenberg
3 Crescent Lane

Variance of Art. II, Sec. 1.1.2 with respect to construction of a second two-car garage for a total combined area of 1,308 sq. ft. of garage space exceeding the maximum square footage allowable (864 sq. ft.).

Application #15-47 – Manuel DaSilva, Agent for
Casilda De Los Santos
26 Beech Street

Variance of Art. I, Sec. 4.3.1 Art. III, Sec. 1 with respect to insufficient yard requirements to construct a 25'x19' one-story addition 26' from the rear property line.

Application #15-48 – Anthony & Jennifer Palumbo
29 Bassick Road

Variance of Art. I, Sec. 4.3.1 and Art. III, Sec. 1 & 2.2.3 with respect to insufficient yard requirements, on a corner lot, to construct a 16'x25.44' two-story addition 42.6' from the front property line and 13.5' (50' required) from the street side (Paulina Place) with an attached 24'x12' deck located 14.5' from the street side (Paulina Place).

Application #15-49 – John Zito, Jr.
30 Winslow Road

Variance of Art. I, Sec. 4.3.1; Art. II, Sec. 1.3.2.1 and Art. III, Sec. 1 with respect to approval of an existing 690 sq. ft. addition to a 494 sq. ft. detached garage (1,184 sq. ft.) 23.2' from the rear property line and 16.2' from the E/S property line, at its closest point with a height of 20' exceeding the maximum height (15') and area (864 sq. ft.) allowable.

Application #15-50 – Dominic Farias, Agent for Emergent Properties, LLC
54 Twitchgrass Road

Variance of Art. I, Sec. 4.3.1 and Art. III, Sec. 1 with respect to insufficient yard requirements to construct 896 sq. ft. second floor addition over existing footprint located 26.3' from the front lot line and a 4'x8' landing 22.3' from the front lot line, including stairs.

Application #15-51 – Robert Granata
675 Garden Street

Variance of Art. I, Sec. 4.3.1 and Art. III, Sec. 1 with respect to insufficient yard requirements to construct 599 sq. ft. first floor addition 8' from the N/S property line, at its closest point and insufficient floor area ratio requirements of .295, exceeding the maximum allowable.

Application #15-52 – Millo Bertini
171 Spring Hill Road

Variance of Art. II, Sec. 4.2.5(d) with respect to insufficient yard requirements to construct 60'x100' manufacturing structure 20' from the E/S property line and 20' from the W/S property line (50' required), at their closest points.

Application #15-53 – Michael Dyer & Claire DeSisto
12 Old Sawmill Road

Variance of Art. I, Sec. 4.3.1 and Art. III, Sec. 1 with respect to insufficient yard requirements to construct 613 sq. ft. second story addition over existing garage 45.8' from the front lot line and 11'x4' covered entryway 39.4' from the front lot line including stairs.

Application #15-54 – Kevin Lui
6 Gaylord Road

Variance of Art. I, Sec. 4.3.1 and Art. III, Sec. 1 & 2.3 with respect to insufficient yard requirements, on a corner lot, to construct a 46.8'x8.2' covered front porch 19.9' from the front lot line, including stairs and 36.1' (40' required) from the street side (Richfield Road).

Application #15-55 – John & Susan Williams
38 Ceil Road

Variance of Art. I, Sec. 4.3.1 and Art. III, Sec. 1 with respect to insufficient yard requirements to construct 7'x4' addition 42' from the front lot line, at its closest point

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.**