

## NOTICE OF DECISIONS

THE ZONING BOARD OF APPEALS OF THE TOWN OF TRUMBULL, AFTER PUBLIC HEARING THEREON, HAS TAKEN ACTION ON MAY 5, 2021 WITH RESPECT TO THE APPLICATIONS AS FOLLOWS:

**Application # 21-11 – 6033 Main Street, Atty. Chris Russo for Greg Gndt.** Variance of Art. I, Sec. 4.3.1 and Art. III, Sec. 1 to replace and existing garage with a larger 32.3' x 24.4' garage 17.8' from the N/S lot line.

Variance of Art. III, Sec. 1.3.(3.3) to build a detached garage at a height of 22' where 15' is allowed. (Continued from April 7<sup>th</sup>, 2021).

**DENIED**

**Application # 21-14 – 14 Mulberry Street, Patryk Zelechowski.** Variance of Art. II, Sec. 4.3.1 and Art. III, Sec. 1 to construct a 24.3' x 25.6' two car garage 41.7' from the front lot line and 14.5' from the E/S lot line at its closest point.

**APPROVED**

**Application # 21-15 – 28 Sunnyridge Parkway, Victoria Knight.** Variance of Art. II, Sec. 4.3.1 and Art. III, Sec. 1 to construct a 30.5' x 18' deck 18' from the W/S lot line.

**AMENDED TO 20' X 16' DECK 18' FROM W/S LOT LINE**

**Application # 21-15 – 28 Sunnyridge Parkway, Victoria Knight.** Variance of Art. II, Sec. 4.3.1 and Art. III, Sec. 1 to construct a 30.5' x 18' deck 18' from the W/S lot line.

**APPROVED**

**Application # 21-16 – 20 Chestnut Hill Road, James and Maurya Brown.** Variance of Art. II, Sec. 4.3.1 and Art. III, Sec. 1 to construct a 27.8' x 6.1' front porch 48.5' from the front lot line and steps 45.0' from the front lot line.

**APPROVED**

**Application # 21-17 – 90 Frelma Drive, Malgorzata and Wladyslaw Ptsaszek.** Variance of Art. II, Sec. 4.3.1 and Art. III, Sec. 1 to construct a 35' x 24' addition with 840 sq. ft. garage 38' from the front lot line and 33' from the rear lot line at its closest point.

Variance of Art. II, Sec. 4.3.1 and Art. III, Sec. 1 to add a 6' x 6' portico over existing concrete steps 34' from the front lot line.

**APPROVED WITH CONDITIONS**

**Application # 21-18 – 71 Twitchgrass Road, Rocco DiLeo.** Variance of Art. II, Sec. 4.3.1 and Art. III, Sec. 1 to construct a 23.5' x 16' master bedroom 32.6' from a front lot line at its closest point.

**APPROVED WITH CONDITIONS**

**Application # 21-19 – 7090 Main Street, George Baghdady.** Variance of Art. I, Sec. 5.2.1 to replace 310' of 4' fence with a 5' fence along the front lot line.

**APPROVED WITH CONDITIONS**

**Application # 21-20 – Huntington Turnpike Rear, Atty. Christopher Russo for Ellen Marcello, Trustee.** Variance of Art. II, Sec. 1.2.5, Art. III, Sec. 1, and Exhibit of the Regulations to reduce the minimum lot area from forty-three thousand five hundred sixty sq. ft. (43,560SF) to thirty-nine thousand and fifty two sq. ft. (39,052SF) to create a building lot for a single family home.

Variance of Art. II, Sec. 1.2.5 and Art. III, Sec. 1, and Exhibit of the regulations to reduce the minimum road frontage required from one hundred fifty ft. (150') to zero ft. (0').

**APPROVED WITH CONDITIONS**

Effective Date of Action has been set for May 21, 2021

Dated at Trumbull, CT this 6th Day of May, 2021.

By Gia Mentillo, Clerk