

## NOTICE OF DECISIONS

THE ZONING BOARD OF APPEALS OF THE TOWN OF TRUMBULL, AFTER PUBLIC HEARING THEREON, HAS TAKEN ACTION ON MAY 4, 2022 WITH RESPECT TO THE APPLICATIONS AS FOLLOWS:

**Application # 22-06 – 24 Brian Drive, Douglas Katz, Jr.** A rear yard setback variance of 45' where 5' is proposed and 50' is required to build a 672 sq. ft. garage and workshop under Art. III and Art. II, Sec. 1.3 in the Trumbull Zoning Regulations in the Residential A Zone. **AMENDED TO INCLUDE REMOVAL OF EXISTING TENT AND DECREASE VARIANCE FROM 45' TO 33', ALLOWING THE STRUCTURE TO BE 22' FROM THE REAR LOT LINE.**  
**APPROVED AS AMENDED WITH CONDITIONS.**

**Application # 22-07 – 12 Green Ridge Road, James Dunn.** A pool location variance of 19.9' where 50' is required and 30.1' is proposed under Art. III, Sec. 7 of the Trumbull Zoning Regulations in the Residential AA Zone. A size variance of 132 sq. ft. where 300 sq. ft. is allowed and 432 sq. ft. is proposed under Art. II, Sec. 1.2. **APPROVED WITH CONDITIONS**

**Application # 22-08 – 0 Huntington Turnpike a.k.a. Huntington Turnpike Rear, Fernanda Esteves Goncalves.** A rear yard setback variance of 19.7' where 30.3' is proposed and 50' is required under Art. III of the Trumbull Zoning Regulations in the Residential AA Zone. **APPROVED WITH CONDITIONS**

**Application # 22-09 – 410 Erwin Street, Diana Terita for Grace Marie Terita.** A front yard setback variance to allow 5' where 45' is proposed and 50' is required and a side yard setback variance of 2' where 18' is proposed and 20' is required for a deck under Art. III of the Trumbull Zoning Regulations in the Residential AA Zone. **APPROVED**

**Application # 22-10 – 37 Brian Drive, Garry Mena.** A rear yard setback variance of 19.9' where 30.1' exists and 50' is required to convert an existing garage into living space under Art. III, Sec. 4.3.1 of the Trumbull Zoning Regulations in the Residential A Zone. **APPROVED**

**Application # 22-11 – 8 Rebecca Street, Mike Goodman of Goodman Building Co. LLC for John and Jenna Stavola.** A rear yard setback variance of 42' where 8' is proposed and 50' is required under Art. III of the Trumbull Zoning Regulation in the Residential A Zone. **APPROVED**

**Application # 22-12 – 53 Copper Kettle Road, Matthew Decker for Tracy Ann Gavern.** A front yard setback variance of 15' where 35' is proposed and 50' is required under Art. III of the Trumbull Zoning Regulations in the AA Residential Zone. **DENIED**

**Application # 22-13 – 43 Moose Hill, Atty. Kevin Curseaden for Sana Naz and Jacob Awan.** A side yard setback variance of 67.1' where 7.9' is proposed and 75' is required under Art. III, Sec. 9 of the Trumbull Zoning Regulations in the Residential AA Zone. A front yard variance of 11.3' where 63.7' is proposed and 75' is required under Art. III, Sec. 9. **CONTINUED**

**Application # 22-14 – 1362 Huntington Turnpike, Alexandra Casabianca.** A rear yard setback variance of 6' where 19' is proposed and 25' is required; a side yard setback variance of 11.1' where 13.9' is proposed and 25' is required on the Southwest corner of the property; and a side yard setback variance of .2' where 24.8 is proposed and 25' is required under Art. III, Sec. 7 of the Trumbull Zoning Regulations in Residential AA Zone. **APPROVED WITH CONDITIONS**

Effective Date of Action has been set for May 21, 2022

Dated at Trumbull, CT this 5<sup>th</sup> Day of May, 2022.

By Gia Mentillo, Clerk