

NOTICE OF DECISIONS

The Zoning Board of Appeals of the Town of Trumbull, after public hearing thereon, has taken action on April 12, 2023 with respect to the applications as follows:

Application 23-08 - 9 Pine Street, Vanessa Ducas Bertho. Applicant requests a variance for rear lot setback of 2', where 48' is proposed and 50' is required; and a variance for front lot setback of 22', where 28' is proposed and 50' is required, in Residential Zone A under article II, section 1.3 of the Trumbull zoning regulations. *(Continued from March 1, 2023)*

APPROVED

Application 23-10 - 110 Porters Hill Road, Atty. Chris Russo for John Vitorino. The applicant is requesting a variance to subdivide an existing 4.87-acre lot into three buildable lots in Residential Zone AA under article III, section 9.4, 9.5, 9.6 and 9.8 of the Trumbull zoning regulations. The applicant is also requesting a variance to increase the length of the driveway to the interior lots from the current regulation limit of 400' to 515' under article III, section 9.3 of the Trumbull zoning regulations. *(Continued from March 1, 2023)* **CONTINUED TO MAY 3RD**

Application 23-11 - 510 Shelton Road, Lonny Lewis, LLC for Bruce & Leigh Berrien. The applicant is requesting a side lot setback variance of 6', where 20' is required and 14' is proposed, and a front lot setback variance of 6', where 50' is required and 44' is proposed, in Residential Zone AA under article II, section 1.2 of the Trumbull zoning regulations.

APPROVED

Application 23-13 - 103 Pinewood Trail, Diane M. Lord Esq. for ACI Costello Property LLC. Applicant is requesting a front lot setback variance of 23', where 50' is required and 27' is proposed, a side lot setback variance of 9.2', where 20' is required and 10.8' is proposed, and a side lot setback variance of 9', where 20' is required and 11' is proposed. The applicant also requests a variance of the floor area ratio (F.A.R.), where a maximum of .29 is required and .34 is proposed. This home is in Residential Zone AA under article II, section 1.2 and article III of the Trumbull zoning regulations. **APPROVED WITH CONDITIONS**

Application 23-14 - 25 Blackstone Road, Guy Pratt. The applicant is requesting a front lot setback variance of 7', where 50' is required and 43' is proposed, in Residential Zone A under article II, section 1.3 of the Trumbull zoning regulations. **APPROVED**

Application 23-15 - 164 Deerfield Drive, Thomas Minard. The applicant is requesting a side lot setback variance of 4', where 20' is required and 16' is proposed, in Residential Zone A under article III, section 1 of the Trumbull zoning regulations. **APPROVED WITH CONDITIONS**

Application 23-16 - 15 Wareham Place, Lennis Koontz for Rose Marie Koontz. The applicants are requesting a variance to construct a detached 4-car garage of 15.3' height on a lot in Residential Zone AA where three bays and 15' height is allowed under article II, section 1.2, subsection 1.2.2. **APPROVED WITH CONDITIONS**

Application 23-17 - 4 Sycamore Street, Emelia Ferri Architecture & Design for Hurd Realty LLC. The applicant is requesting a side lot setback variance of 11.5', where 20' is required and 9.5' is proposed, in Residential Zone A under article II, section 1.3 of the Trumbull zoning regulations. The applicant is also requesting a variance of the floor area ratio (F.A.R.) where .24 was approved and .29 is proposed in Residential Zone A under article III of

the Trumbull zoning regulations, minimum lot and house sizes, building lines and limits on height and bulk of buildings. **APPROVED**

Application 23-18 - 6 Sycamore Street, Emelia Ferri Architecture & Design for Fairview Avenue Real Estate LLC. The applicant is requesting a side lot setback variance of 11.9', where 20' is required and 9.1' is proposed, and a rear lot setback variance of 25', where 50' is required and 25' is proposed, under article II, section 1.3 of the Trumbull zoning regulations. Additionally, the applicant is requesting a variance of the floor area ration (F.A.R.), where .29 was approved and .40 is proposed in Residential Zone A under article III of the Trumbull zoning regulations, minimum lot and house sizes, building lines and limits on height and bulk of buildings. **APPROVED WITH CONDITIONS**

Application 23-19 - 40 Meadow Road, Alexander Mejia for Pablo Schroder. The applicant is requesting a front lot setback variance of 6', where 50' is required and 44', is proposed in Residential Zone A under article II, section 1.3 of the Trumbull zoning regulations.
CONTINUED TO MAY 3RD

Effective Date of Action has been set for April 30th 2023

Dated at Trumbull, CT this 13th day of April, 2023.
By Gia Mentillo, Clerk