

## **NOTICE OF DECISIONS**

THE ZONING BOARD OF APPEALS OF THE TOWN OF TRUMBULL, AFTER PUBLIC HEARING THEREON, HAS TAKEN ACTION ON JUNE 7, 2023 WITH RESPECT TO THE APPLICATIONS AS FOLLOWS:

**Application # 23-10 – 110 Porters Hill Road, Atty. Chris Russo for John Vitorino.** The applicant is requesting to subdivide an existing 4.87-acre lot into three buildable lots, two of which require size variances, under Article III, sections 9.4, 9.5, 9.6, and 9.8 of the Trumbull zoning regulations, and a variance to increase the length of the driveway to said interior lots from the regulated limit of 400' to 515' under Article III, section 9.3 of the Trumbull zoning regulations in a Residential Zone AA. **TO APPROVE AS AMENDED WITH CONDITIONS**

**Application 23-23- 184 Sterling Road, Steve Jaccarino for Melissa Sandler.** The applicant is requesting a front lot setback variance of 2.48', where 50' is required and 47.52' is proposed, in Residential Zone A, under Article III of the Trumbull zoning regulations to construct a second-floor addition over an existing garage. **APPROVED WITH CONDITIONS**

**Application 23-24- 26 Cottage Place, Beata Ochnicka & Zbigniew Wadolowski.** The applicants are requesting a side lot setback variance of 9.8', where 20' is required and 11.2' is proposed, in Residential Zone A, under Article III of the Trumbull zoning regulations to construct an addition onto the rear of their home. **APPROVED**

**Application 23-25- 216 Church Hill Road, Bradley & Kathryn Luedtke.** The applicants are requesting a front lot setback variance of 30.6', where 50' is required and 19.4' is proposed, in Residential Zone A under Article III of the Trumbull zoning regulations to build a covered porch. **APPROVED WITH CONDITIONS**

**Application 23-26- 28 Locust Street, Steven & Erin Tobitsch.** The applicants are requesting a front lot setback variance of 24.3', where 50' is required and 25.7' is proposed, a side lot setback variance (corner lot) of 22.1', where 50' is required and 27.9' is proposed, and a rear lot setback variance of 6.5', where 50' is required and 43.5' is proposed in Residential Zone A under Article III of the Trumbull zoning regulations to add additional living space to the home. **APPROVED**

**Application 23-27- 91 Evelyn Street, Atty. Russo for Laura Lusebrink.** Applicant is requesting a side lot setback variance of 12.7', where 20' is required and 7.3' is proposed, a front lot setback variance of 12', where 50' is required and 38' is proposed, a rear lot setback variance of 4.2', where 50' is required and 45.8' is proposed, and a variance to the floor area ratio from .29 to .322 in Residential Zone A under Article III of the Trumbull zoning regulations to build a new garage, master bedroom and accessory apartment. **CONTINUED TO AUGUST 2, 2023**

Effective Date of Action has been set for June 23, 2023

Dated at Trumbull, CT this 8<sup>TH</sup> Day of June, 2023.  
By Gia Mentillo, Clerk