

## NOTICE OF DECISIONS

THE ZONING BOARD OF APPEALS OF THE TOWN OF TRUMBULL, AFTER PUBLIC HEARING THEREON, HAS TAKEN ACTION ON OCTOBER 4, 2023 WITH RESPECT TO THE APPLICATIONS AS FOLLOWS:

**Application 23-32- 10 Walnut Avenue, Attorney Chris Russo for Jans Land Development LLC.** The applicant is requesting a front lot setback variance of 20', where 50' is required and 30' is proposed, a rear lot setback variance of 21', where 50' is required and 29' is proposed, a minimum lot size variance of 11,380 sq. ft., where 21,780 sq. ft. is required and 10,400 sq. ft. is proposed, and a variance to reduce the minimum road frontage from 125' to 100' in Residential zone A under Article II of the Trumbull zoning regulations, to construct a new home.

**WITHDRAWN**

**Application 23-33- 17 Tamarack Circle, Tom Kay.** The applicant is requesting a variance to allow an accessory apartment to exceed 30% of the square footage of the existing home, where 797 sq. ft. is proposed and 391 sq. ft. is allowed, in Residential zone AA under Article II, section 1.1.2 of the Trumbull zoning regulations. **APPROVED WITH CONDITIONS**

**Application 22-13- 43 Moose Hill Road, Sana Naz and Jacob Awan.** Applicants requested a side lot setback variance on an interior lot of 25', where 75' is required and 50' is proposed, to construct a second story on a single-family home. This variance application was approved at the June 2, 2022, Zoning Board of Appeals regular meeting, but was not recorded in the land records. The applicant requests to appear before the ZBA so that that variance can be recorded. **APPROVED WITH CONDITIONS**

**Application 23-34- Lot 80 & 81 Marshall Avenue, Attorney Chris Russo for Giacobbe Construction, LLC.** Applicant is requesting for combined lots 80 & 81 Marshall Avenue a front lot setback variance of 25', where 50' is required and 25' is proposed, a rear lot setback variance of 7', where 50' is required and 43' is proposed, a minimum lot size variance of 11,780 sq. ft., where 21,780 sq. ft. is required and 10,000 sq. ft. is proposed, and a variance to reduce the minimum road frontage from 125' to 100' to construct one single family home on the combined lot in Residential Zone A under Article III of the Trumbull zoning regulations. **APPROVED WITH CONDITIONS**

Effective Date of Action has been set for October 22, 2023

Dated at Trumbull, CT this 5<sup>th</sup> Day of October, 2023.

By Gia Mentillo, Clerk