

Dear Legal Ads,

Please see below the Zoning Board of Appeals Decision Notice for the Town of Trumbull (copy also attached to email):

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## **NOTICE OF DECISIONS**

The Zoning Board of Appeals of the Town of Trumbull, after public hearing thereon, has taken action on June 5, 2024, with respect to the applications as follows:

**Application #24-14: 61 Clemens Avenue, John Luhrs for Maria Psarofagis.** The applicant is requesting a side lot setback variance of 9', where 20' is required and 11' is proposed, to add a second story to an existing attached garage and a single-story rear addition, in Residential Zone A under Article III of the Trumbull Zoning Regulations. **APPROVED**

**Application 24-15: 51 Zephyr Road, Joseph Mastroluca.** The applicant is requesting a side lot setback variance of 8.6', where 20' is required and 11.4' is proposed; a front lot setback variance of 33.7', where 50' is required and 16.3' is proposed; and a height variance of 9', where 15' is required and 24' is proposed, to build a detached two-car garage in Residential Zone A under Article III and Article 1.1.2 of the Trumbull Zoning Regulations. **DENIED**

**Application 24-26: 19 Edith Avenue, James & Kerry Totten.** The applicants are requesting a front lot setback variance of 43', where 50' is required and 7' is proposed, and a side lot setback variance of 24', where 50' is required and 26' is proposed, to build a front porch in Residential Zone A under Article III of the Trumbull Zoning Regulations. **APPROVED**

Effective Date of Action has been set for June 22, 2024.

Dated at Trumbull, CT this 6<sup>th</sup> day of June 2024 by Gia Mentillo, Clerk.

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Plans for the above listed applications are on file for public inspection on the Town of Trumbull website.

Please publish:

Friday, June 7<sup>th</sup> in **CT Post** – use authorization code **230144158**

**ACCOUNT #238397**

Please provide me with a proof copy so that I may review the information before it is posted. Also, **please provide the affidavit for this submission.**