

NOTICE OF DECISIONS

The Zoning Board of Appeals of the Town of Trumbull, after public hearing thereon, has taken action on August 7, 2024, with respect to the applications as follows:

Application #24-16: 685 Orchard Street, Jeffrey Dilalio for Kevin & Debra Kroszner. The applicants are requesting a rear lot setback variance of 24.9', where 50' is required and 25.1' is proposed, in Residential Zone A under Article III of the Trumbull Zoning Regulations to construct an addition. **APPROVED WITH CONDITIONS**

Application #24-17: 166 Pinewood Trail, Scott Stroh for Lucille & Carlos Gomes. The applicants are requesting a side lot setback variance of 6.4', where 20' is required and 13.6' is proposed, and a rear lot setback variance of 6.7', where 50' is required and 43.3' is proposed, in Residential Zone AA under Article III of the Trumbull Zoning Regulations to construct an addition. **APPROVED WITH CONDITIONS**

Application #24-18: 89 Strobel Road, Mariana Lage for Valmir & Marcia Gomes. The applicants are requesting a minimum lot size variance of 13,573 sq. ft., where 43,560 sq. ft. is required and 29,987 sq. ft. is proposed, and a variance of minimum road frontage of 62.78', where 150' is required and 87.22' is proposed, to subdivide a lot and build a new home in Residential Zone AA under Article III of the Trumbull Zoning Regulations. **WITHDRAWN**

Application #24-19: 11 Hemlock Trail, Richard & Martha Olson. The applicants are requesting a side lot setback variance of 10.1', where 20' is required and 9.9' is proposed, in Residential Zone AA under Article III of the Trumbull Zoning Regulations to expand a kitchen. **APPROVED WITH CONDITIONS**

Application #24-20: 634 Old Town Road, Jesus Sanchez for Ingrid Diaz. The applicant is requesting a side lot setback variance of .7', where 20' is required and 19.3' is proposed, and a front lot setback variance of 5.5', where 50' is required and 44.5' is proposed, in Residential Zone A under Article III of the Trumbull Zoning Regulations to demolish an existing garage and rebuild it with a second story addition. **APPROVED**

Application #24-21: 50 Craig Lane, Atty. Chris Russo for Michael & Diane Vara. The applicants are requesting front lot setback variance of 31.8', where 50' is required and 18.2' is proposed, in Residential Zone A under Article III of the Trumbull Zoning Regulations to construct a detached garage. **APPROVED WITH CONDITIONS**

Application #24-22: 123 Monroe Turnpike, Atty. Chris Russo for M&J Property Holdings LLC. The applicant is requesting a variance of Article II, section 4.2.6 and Article IV, section 4.1.7 of the Trumbull Zoning Regulations to reduce the required off-street parking spaces from 56 to 49 in the Industrial Zone IL-2 to allow for a restaurant in a pre-existing building. **APPROVED WITH CONDITIONS**

Application #24-23: 900 White Plains Road, Atty. Chris Russo for Trumbull Center LLC. The applicant is requesting the following variances to the Trumbull Zoning Regulations: a variance of Article II, section 3.1.5.1 and 3.6. to permit the existing building coverage of 23.8%, where a maximum of 20% is allowed; a variance of Article II, section 3.1.5.1 and 3.6.3a to permit the existing lot coverage of 83.8%, where a maximum of 80% is allowed; a variance of Article II, section 3.1.5.1 and 3.6.3a to permit the existing landscaped site of 16.2%, where a minimum landscaped area of 20% is required and a variance of Article II, section 3.1.6 and 3.6.3 to permit the existing number of 361 off street parking spaces in The Trumbull

Center Mixed Use Overlay Zone within the Commercial B-C Zone. **APPROVED AS AMENDED WITH CONDITIONS**

Effective Date of Action has been set for August 25, 2024.

Dated at Trumbull, CT this 9th day of August 2024 by Brian Fitzgerald, ZEO.

