

## **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 **WITHDRAWN**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 Trial, 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 9<sup>th</sup> day of August 2024 by Brian Fitzgerald, ZEO.

