

## **NOTICE OF DECISIONS**

The Zoning Board of Appeals of the Town of Trumbull, after public hearing thereon, has taken action on May 7, 2025, with respect to the applications as follows:

**Application #25-05: 86 Wilson Avenue, Ralph Ciocci for Hoa Pham.** The applicant is requesting a front lot setback variance of 35' on Lane Avenue, where 50' is required and 15' is proposed; a front lot setback variance of 23.5' on Wilson Avenue, where 50' is required and 26.5' is proposed; and a rear lot setback variance of 23.8', where 50' is required and 26.2' is proposed to rebuild a house in Residential Zone A under Article III of the Trumbull Zoning Regulations. **APPROVED WITH CONDITIONS**

**Application #25-06: 35 Broadway. Veronica Ventreschi Design LLC for Machado's Properties LLC.** The applicant is proposing to subdivide the property into two lots. The applicant is requesting a variance of 106' for insufficient road frontage on lot #1, where 125' is required and 19' is proposed and a variance to exceed the maximum allowable garage height on lot #1 of 9'3", where 15' is allowed and 24'3" is proposed in Residential Zone A under Articles 1.1.2(1) and Article III of the Trumbull Zoning Regulations. **CONTINUED TO 6/4/25**

**Extension of Time for Approved Application #24-23: 900 White Plains Road, Atty. Chris Russo for Trumbull Center LLC.** Pursuant to Article V Section 6.3 of the Trumbull Zoning Regulations, resolution to authorize the Zoning Enforcement Officer the authority to grant an extension of time of six months to November 10, 2025, for the owner to complete the installation of landscaping in accordance with the approved landscaping plan (Condition #3 of Approval Letter dated August 28, 2024). **APPROVED**

Effective Date of Action has been set for May 24, 2025.

Dated at Trumbull, CT this 8<sup>th</sup> day of May 2025 by Gia Mentillo, Clerk.