

NOTICE OF DECISIONS

The Zoning Board of Appeals of the Town of Trumbull, after public hearing thereon, has taken action on June 4, 2025, with respect to the applications as follows:

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 95' for insufficient road frontage on lot #1, where 125' is required and 30' is proposed; a variance of 9' for insufficient road frontage on lot #2, where 125' is required and 114' is proposed; and a variance of 9'3" to exceed the maximum allowable garage height on lot #1, 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. **APPROVED WITH CONDITIONS**

Application #25-07: 84 Elliott Road, Matthew Lamothe. The applicant is requesting a rear lot setback variance of 2.4', where 25' is required and 22.6' is proposed, and a front lot setback variance on Histon Rd. of 101.6', where 150' is required and 48.4' is proposed, to install an above ground swimming pool in Residential Zone A under Article III of the Trumbull Zoning Regulations. **APPROVED WITH CONDITIONS**

Application 25-08: 6 Bear Brook Road, Jhackleen & Raymond Boychew. The applicants are requesting a front lot setback variance of 9', where 50' is required and 41' is proposed, to construct a home in Residential Zone AA under Article III of the Trumbull Zoning Regulations. **APPROVED WITH CONDITIONS**

Application 25-09: 61 Chestnut Street, Jeffrey DiJulio for Shane & Elisa Latsko. The applicants are requesting a front lot setback variance of 10.8', where 50' is required and 39.2' is proposed, to construct an addition to a garage and a rear lot setback variance of 14.3', where 50' is required and 35.7' is proposed, to construct an addition in Residential Zone A under Article III of the Trumbull Zoning Regulations. **APPROVED WITH CONDITIONS**

Application 25-10: 18 Brewster Place, James Senderhauf & Alanna Fleisch. The applicants are requesting a front lot setback variance of 1.5', where 50' is required and 48.5' is proposed, and a side yard setback of 8.4', where 20' is required and 11.6' is proposed, to construct a second floor addition in Residential Zone A under Article III of the Trumbull Zoning Regulations. **APPROVED**

Application 25-11: 11 Knollcrest Drive, Richard Ehrlich, applicant, Thiago & Camilla Rossi, owners. The applicant is requesting a side lot setback variance of 15', where 20' is required and 5' is proposed; a front lot setback variance of 4', where 50' is required and 46' is proposed; a variance for insufficient lot size of 30,361 sq. ft., where 43,560 sq. ft. is required and 13,199 sq. ft. is proposed, and a variance for insufficient road frontage of 69.99', where 150' is required and 80.01' is proposed, in Residential Zone AA under Article III of the Trumbull Zoning Regulations. **CONTINUED TO AUGUST 6, 2025.**

Effective Date of Action has been set for June 22, 2025.

Dated at Trumbull, CT this 5th day of June 2025 by Gia Mentillo, Clerk.