

TO: MEMBERS OF THE ZONING BOARD OF APPEALS

RE: REGULAR MEETING – WEDNESDAY, August 3, 2016

The Zoning Board of Appeals will hold a regularly scheduled meeting on Wednesday, August 3, 2016 at 7:30 p.m. in the Council Chambers of the Trumbull Town Hall, 5866 Main Street, Trumbull, CT.

AGENDA

PUBLIC HEARING

Application #16-20 – Dominic Farias, Agent for
Emergent Properties, LLC
57 Twitchgrass Road

Variance of Art. I, Sec. 4.3.1 with respect to creation of 875 sq. ft. of added living space to a pre-existing non-conforming dwelling.

Application #16-21 – Trumbull Landscaping & Excavating, LLC
730 White Plains Road

Variance of Art. I, Sec. 4.3.1 with respect to construction of a 30'9"x28' second story addition over existing footprint of a non-conforming dwelling and Art. III, Sec. 1 to construct 24'x24' attached two-car garage, with unfinished room above, 33' from the front lot line, at its closest point.

Application #16-22 – Mark Douglas
79 Sherman Avenue

Variance of Art. I, Sec. 4.3.1 and Art. III, Sec. 1 with respect to expanding existing one-car garage to 24'x24' in size, for a total of two garage spaces, 26.8' from the rear property line and 17.9' from the S/S property line.

Application #16-23 – Christopher Proudfoot
566 Booth Hill Road

Variance of Art. I, Sec. 4.3.1 with respect to construction of 2,885 sq. ft. of added living space to a non-conforming dwelling and Art. III, Sec. 1, to construct a 21'x16' one-car garage (existing garage to be removed) 9' from the N/S property line, at its closest point.

Application #16-24 – Curtis Heher
9 Country Lane

Variance of Art. I, Sec. 4.3.1 and Art. III, Sec. 1 with respect to construction of a 12'6"x24' attached one-car garage with a 19'4"x12' rear storage area and a room above, 2.4' from the E/S lot line, 38.7' from the rear lot line and 36.3' from the front lot line and permit floor area ratio of .312% exceeding the maximum allowable (.29%).

Application #16-25 – Cyril F. Mullins II,
399 White Plains Road

Variance of Art. II, Sec. 2.1.3.10 with respect to installation of 21 sq. ft. identification signage and permit placement of two signs exceeding the maximum square footage and one sign per lot allowable.

Application #16-26 – Nichols Fire District
100 Shelton Road

Variance of Art. I, Sec. 4.3.1 and Art. III, Sec. 1 with respect to construction of attached 40'x24.4' one-story addition 21' from the N/S property line and 30.5'x24.4' second story addition to existing footprint of a non-conforming detached garage, located 17.2' from the N/S property line and 17.8' from the rear property line, at their closest points and Art. II, Sec. 1.2.2 to exceed maximum height and area allowable for an accessory structure in a residential zone.

Application #16-27 – Ronald Amante, Agent for
James Carbone
38 Flint Street

Variance of Art. I, Sec. 4.3.1 and Art. III, Sec. 1 with respect to construction of a 264 sq. ft. one-story addition 32.59' from the front lot line and 45.39' from the rear lot line and establishment of living space above a 12'x28' detached garage located 20'8" from the rear lot line.

Application #16-28 – Wesley Padilha
20 Tungsten Circle

Variance of Art. I, Sec. 4.3.1 and Art. III, Sec. 1 with respect to construction of a 363 sq. ft. second story addition over existing non-conforming dwelling and a 191.5 sq. ft. covered front porch with a 7 sq. ft. portico 35.1' from the front lot line.

REGULAR MEETING

Pending Applications

Consider and act on applications from tonight's Public Hearing.

By: _____
Helen Granskog
ZBA Administrator/Clerk

COMMISSION MEMBERS: PLEASE CONTACT THE ZBA OFFICE AT 452-5044 or hgranskog@trumbull-ct.gov, IF YOU ARE UNABLE TO ATTEND.