

## NOTICE

THE ZONING BOARD OF APPEALS OF THE TOWN OF TRUMBULL, AFTER PUBLIC HEARING THEREON, HAS TAKEN ACTION (on June 6, 2007) WITH RESPECT TO APPLICATIONS AS FOLLOWS:

07-33) Michael and Kathy Pateracki. 13 Paulina Place. Variance of Art. III, Sec. 1, with respect to insufficient minimum yard requirements to construct attached one-car garage and addition 8.2' from S/S property line, existing detached garage to be removed; and to construct covered porch 39' (including stairs) from front property line. APPROVED

07-34) Kristin and Michael Egmont. 51 Bonnie View Dr. Variance of Art. III, Sec. 1, and 7, with respect to insufficient minimum yard requirements to construct above-ground swimming pool and attached deck 5' from W/S property line and 15' from rear property line. APPROVED W/LANDSCAPING

07-35) Frank J. Riccio II. 319 Church Hill Rd. Variance of Art. III, Sec. 1, with respect to insufficient minimum yard requirements to construct addition 36' from rear property line with stairs 17' from E/S property line; existing deck to be removed. APPROVED

07-36) Margaret M. Esposito. 18 Cedar St. Variance of Art. III, Sec. 1, with respect to insufficient minimum lot area (10,000 sq. ft.), insufficient minimum road frontage (100'), and insufficient minimum yard requirements to construct dwelling 37.5' from front property line (with stairs 30'), and 38.5' from rear property line, with deck 30' from rear property line. APPROVED

07-37) Anne and Chris Paolini. 86 Colony Ave. Variance of Art. III, Sec. 1, with respect to insufficient minimum yard requirements to construct addition 44' from rear property line. APPROVED

07-38) Eugene T. & C. Teresa Cryan. 49 Yorktown Circle. Variance of Art. III, Sec. 1, with respect to insufficient minimum yard requirements to construct porch 36' from front property line (including stairs), and 17' from S/S property line. APPROVED

07-39) Michael P. Sliva. 60 Grove St. Variance of Art. III, Sec. 1, and Art. III, Sec. 2, Par. C, with respect to insufficient minimum yard requirements to construct dwelling on corner lot, 29' from front property line (including stairs), 8' from W/S property line, and 18.5' from street side (Orchard St.) property line; existing dwelling to be removed. APPROVED

07-40) Catherine Everlith. Lot 90 Beech St. Variance of Art. III, Sec. 1, with respect to insufficient minimum lot area (5,000 sq. ft.), road frontage (50'), to construct dwelling 10' from both E/S and W/S property lines, 38' from rear property line, and 27' from front property line (with porch and stairs 19' from front). HEARING CONT'D. TO AUG. 1, 2007

07-41) Thomas Sciortino. 35 Broadway Rd. Pursuant to Art. VI, Sec.1, Par. A, appeal of violation notice from Zoning Enforcement Officer (dated April 11, 2007) concerning outdoor parking of trucks and other business vehicles or equipment in a residence zone. APPEAL DENIED

07-42) Arlene Kelly-Kranz. 408 Shelton Rd. Pursuant to Art VI, Sec. 1, Par. A, appeal of violation notice from Zoning Enforcement Officer (dated April 10, 2007) concerning renting and storage of U-Haul trucks. APPEAL DENIED Variance of Art. II, Sec. 1, Par. A, with respect to permitting rental and storage of U-Haul trucks, adding a convenience store within existing footprint, re-installing gasoline pumps, and additional signage. DENIED

07-43) Nancy Celentano, Carol Sullivan & Robert Niedziecki. Lot 1B as shown on proposed subdivision map dated May 8, 2007, with street address of 27 Buttonwood Dr. Variance of Art. III, Sec. 1, with respect to insufficient minimum road frontage requirements of 46.45' to subdivide. APPROVED

07-44) Christian Heritage School. 557 White Plains Rd. Pursuant to Art. II, Sec. 1, Par. B(2), modification of Special Exception to incorporate and renovate existing two-car garage to accommodate needs of the school for additional meeting space for students' social activities. APPROVED

07-45) 75 Corporate Drive, LLC. 75 Corporate Dr. Variance of Art. III, Sec. 1, Art. I, Sec. 5, and Art. II, Sec. 3.1, Par. F(4), F(5), and G, with respect to permitting retaining wall no higher than 8 ft. within minimum yard requirements, reducing surface parking from street line to 12 ft., reducing parking spaces to 200, and insufficient minimum yard requirements to construct building 38' from front property line, 65' from rear property line and from residential zone, and 20' from S/S property line. APPROVED

07-46) Viade Development, LLC. 6762 and 6766 Main St. Variance of Art. XVIII, with respect to increasing square footage of individual units in a proposed AREHZ to 2,500 sq. ft., and increasing maximum square footage on site to 30,000 sq. ft. DENIED

07-47) Sound Development Group, LLC. 19 Trefoil Dr. Variance of Art. IX, Sec. 4, 5, 7, 8, 10, 13, and Art. II, Sec. 2, with respect to insufficient minimum lot area (5.63 acres); reducing distance from another PRD to 4,800 ft.; increasing ground floor coverage to 17.2%; increasing total coverage to 40.66%; increasing density to 10.66 units per acre; insufficient minimum setback from edge of pavement of 9 ft.; insufficient minimum yard requirements of 11 ft. to the north line and 39 ft. to the south line; reducing number of one-bedroom units to zero; reducing number of enclosed parking spaces per unit to one; reducing recreation area to zero; eliminating walkways between buildings; eliminating walkways to public highways; eliminating 25 ft. buffer between lots in a B-C Zone; and eliminating 50 ft. buffer between lot in B-C Zone and lot in another zone. HEARING CONT'D. TO AUG. 1, 2007

07-48) Sunrise Development, Inc. 41 Monroe Turnpike. Variance of Art. VIII, Sec. 2, 3, 4, and Art. II, Sec. 2, with respect to insufficient minimum lot area requirements of 3 acres for an Assisted Living Facility; permitting an ALF in a B-C Zone; insufficient minimum yard requirements to construct building 15' from property lines, and 90' from road; increasing maximum lot coverage to 22%; increasing maximum height to 42'; eliminating buffer from B-C Zone to other zones; and eliminating buffer between lots in a B-C Zone. HEARING CONT'D. TO AUG. 1, 2007

07-49) Interlude Realty, LLC. 25 Trefoil Dr. Variance of Art. II, Sec. 2, and Art. II, Sec. 3, with respect to increasing lot coverage in I-L Zone (including proposed addition) to 47%; eliminating buffer between lots in a B-C Zone; and eliminating buffer between lot in B-C Zone and other zones. HEARING CONT'D. TO AUG. 1, 2007

07-50) Vito Catale. 43, 49 and 53 Monroe Turnpike. Variance of Art. II, Sec. 2, Par. C(4), with respect to eliminating buffer between lot in a B-C Zone and other zones, and eliminating buffer between lots in a B-C Zone. HEARING CONT'D. TO AUG. 1, 2007

The effective date was set for June 27, 2007.

Dated at Trumbull, CT, this 27th day of June, 2007.

By: Joseph Vitrella, Secretary

PLEASE PUBLISH ON TUESDAY, JUNE 12, 2007 (Authorization #70144163)