

TO: MEMBERS OF THE ZONING BOARD OF APPEALS

DATE: May 25, 2011

RE: REGULAR MEETING – WEDNESDAY, JUNE 1, 2011

The Zoning Board of Appeals will hold a meeting on Wednesday, June 1, 2011 at 7:30 p.m. in the Council Chambers of the Trumbull Town Hall, 5866 Main Street, Trumbull, CT on the following applications.

AGENDA

PUBLIC HEARING

Application #11-10- Richard Mawhinney, 166 Porters Hill Road

Variance of Art. I, Sec. 4; Art. II, Sec. 1.2.2.1 and Art. III, Sec. 1 with respect to expanding an existing non-conformity to exceed the maximum height allowed (15') to 19.8' to construct a storage area above an existing 30'x20' detached garage located 17.3' from the S/S property line.

Application #11-11 – Theodore W. Keifer, 1809 Huntington Turnpike

Pursuant to Art. II, Sec. 1.2.2.1 appeal of Violation Notice from the Zoning Enforcement Officer, dated April 22, 2011 concerning an existing three-car garage, with a second story, exceeding the maximum height allowable (15') by 5.5' (20.5').

Application #11-12 – Christopher D. Gagnon, P.E., Agent for Stanley and Zmira Battat, Lots 1 & 2 as shown on proposed subdivision map dated 5-1-11, with street address of 1487 Huntington Turnpike.

Variance of Art. III, Sec. 1 with respect to insufficient lot area (38,693 sq. ft.) for existing house on Lot 2 and insufficient road frontage (115.3') for Lot 1 to subdivide property.

Application #11-13 – Joseph Guedes, 71 Jerusalem Hill

Variance of Art. III, Sec. 1 with respect to insufficient yard requirements to construct a 25'x30' detached two-car garage (existing one-car garage to be removed) 19.4' from the rear property line.

Application #11-14 – Brennan and Johanna Fraczek, 16 Woodcrest Avenue

Variance of Art. I, Sec. 4 and Art. III, Sec. 1 with respect to insufficient yard requirements to expand an existing non-conformity to construct a porch 21' from the front property line (including stairs) in conjunction with a rear addition to the house.

Application #11-15 – Seth O'Brian, 20 Bailey Street

Variance of Art. III, Sec. 1 with respect to insufficient yard requirements to construct a 21'x24' deck (existing deck to be removed) 12.4' from the W/S property line at its closest point.

Application #11-16 – 50 Corporate Drive Trumbull, LLC, 50 Corporate Drive

Variance of Art. II, Sec. 4.2.5(d) with respect to insufficient yard requirements to construct a one-story 93,046 sq. ft. industrial building 76' from the front property line at its closest point.

Application #11-17 – Digital 60 & 80 Merritt, LLC, 60-80 Merritt Boulevard

Variance of Art. II, Sec. 4.3.5 9(b), (d); Sec. 4.3.6(a) with respect to insufficient street setback requirements (24' Nutmeg Drive), (76' Merritt Boulevard); increasing maximum building coverage (33.3%) to 37% and reducing required number of parking spaces (384) to 213 to construct a 70,073 sq. ft. addition to an existing industrial building.

Application #11-18 – Tina Cronin, 90 Stonehouse Road

Variance of Art. I, Sec. 4 and Art. III, Sec. 1 with respect to expanding an existing non-conforming use to construct an addition over the existing footprint of a dwelling located 5' from the E/S property line.

REGULAR MEETING

Consider and act on pending applications.

By: _____
Helen Granskog
Clerk of the Zoning Board of Appeals

**COMMISSION MEMBERS: PLEASE CONTACT THE ZBA OFFICE AT
452-5044, IF YOU ARE UNABLE TO ATTEND.**