

NOTICE

THE ZONING BOARD OF APPEALS OF THE TOWN OF TRUMBULL, AFTER PUBLIC HEARING THEREON, HAS TAKEN ACTION (on February 6, 2008) WITH RESPECT TO APPLICATIONS AS FOLLOWS:

08-01) Vivian Sakakini. 34 Stemway Rd. Variance of Art. III, Sec. 1, with respect to insufficient minimum yard requirements to construct addition 40' from rear property line and 16' from W/S property line, deck 6' from W/S property line, second deck 36' from rear property line, and third deck 47' from rear property line. APPROVED

08-02) Anthony and Deborah Santos. 115 Canterbury Lane. Variance of Art. II, Sec. 1, Par C(1)(a) & (b) with respect to insufficient minimum yard requirements to permit (existing) oversized 127.60 sq. ft. shed, 2.6' from the (proposed) rear property line. APPROVED

08-03) Estate of F. Francis D'Addario c/o David D'Addario. Lot 2 Williams Road (adjacent to 6 Deerfield Dr.), as shown on proposed lot line revision map dated 12-06-07. Variance of Art. III, Sec. 1, with respect to insufficient minimum lot area requirements (14,983 sq. ft.), and insufficient minimum road frontage requirements (100.47') to revise lot line between Lots 2 and B. APPROVED

08-04) Roger L. Spinelli. Lot 38 Rosellen Drive. Variance of Art. III, Sec. 1, with respect to insufficient minimum road frontage requirements of 16' to establish lot. DENIED

08-05) Mark Donnelly. 65 Beech Street. Variance of Art. III, Sec. 1, and Art. III, Sec. 2, Par. C, with respect to insufficient minimum yard requirements on corner lot to construct attached two-car garage 18.9' from street side (Morris Ave.) property line; and insufficient minimum yard requirement to construct two porches (including stairs) 36.8' and 35.4' from front property line. DENIED

08-06) Mark Turko. 42 Natalie Rd. Pursuant to Art. VI, Sec. 1, Par. A, appeal of violation notice from Zoning Enforcement Officer, dated December 11, 2007, concerning individuals, of whom at least $\frac{3}{4}$ are not related, living in a single-family residence. APPEAL DENIED

08-07) Carmelo Miano and Rosanna Miano. Lot 103 adjacent to 12 Sunset Avenue. Variance of Art. III, Sec. 1, with respect to insufficient minimum lot area requirements (6,550 sq. ft.), with respect to insufficient minimum road frontage requirements (50'); and insufficient minimum yard requirements to construct dwelling 10' from both W/S and E/S property line, and 28' from front property line, with porch 22.5' from front property line. DENIED

08-08) Mucci Construction LLC., (Barry Mucci). 98 Porters Hill Road. Variance of Art. III, Sec. 9G, with respect to insufficient minimum yard requirements to construct dwelling and

attached 2-car garage 51' from front (westerly) property line, and deck 66.5' from S/S property line on approved interior lot. DENIED

08-09) Michael Ruszkowski. 659 Booth Hill Road. Variance of Art. II, Sec. 1, Par C(1)(a) with respect to permitting construction of oversized 10' x 16' shed within required setbacks. APPROVED

08-10) Jan's Land Development, LLC. 6746 Main Street. Variance of Art. I, Sec. 3, Par. A, Art. II, Sec. 1, Par. A, and Art. III, Sec. I, with respect to insufficient minimum yard requirements to permit construction of retail/commercial building in a residential zone with 3 apartment units and associated parking 38' from front property line. HEARING CONT'D. TO MARCH 5, 2008

08-11) Richard V. Johnson, III. 22 Heartwood Lane. Variance of Art. III, Sec. 1, with respect to insufficient minimum yard requirements to construct deck attached to pool 40' from rear property line at closest point. APPROVED

08-12) Maria Ellena Ferri. Lots 228A & 228B as shown on proposed subdivision map dated 1-11-2008, with street address of 4 Turner Ave. (corner of Turner Ave. and Plattsville Rd.). Variance of Art. III, Sec. 1, and Art. III, Sec. 2, Par. C, with respect to insufficient minimum lot area requirements (Lot 228A, 6,000 sq. ft.; Lot 228B, 9,000 sq. ft.); insufficient minimum road frontage requirements (Lot 228A, 60'; Lot 228B, 100'); insufficient minimum yard requirements to construct addition (Lot 228A) 27.5' from rear property line, 19' from S/S property line (connecting existing dwelling to existing detached garage), and permitting lot coverage on 228A of 30.8% which exceeds maximum; and insufficient minimum yard requirements on corner lot to construct dwelling (Lot 228B) 29.5' from front property line, 15.5' from E/S property line, 32' from rear property line, and 29.5' from street side (Turner Ave.) property line (existing shed to be removed). WITHDRAWN

08-13) Spath-Bjorklund Associates, Inc. 75 Corporate Dr. Variance of Art. II, Sec. 3.1, Par. F(6), with respect to permitting increase in building height to 41 feet. APPROVED

08-14) Nancy Glovinski. Lot 9 Country Lane (to the rear of 390 Edison Rd.). Variance of Art. III, Sec. 1, with respect to insufficient minimum lot area (5,505 sq. ft.), insufficient minimum road frontage requirements (69.66'), and insufficient minimum yard requirements to construct dwelling 15' from both E/S and W/S property lines, and 20' from both front and rear property lines at closest point. APPROVED

08-15) Sentinel Properties – Trumbull, LLC. 60 Merritt Boulevard. Variance of Art. II, Sec. 3.1, Par. F(4), with respect to insufficient minimum yard requirements to install generator with evergreen screening on concrete pad, 90' from front property line. APPROVED

The effective date of action was set for February 27, 2008.

Dated at Trumbull, CT, this 7th day of February, 2008.

By: Joseph Vitrella, Secretary

PLEASE PUBLISH ON TUES. FEB. 12, 2008 (Authorization #70144043)