

**TO: MEMBERS OF THE ZONING BOARD OF APPEALS**

**RE: REGULAR MEETING – WEDNESDAY, March 4, 2020**

The Zoning Board of Appeals will hold a regularly scheduled meeting on Wednesday, March 4, 2020 at 7:00 p.m. in the Council Chambers of the Trumbull Town Hall, 5866 Main Street, Trumbull, CT.

**AGENDA - (REVISED 2/19/20)**

**Pledge of Allegiance**

**Approval of Minutes – January 8, 2020**

**Application #20-05 – 17 Old Farm Road**

**Patrick Doran for owner Louis Mason**

Variance of Art. III, Sec. 1, and Art. II, Sec. 1.3.2.1 to add a 22' x 40' garage 5' from S/S lot line at its closest point.

**Application #20-06 – 26 Oakland Drive**

**Michael & Janey McCarthy**

Variance of Art. I, Sec. 4.3.1 and Art. III, Sec. I to add a 13' x 26.3' one story addition 29.4' from front lot line at its closest point.

**Application #20-07 – 78 Old Dike Road**

**Jim Treacy**

Variance of Art. I, Sec. 4.3.1 and Art. III, Sec. I to add an 18' 6" x 24' 2" deck 16.2' from S/S lot line and 18.6' from N/S lot line.

**Application #20-08 – 34 Lake Avenue**

**Lenny Scinto & David Scinto**

Variance of Art. I, Sec. 4.3.1 and Art. III, Sec. I to add a 24' x 24' garage 13.4' from rear lot line at its closest point and 8.5' from N/S lot line at its closest point.

**Application #20-09 - 23 Hampton Road**

**Chris Russo, Esq. for Stephen Thomas Sumski & Shirley A. Mayo**

Variance of Art. II, Sec. 1.3.5 and Art. III (Exhibit of Trumbull Zoning Regulations) and Chapter V, Sec. 2 (Land Subdivision Regulations) to reduce the minimum lot frontage from 125' to 65.88' (23 Hampton Road), to reduce the minimum setback from one side of the property line from 20' to 10.9' (23 Hampton Road) and to reduce the minimum lot frontage from 125' to 64.12' for proposed lot identified as Lot A.

**Application #20-10 - 15 Elberta Avenue**

**Chris Russo, Esq. for Daniel Burzynski**

Variance of Art. II, Sec. 1.3.5 and Art. III (Exhibit of Trumbull Zoning Regulations) and Chapter V, Sec. 2 (Subdivision Regulations) to reduce minimum lot size from 21,780 sq. ft. to 7,086 sq. ft. for Lot A;

Variance of Art. II, Sec. 1.3.5. and Art. III (Exhibit of Zoning Regulations) and Chapter V, Sec. 2 (Subdivision Regulations) to reduce minimum lot size from 21,780 sq. ft. to 7,141 sq. ft. for Lot B;

Variance of Art. II, Sec. 1.3.5 and Art. III (Exhibit of Zoning Regulations) and Chapter V, Sec. 2 (Subdivision Regulations) to reduce minimum lot frontage from 125' to 50' for Lots A & B;

Variance of Art. II, Sec. 1.3.5 and Art. III (Exhibit of Zoning Regulations) and Chapter V, Sec. 2 (Subdivision Regulations) to reduce minimum front yard from 50' to 27.1' for Lots A & B;

Variance of Art. II, Sec. 1.3.5 and Art. III (Exhibit of Zoning Regulations) and Chapter V, Sec. 2 (Subdivision Regulations) to reduce minimum side yard from 20' to 10.3' for Lots A & B;

Variance of Art. II, Sec. 1.3.5 and Art. III (Exhibit of Zoning Regulations) and Chapter V, Sec. 2 (Subdivision Regulations) to reduce the minimum rear yard from 50' to 45.5' for Lot A;

Variance of Art. II, Sec. 1.3.5 and Art. III (Exhibit of Zoning Regulations) and Chapter V, Sec. 2 (Subdivision Regulations) to reduce the minimum rear yard from 50' to 46.8' for Lot B;

Variance of Art. II, Sec. 1.3.5 and Art. III (Exhibit of Zoning Regulations) and Chapter V, Sec. 2 (Subdivision Regulations) to increase the maximum floor area ratio from 0.29 to 0.406 for Lot A;

Variance of Art. II, Sec. 1.3.5 and Art. III (Exhibit of Zoning Regulations) and Chapter V, Sec. 2 (Subdivision Regulations) to increase the maximum floor area ratio from 0.29 to 0.403 for Lot B.

**Application #20-11 - 36 MacDonald Road**

**Atty. Timothy M. Herbst for Louis Rybar**

Variance of Art. I, Sec. 4.1.2 (Use of Nonconforming Lots, Merger) and Art. III, Exhibit (Minimum Lot and House Sizes, Building Lines and Limits on Height and Bulk of Buildings) to allow a variance of frontage and lot size with the property becoming two lots (Parcel No. 128 - .45 acres) and (Parcel No. 127 - .47 acres), and a variance for the existing structure to be located 16.7' from the E/S lot line.

**Application #20-12 – 6 Old Teller Road**

**Edison Torres**

Variance of Art. I, Sec. 4.3.1 and Art. III, Sec. I to construct a 480 sq. ft. log pavilion 23.7' from rear lot line at its closest point.

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

By: \_\_\_\_\_  
Gail Andreyka, Clerk

**COMMISSION MEMBERS: PLEASE NOTIFY THE CLERK AT 452-5044 or [gandreyka@trumbull-ct.gov](mailto:gandreyka@trumbull-ct.gov), IF YOU ARE UNABLE TO ATTEND.**