Planning and Zoning Department
Telephone (203) 452-5044
Fax (203) 452-5169

Town of Trumbull
CONNECTICUT

Town Hall
5866 Main Street
Trumbull, Connecticut 06611

ZONING BOARD OF APPEALS

TO: MEMBERS OF THE ZONING BOARD OF APPEALS
RE: REGULAR MEETING – WEDNESDAY, MARCH 4, 2026

The Zoning Board of Appeals will hold a Regular Meeting on Wednesday, March 4, 2026, at 7:00p.m. in the Town Hall Council Chambers (5866 Main Street).

AGENDA

PUBLIC MEETING
7:00 P.M.

Pledge of Allegiance

Roll Call

Regular Meeting:

Acceptance of Minutes

Acceptance of the January 6, 2026, Zoning Board of Appeals Regular Meeting minutes.

Applications

Application 26-04: 6095 Main Street, Mariana Lage for Thomas Chanaca. The applicant is requesting a 19.1' front lot setback variance, where 50' is required and 30.9' is proposed, to construct an addition in Residential Zone A under Article III of the Trumbull Zoning Regulations.

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

Dated at Trumbull, CT this 18th day of February 2026.
By: Gia Mentillo, Clerk.

COMMISSION MEMBERS: Please notify Gia Mentillo, Clerk, at 203-452-5044 or gmentillo@trumbull-ct.gov if you are unable to attend the meeting.

Date Received: _____ Application #: #26-04

ZONING BOARD OF APPEALS

APPLICATION FOR HEARING:

1. **The purpose of this application is for the following:**
   a. Variance of the Trumbull Zoning Regulations ✓
   b. Appeal from Order of the Zoning Enforcement Officer _____
   c. Approval of Location for a Gasoline Station, Limited Repairer's License or General Repairer's License. _____

2. **Location of Subject Premises:**
   House and Street: 6095 MAIN STREET
   Assessor's Map No. 06 Parcel No. 00164 Lot No. _____
   Trumbull Land Records: Volume(s) 1664 Page(s) 0731
   Zoning District: A

3. **Name of Applicant:** MARIANA LAGE
   Street Address: 106 COUNTRY PL
   City: SHELTON ST: CT Zip: 06484
   Phone: Day 2035228383 Evening _____
   SIGNATURE OF APPLICANT Mariana Lage agent
   (If agent, state capacity)

4. **Owner of Record:** THOMAS CHANACA
   Street Address: 6095 MAIN STREET
   City: TRUMBULL ST: CT Zip: 06611
   SIGNATURE OF OWNER OF RECORD Thomas J. Chanaca

Please complete the following sections which correspond to your answer In question #1 above:

A. VARIANCE OF THE TRUMBULL ZONING REGULATIONS

1. This application relates to:

✓ Setbacks (front, side, rear)
_____ Floor Area
_____ Lot Area
_____ Lot Coverage
_____ Damage Reconstruction
_____ Parking
_____ Extension of enlargement of a non-conforming use or building
_____ Other (explain)_____

2. List Article, Section, paragraph and subparagraph of the Zoning Regulations for which variances are requested:

ARTICLE(S)_____ SECTION(S)_____ PARAGRAPH(S)_____

SUBPARAGRAPH(S) _____

3. Has any previous application been submitted for this property? If so, please give the date of hearing and action taken by the Board:

N/A

NOTE: The Board is not required to hear any application for the same variance or substantially the same variance for a period of six months after the date of decision by the Board or by the Court on an earlier application.

4. Explain the requested variance; PLEASE INDICATE DISTANCES FROM PROPERTY WHEN APPLICABLE: WE ARE SEEKING A VARIANCE TO THE FRONT SETBACK. EXISTING 29.5', PROPOSING 30.9'. WE ARE PROPOSING TO CONSTRCT A 2 STORY ADDITION FOLLOWING THE EXISTING HOUSE POSITION.

5. Section 8-6 of the Connecticut General Statutes requires that the applicant must show that a literal enforcement of the Zoning Regulations would result in exceptional difficulty or unusual hardship owing to conditions especially affecting such parcel, but not affecting generally the district in which it is situated. Please state the difficulty or hardship which you claim in support of this application:
WE ALREADY SIT AT 29.5' FOR THE FRONT SETBACK. WE HAVE A PRE-EXISTING NON CONFORMING CONDITIONS AND WOULD LIKE TO CONSTRUCT AN ADDITION. WE WILL NOT GOT BEYOND THE EXISTING NON CONFORMITY, WE JUST WISH TO FOLLOW THE EXISTING HOUSE LINE. BECAUSE OF THE ANGLE OF THE HOUSE, WE WOULD EVEN BE PROPOSING 1.4' FUTHER FROM THE SETBACK LINE MAKING IT A BIT MORE COMFORMING.

AGENT AUTHORIZATION FORM

TO TOWN OF TRUMBULL

Property Owner's: **THOMAS CHANACA**

Property Owner's Email: [redacted]

Property Owner's Phone Number: **(203) 362-9021**

Property Address: **6095 MAIN ST, TRUMBULL CT 06611**

Agent's Name: MARIANA LAGE

Agent's Address: 106 COUNTRY PLACE, SHELTON - CT 06484

Agent's Contact Information: [redacted] (203) 522-8383

I, **THOMAS CHANACA** , authorize **MARIANA LAGE** to act as my agent for all matters concerning the property located at **6095 MAIN ST, TRUMBULL CT 06611**

This includes applying for permits, scheduling inspections, and representing me in dealings with the Building and other Departments.

Owner's Signature: Thomas J. Chanaca Date: 01/28/2026

Property Location 6095 MAIN STREET | Map ID E/06 / 00164/ 000/ | Bldg Name | State Use 101
Vision ID 7422 | Account # 00330200 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 2/9/2026 9:55:06 AM

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	03	Colonial
Model	01	Residential
Grade:	11	C+2
Stories:	2	2 Stories
Occupancy	1	
Exterior Wall 1	25	Vinyl Siding
Exterior Wall 2		
Roof Structure:	03	Gable
Roof Cover	03	Asph/F Gls
Interior Wall 1	05	Drywall
Interior Wall 2		
Floor Covering	12	Hardwood
Alt. Floor Cover		
Heat Fuel	02	Oil
Heat Type:	04	Forced Air
AC Type:	03	Central
Total Bedrooms	03	3 Bedrooms
Total Bthrms:	2	2 Full Baths
Total Half Baths	0	
Total Xtra Fixtrs	1	
Total Rooms:	8	8 Rooms
Bath Style:	02	Average
Kitchen Style:	02	Average
Total Kitchens	1	
Total Elec Meter	1	

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

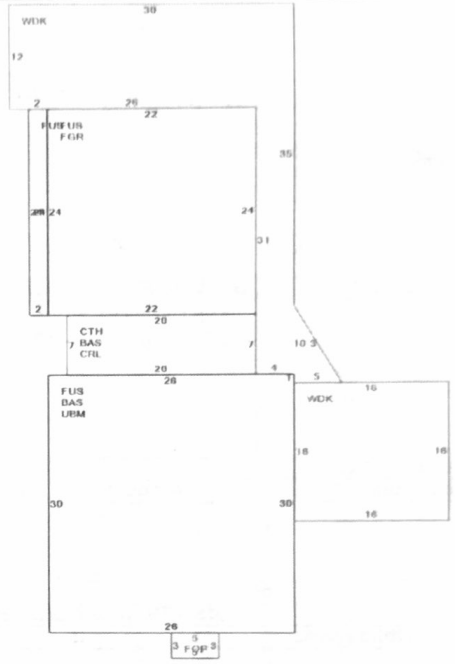
CONDO DATA

Parcel Id		C		Owne	
			B	S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	284,008
Year Built	1718
Effective Year Built	1995
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	26
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	74
RCNLD	210,200
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL	Fireplace	B	1	5000.00	1995		74	00	1.00	3,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	920	920	920		0
CRL	Crawl Space	0	140	0		0
CTH	Cathedral Ceiling	0	140	21		0
FGR	Attached Garage	0	528	211		0
FOP	Open Porch	0	15	3		0
FUS	Finished Upper Story	1,356	1,356	1,356		0
UBM	Unfinished Basement	0	780	156		0
WDK	Wood Deck	0	763	76		0
	Ttl Gross Liv / Lease Area	2,276	4,642	2,743		0



E06-164 05/02/2015

Property Location 6095 MAIN STREET | Map ID E/06 / 00164/ 000/ | Parcel Name | State Use 101
Vision ID 7422 | Account # 00330200 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 2/9/2026 9:55:05 AM

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION
CHANACA THOMAS J &				
RODRIGUEZ GLADY				
6095 MAIN STREET				
TRUMBULL CT 06611				

SUPPLEMENTAL DATA

Alt Prcl ID	00330200	Dev Lot:	LOT
Census Tr	0902	Survey Ma	
Fire Dist:	L:	Survey Ma	
Border Pro		Section # :	B1
Voting Dist		CB Letter:	X
GIS ID	00330200	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RES LAND	1-1	192,100	134,470
DWELLING	1-3	213,900	149,730
		Total 406,000	284,200

6144
TRUMBULL, CT

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
CHANACA THOMAS J &	1664	0731	05-30-2014	U	I	297,500	25
MEHRABAN FUAD & SIMA	0989	0210	12-14-1998		I	248,000	W

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2025	1-1	134,470	2024	1-1	134,470	2023	1-1	134,470
	1-3	149,730		1-3	149,730		1-3	149,730
	Total	284,200		Total	284,200		Total	284,200

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
1				

NOTES

1998 = WDK
1-4 FIX BATH
IA

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	210,200
Appraised Xf (B) Value (Bldg)	3,700
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	192,100
Special Land Value	0
Total Appraised Parcel Value	406,000
Valuation Method	C
Total Appraised Parcel Value	406,000

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
10-06-2015	REV	1	1	61	Data Mailer Return
08-13-2005	BJ	1	1	00	Measur+Listed
04-07-2005	JE	1		02	2nd Attempt @ Int Insp
03-23-2005	JE	1		01	Measured

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	LA	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	101	Single Family Re	A			0.700	AC	172,040.00	1.32919	3	1.00	110	1.200		1.0000	274,403.8	192,100
Total Card Land Units						0.70	AC	Parcel Total Land Area			0.70				Total Land Value		192,100



1 **EXISTING FRONT ELEVATION**
SCALE: 3/16" = 1' - 0"



4 **PROPOSED FRONT ELEVATION**
SCALE: 3/16" = 1' - 0"



7 **EXISTING RIGHT ELEVATION (NO CHANGES)**
SCALE: 1/8" = 1' - 0"



2 **EXISTING REAR ELEVATION**
SCALE: 3/16" = 1' - 0"



5 **PROPOSED REAR ELEVATION**
SCALE: 3/16" = 1' - 0"



3 **EXISTING LEFT ELEVATION**
SCALE: 3/16" = 1' - 0"



6 **PROPOSED LEFT ELEVATION**
SCALE: 3/16" = 1' - 0"

ARCHDOMUS HOME DESIGN
WWW.ARCHDOMUS.COM

Design By:
ArchDomus Design & Construction LLC
Lucas Lage - Owner
www.archdomus.com
contact@archdomus.com

Owner: Thomas Chanaca
6095 Main St, Trumbull, CT 06611

NEW ADDITION LOCATED AT
6095 MAIN STREET, TRUMBULL - CT 06611

THIS DRAWING IS THE PROPERTY OF THE DESIGNER. IT HAS BEEN PREPARED SPECIFICALLY FOR THE OWNER OF THIS PROJECT AT THIS SITE AND IS NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION, OR OWNER WITHOUT WRITTEN CONSENT OF THE DESIGNER. METHOD OF CONSTRUCTION SHOWN ON THIS DRAWING SHOULD BE FOLLOWED EXACTLY. ANY DEVIATION WITHOUT DESIGNER'S CONSENT OR SUPERVISION, THE DESIGNER WILL NOT BE HELD RESPONSIBLE FOR DAMAGES.

Date:	1-13-26
Revised:	1-27-26
Scale:	1/4" = 1' - 0"

A1

ZONING LOCATION SURVEY

OF PROPERTY KNOWN AS

#6095 MAIN STREET

TRUMBULL, CONNECTICUT

PREPARED FOR

THOMAS J. CHANACA

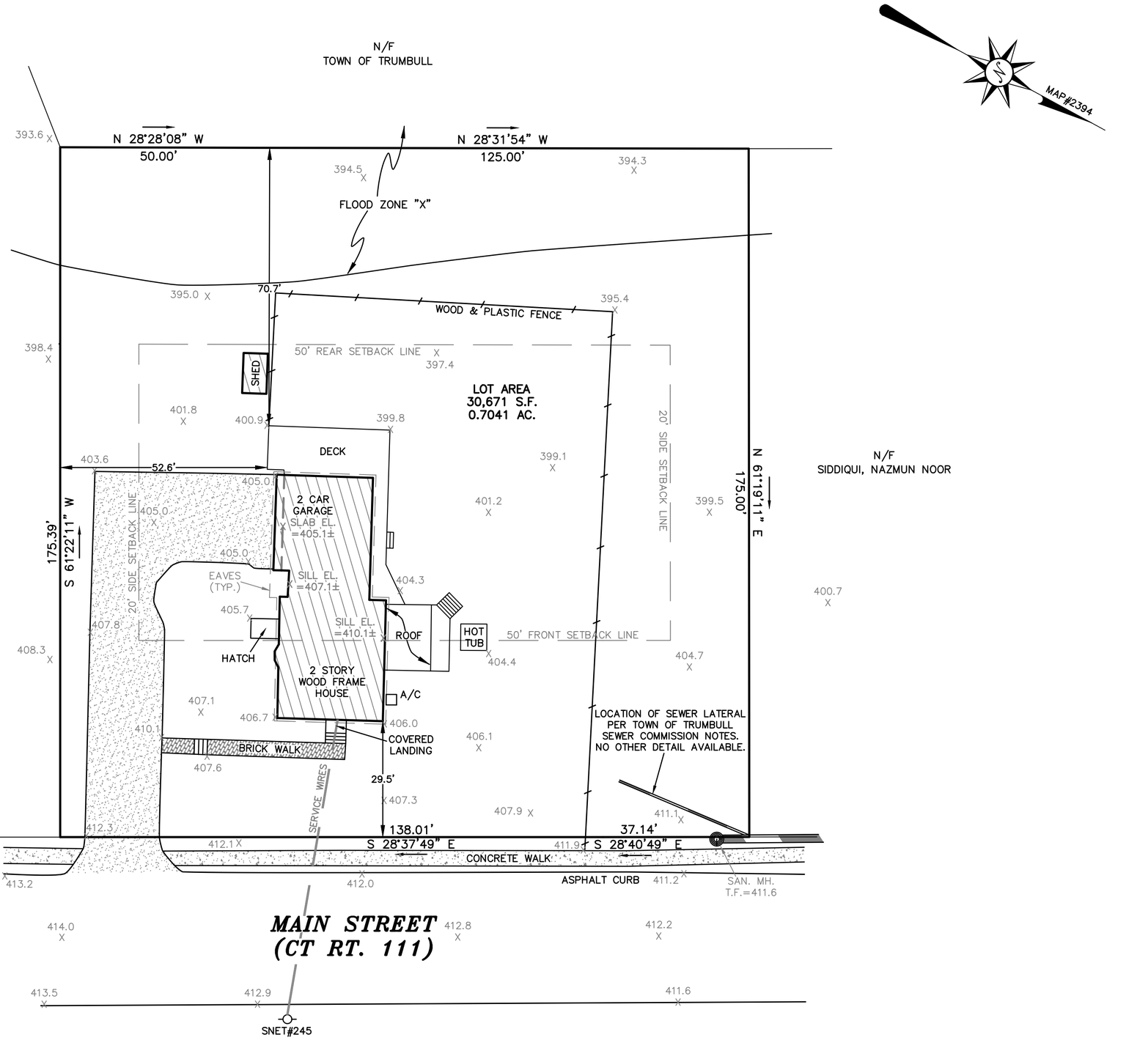
&

GLADY RODRIGUEZ

SCALE: 1"=20' DATE: DECEMBER 27, 2025

BY DAVID E. WILSON L.S.

0' 20' 40' 60'



NOTES:

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20–300B–1 THROUGH 20–300B–20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
2. SURVEY TYPE: "ZONING LOCATION SURVEY". SURVEY CLASS: "A–2" HORIZONTAL, "T–2" VERTICAL. BOUNDARY DETERMINATION CATEGORY: "RESURVEY".
3. THE PROPERTY IS TAX ASSESSOR'S LOT 164, TAX MAP E–06.
4. THE PURPOSE OF THIS SURVEY IS TO DEPICT EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS ON THE PROPERTY RELATIVE TO APPLICABLE ZONING REQUIREMENTS.
5. A PORTION OF THE PROPERTY IS LOCATED IN FLOOD ZONE X PER F.I.R.M. PANEL 09001C0288F, EFFECTIVE DATE: 6/18/2010.
6. DISTANCES SHOWN +/– FROM BUILDINGS TO PROPERTY LINES ARE NOT TO BE USED TO ESTABLISH BOUNDARIES.
7. THE PROPERTY IS LOCATED IN RESIDENCE "A" ZONE.
8. 408.0 X = SPOT ELEVATION. DATUM: "N.A.V.D. 1988".
9. THE LOCATION OF WETLANDS, IF ANY, HAVE NOT BEEN IDENTIFIED.
10. ALL BUILDINGS ARE MORE THAN 3 YEARS OLD.
11. THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.
12. THE CERTIFICATION SHOWN RUNS TO THE PERSON(S) FOR WHOM THE SURVEY WAS PREPARED AND ANY GOVERNMENTAL AGENCY, TITLE INSURANCE CO., OR LENDING INSTITUTION WHOSE NAME APPEARS IN THE TITLE BLOCK. CERTIFICATION IS NOT TRANSFERABLE.
13. THE LOCATION OF UNDERGROUND UTILITIES IS UNKNOWN AND THIS MAP IS NOT TO BE USED TO DETERMINE THE LOCATION OF SUCH.
14. THIS MAP DOES NOT CONSTITUTE A SUBDIVISION OF LAND AS DEFINED BY CONNECTICUT STATE STATUTES SECTIONS 8–18 THROUGH 8–29.

MAP REFERENCES:

1. MAPS #2394 & 2136, ON FILE IN THE TOWN OF TRUMBULL TOWN CLERK'S OFFICE.
2. "PROPOSED SITE PLAN PREPARED FOR GNK, LLC. 6103 MAIN STREET TRUMBULL, CONNECTICUT". SCALE: 1"=10', DATED FEB. 13, 2017, REVISED TO 06–12–2017. BY LAND SURVEYING SERVICES, LLC.
3. "PROPOSED SITE PLAN PREPARED FOR GNK, LLC. 6103 MAIN STREET TRUMBULL, CONNECTICUT". SCALE: 1"=10', DATED FEB. 13, 2017, REVISED TO 05–21–2021. BY LAND SURVEYING SERVICES, LLC.
4. "RIGHT OF WAY SURVEY SHOWING SANITARY SEWER EASEMENT TO BE ACQUIRED BY THE TOWN OF TRUMBULL 6103 MAIN STREET TRUMBULL, CONNECTICUT". SCALE: 1"=30', DATED DEC. 19, 2003. ON FILE IN THE TOWN OF TRUMBULL ENGINEERING DEPARTMENT.
5. THE FOLLOWING MAPS ON FILE IN THE TOWN OF TRUMBULL ENGINEERING DEPARTMENT: CC–88 & 98–S.
6. "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF TRUMBULL BRIDGEPORT – NEWTOWN ROAD FROM CHURCH HILL ROAD NORTHERLY TO LAKE AVENUE ROUTE NO. 25". SCALE: 1"=40', NUMBER 144–08–A, SHEET NO. 2 OF 2, SECT. #2, DATE: AUG. 15, 1938.

ZONE A	MINIMUM LOT SIZE (sq. ft.)	MINIMUM ROAD FRONTAGE	MINIMUM FLOOR AREA SQUARE FEET 2 STORY	MAXIMUM BUILDING HEIGHT	MINIMUM YARDS FRONT	SIDE	REAR	MAXIMUM BUILDING COVERAGE	MAXIMUM FLOOR AREA RATIO
REQUIRED/ ALLOWED	21,780	125'	900 1ST FLOOR 800 2ND FLOOR	40'	50'	20'	50'	25%	.29 PRINCIPLE BUILDING
EXISTING	30,671	175±'	1,732.8± 1ST FLOOR 1,431.8± 2ND FLOOR	24.0±'	29.5±'	52.6±'	70.7±'	5.8%	.103 PRINCIPLE BUILDING
PROPOSED									
AS–BUILT									

"TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON"

DAVID E. WILSON, LAND SURVEYOR, STRATFORD, CT. LICENSE#: LSX.70130

25072.DWG