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, APRIL 1, 2026

The Zoning Board of Appeals will hold a Regular Meeting on Wednesday, April 1, 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 March 4, 2026, Zoning Board of Appeals Regular Meeting minutes.

Applications

Application 26-05: 60 Lafayette Drive. Michael Steers. The applicant is requesting a front lot setback variance of 7', where 50' is required and 43' is proposed, to construct an addition in Residential Zone A under Article III of the Trumbull Zoning Regulations.

Dated at Trumbull, CT this 12th day of April 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: 2/13/26 Application #: #26-05

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: 60 LAFAYETTE DRIVE

   Assessor's Map No. D/09 Parcel No. 171 Lot No. —

   Trumbull Land Records: Volume(s) 1765 Page(s) 863

   Zoning District: _____

3. **Name of Applicant:** MICHAEL STEERS

   Street Address: 60 LAFAYETTE DRIVE

   City: TRUMBULL ST: CT Zip: 06611

   Phone: Day 203-260-6350 Evening 203-260-6350

   SIGNATURE OF APPLICANT _____
   (If agent, state capacity)

4. **Owner of Record:** MICHAEL AND ANNE STEERS

   Street Address: 60 LAFAYETTE DRIVE

   City: TRUMBULL ST: CT Zip: 06611

   SIGNATURE OF OWNER OF RECORD _____ / Anne Steers

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:

   NO

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: REQUESTING A VARIANCE ON WEST SIDE OF HOUSE FOR AN ADDITION AS PART OF A GROUND FLOOR MASTER BEDROOM CONVERSION.

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:

   REQUIRES SPACE FOR ADEQUATE GROUND FLOOR MASTER BEDROOM CONVERSION IN ORDER FOR OWNERS TO HAVE IN PLACE.

Property Location 60 LAFAYETTE DRIVE | Map ID D/09 / 00171/ 000/ | Bldg Name | State Use 101
Vision ID 10829 | Account # 00749000 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 1/29/2026 11:04:30 A

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	03	Colonial
Model	01	Residential
Grade:	11	C+2
Stories:	2	2 Stories
Occupancy	1	
Exterior Wall 1	14	Wood Shingle
Exterior Wall 2		
Roof Structure:	07	Gambrel
Roof Cover	03	Asph/F Gls
Interior Wall 1	05	Drywall
Interior Wall 2		
Floor Covering	06	Linoleum
Alt. Floor Cover	12	Hardwood
Heat Fuel	03	Gas
Heat Type:	05	Hot Water
AC Type:	03	Central
Total Bedrooms	03	3 Bedrooms
Total Bthrms:	2	2 Full Baths
Total Half Baths	1	1 Half Bath
Total Xtra Fixtrs		
Total Rooms:	7	7 Rooms
Bath Style:	02	Average
Kitchen Style:	03	Modern
Total Kitchens	1	
Total Elec Meter	1	

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

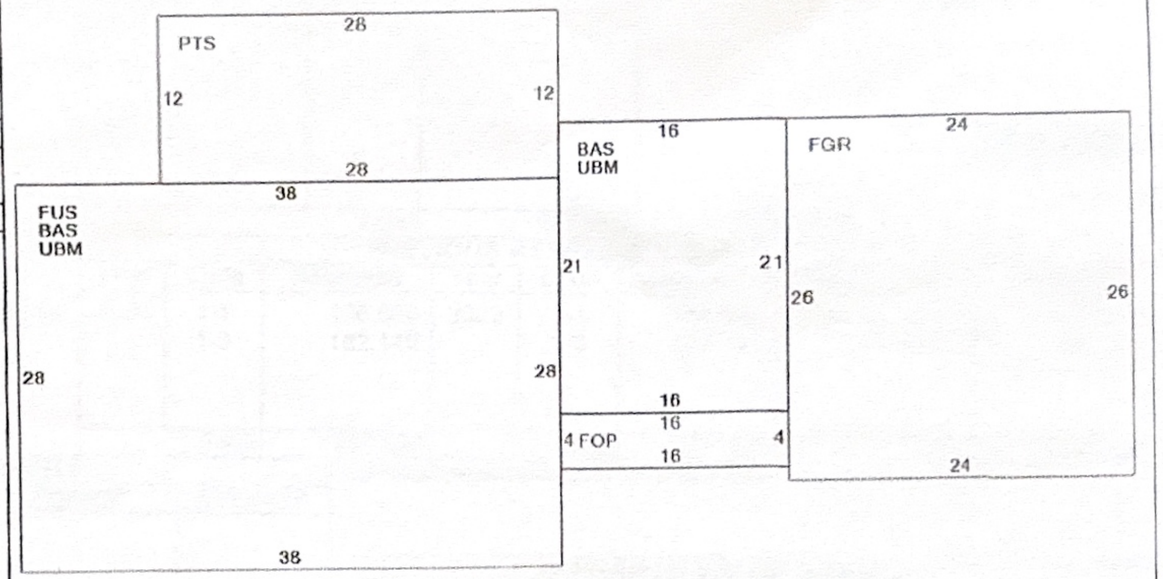
CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	306,749
Year Built	1981
Effective Year Built	2001
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	20
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	80
RCNLD	245,400
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	2001		80	00	1.00	4,000
FBM	FBsmt	B	450	30.00	2001		80	3	1.00	10,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,400	1,400	1,400		0
FGR	Attached Garage	0	624	250		0
FOP	Open Porch	0	64	13		0
FUS	Finished Upper Story	1,064	1,064	1,064		0
PTS	Stone Patio	0	336	34		0
UBM	Unfinished Basement	0	1,400	280		0
	Ttl Gross Liv / Lease Area	2,464	4,888	3,041		0



D09-171 04/30/2015

TRUMBULL CT 06611

Card # 1 of 1 State Use 101
Print Date 1/29/2026 11:04:28 A

6144

TRUMBULL, CT

VISION

SUPPLEMENTAL DATA

Alt Prcl ID	00749000	Dev Lot:	LOT 52
Census Tr	0903	Survey Ma	
Fire Dist:	L:	Survey Ma	
Border Pro		Section # :	A1
Voting Dist		CB Letter:	
	2026 Data Mailer Returned		
GIS ID	00749000	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RES LAND	1-1	222,400	155,680
DWELLING	1-3	260,200	182,140
	Total	482,600	337,820

RECORD OF OWNERSHIP

STEERS MICHAEL TR & ANNE L TR
STEERS MICHAEL & ANNE

BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
1765	0863	05-30-2018	U	I	0	29
0912	0263	12-13-1996		I	281,000	W

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	1-1	155,680	2023	1-1	155,680	2022	1-1	155,680
	1-3	182,140		1-3	182,140		1-3	182,140
	Total	337,820		Total	337,820		Total	337,820

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				

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	245,400
Appraised Xf (B) Value (Bldg)	14,800
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	222,400
Special Land Value	0
Total Appraised Parcel Value	482,600
Valuation Method	C
Total Appraised Parcel Value	482,600

NOTES

8/29/2007 PJG INT INSP & MEASURE OF
FINISHED BASEMENT REC/OFFICE AREA
IN USE 6/1/2007 NO C/O ISSUED

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
01-14-2026	VA			65	Datamailer No Change
07-30-2021	MVS	1		65	Datamailer No Change
08-29-2007	PG	2	1	53	Permit - Measured&Inspect
08-09-2007	PG	2	5	54	Permit - Not home left card
12-07-2005	HH	2		01	Measured
01-04-2005	SR	7		11	QC - Check
12-29-2004	MV	1	1	00	Measur+Listed

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
6061 E	07-29-2005	RS	Residential	7,000		100		450 SF FIN BSMT

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			0.530	AC	202,400.00	1.72764	5	1.00	120	1.200		1.0000	419,615.6	222,400
		Total Card Land Units		0.53	AC	Parcel Total Land Area		0.53								Total Land Value	222,400



PROPOSED REAR ELEVATION
1/4" = 1'-0"

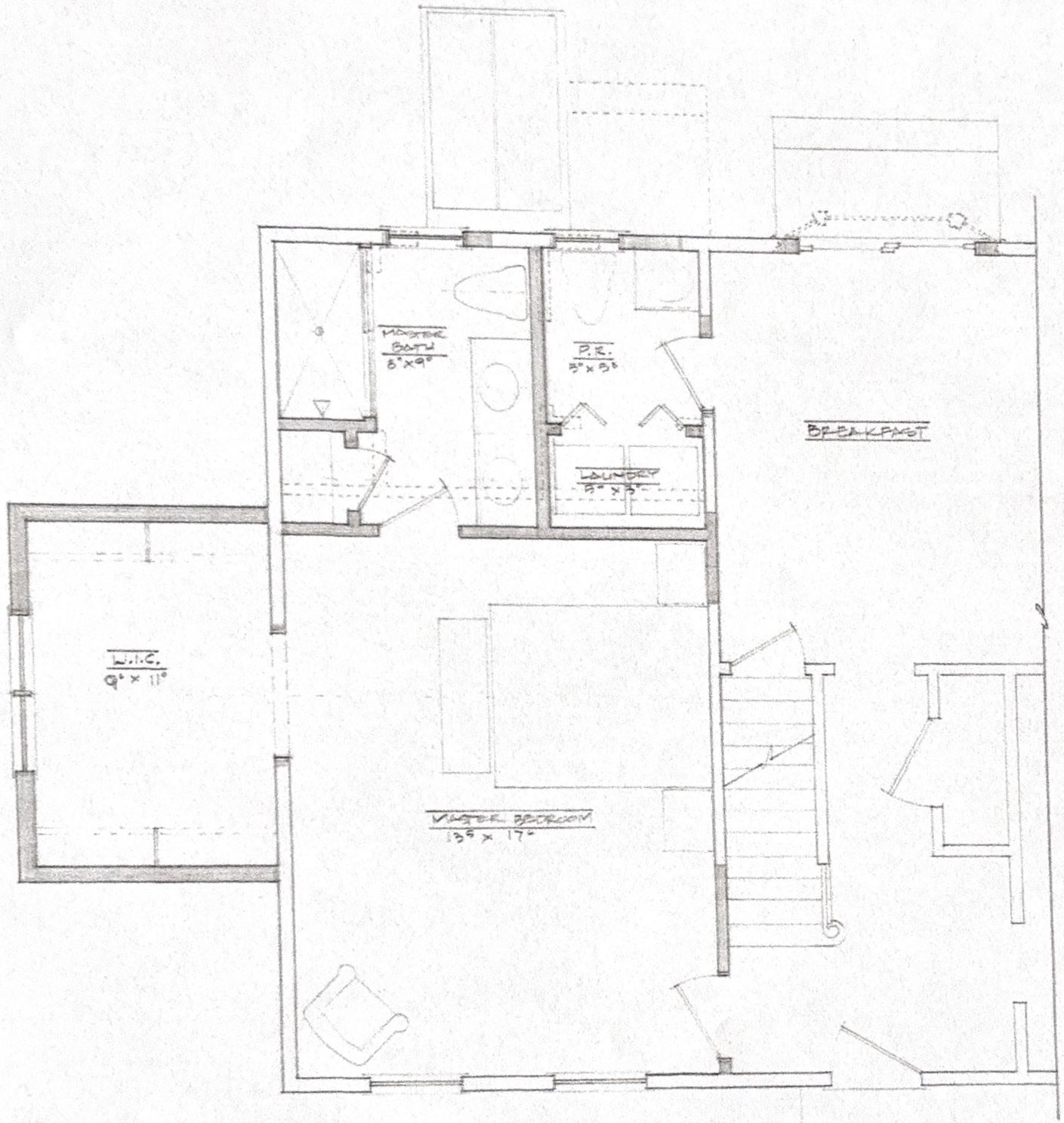
STEERS RESIDENCE

9-24-25

KLING BROTHERS BUILDERS, LLC



PROPOSED LEFT SIDE ELEVATION
1/4" = 1'-0"



PROPOSED FLOOR PLAN
1/4" = 1'-0"

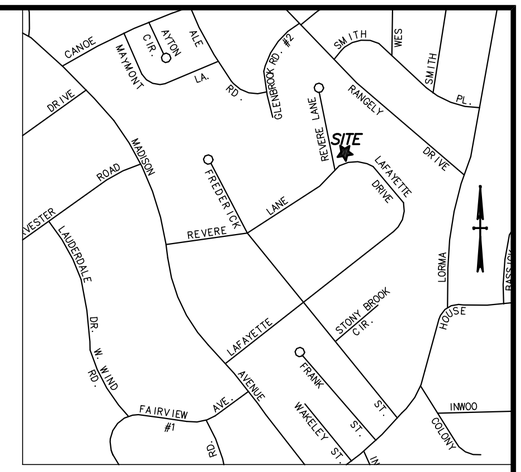
STEERS RESIDENCE 9-24-25 KUNC BROTHERS BUILDERS, LLC

RESIDENCE A ZONING CHART

REGULATION	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	0.5 ACRE (21,780 S.F.)	0.5348 AC. (23,297 S.F.)	0.5348 AC. (23,297 S.F.)
MIN. ROAD FRONTAGE	125 FEET	269.84 FEET	269.84 FEET
MAX. BUILDING HEIGHT	40'	22.7±	22.7±
MIN. FRONT YARD LAFAYETTE	50 FEET	50.5 FEET	50.5 FEET
MIN. FRONT YARD REVERE CORNER LOT	50 FEET * 40 FEET **	52.6 FEET	43.0 FEET
MIN SIDE YARD	20 FEET	32.8 FEET	32.8 FEET
MIN REAR YARD	50 FEET	55.0 FEET	55.0 FEET
MIN. FLOOR AREA	FIRST FLOOR 1 STORY = 1,200 S.F 1.5 STORY = 900 S.F. 2 STORY = 900 S.F. SECOND FLOOR 1.5 STORY = 500 S.F. 2 STORY = 800 S.F.	FIRST FLOOR 1,400 S.F. SECOND FLOOR 1,064 S.F.	FIRST FLOOR 1520 S.F. SECOND FLOOR 1064 S.F.
MAXIMUM FLOOR AREA RATIO	.29 PRINCIPAL BUILDING .1 ACCESSORY BUILDING	.106 PRINCIPAL BUILDING 0 ACCESSORY BUILDING	.111 PRINCIPAL BUILDING 0 ACCESSORY BUILDING
BUILDING COVERAGE	25% MAXIMUM	9.4% MAXIMUM	9.9%

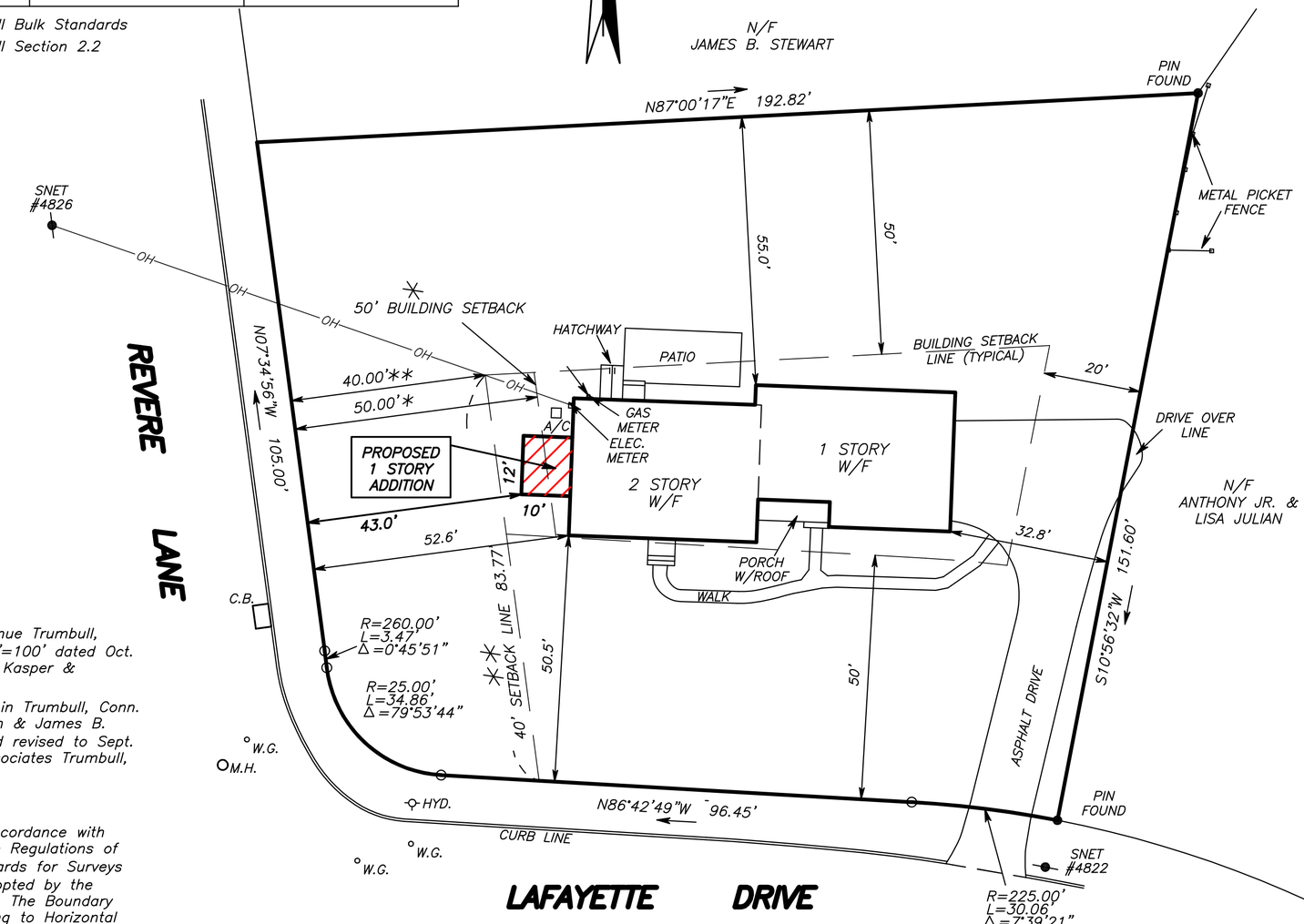
* See Town of Trumbull Zoning Regulations Article III Bulk Standards
** See Town of Trumbull Zoning Regulations Article III Section 2.2

PARCEL AREA:
23,297 S.F. = 0.5348 AC.



VICINITY MAP
SCALE: 1"=800'





MAP REFERENCES:

1. Resubdivision Plan "Joan Estates" Madison Avenue Trumbull, Connecticut Prepared for Joseph Lota scale 1"=100' dated Oct. 31, 1978 and revised to 8-31-79 by J & D Kasper & Associates Trumbull Town Clerk Map No 2087.
2. Lot Line Revision Plan Between lots 51 & 53 in Trumbull, Conn. Prepared for Anthony Julian Jr. and Lisa Julian & James B. Stewart scale 1"=30' dated July 12, 2004 and revised to Sept. 23, 2004 by Stephen C. Bombero Sr. and Associates Trumbull, Town Clerk Map No 31740

NOTES:

1. This survey and map has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies – "Minimum Standards for Surveys and Maps in The State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. The Boundary Determination is Dependent Resurvey conforming to Horizontal Accuracy Class A-2. The survey type is Zoning Location Survey.
2. Municipal zone designation is Residential A.
3. Property is serviced by public water supply and public sanitary sewer.

To my knowledge and belief,
this map is substantially correct as noted hereon.

TRACY H. LEWIS L.L.S. CT. LIC. NO. 15160

This map is not valid unless it has a live signature and embossed seal of Tracy H. Lewis.

ZONING LOCATION SURVEY
LOT 52
"JOAN ESTATES"

PROPERTY LOCATED AT

60 LAFAYETTE DRIVE AND
REVERE LANE
TRUMBULL, CONNECTICUT

PREPARED FOR

MICHAEL AND ANNE STEERS

SCALE: 1"= 20' DATE: 1-14-2026
REVISED: 1-27-2026

20 0 20 40
SCALE IN FEET

LEWIS ASSOCIATES
LAND SURVEYING AND CIVIL ENGINEERING
260 MAIN STREET, MONROE, CONNECTICUT
PHONE: 203-261-8648