TO: MEMBERS OF THE ZONING BOARD OF APPEALS  
RE: REGULAR MEETING – WEDNESDAY, APRIL 6, 2022  

The Zoning Board of Appeals will hold a Regular Meeting on Wednesday, April 6, 2022 at 7:00p.m. in the Trumbull 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 Minutes from the February 2, 2022 Zoning Board of Appeals Regular Meeting.

APPLICATIONS

Application # 22-02 – 24 Rennison Road, Scott Farquharsen of Baybrook Remodelers for Thomas Stroud. Variance of Art. I, Sec. 4.3.1 and Art. III, Sec 1 to add a second story over the garage, 44’ from the front lot line and 8.1’ from the E/S lot line.

Application # 22-03 – 366 Edison Road, Erika Fomanek. Variance of Art. I, Sec 4.3.1 and Art. III, Sec. 1 to add a shed dormer at the rear of the house, 11’ from the E/S lot line and 12’ from the W/S lot line.

Application # 22-04 – 45 Lincoln Street, Henry Schober. Variance of Art. I, Sec 4.3.1 and Art. III, Sec 1 to construct a 24.4’ x 12’ garage, 40’ from the front lot line.

Application # 22-05 – 30 Winslow Road, Daniel Estrada. Variance of Art. I, Sec 4.3.1 and Art. III, Sec 1 to construct to following: (1) Add a 12.2’ x 3.3’ bump out at left front of dwelling, 30.9’ from the front lot line and 13.2’ from the E/S lot line. (2) Add an 813 sq. ft. second story addition on the left side of dwelling, 13.1’ from the E/S lot line. (3) Add a 656 sq. f.t addition over the existing front of dwelling, 30.9’ from the front lot line and 16.5’ from the
E/S lot line. (4) Add a 6.8’x2.9’ bump out at right front of dwelling, 31.1’ from the front lot line. 
(5) Add a 228 sq. ft. 1st floor addition at the right side of the dwelling, 37’ from the front lot line.

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

Dated at Trumbull, CT this 30th day of March, 2022.
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.
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: 24 REMNISON ROAD
   Assessor's Map No. 1/08 Parcel No. 00210 Lot No. 
   Trumbull Land Records: Volume(s) 1693 Page(s) 822
   Zoning District: AA

3. Name of Applicant: Scott Fegunorson/BAYBROOK REMODELERS
   Street Address: 824 Bastian Post Rd.
   City: WEST HAVEN ST: CT Zip: 06516 Email: scott@baybrookremodelers.com
   Phone: Day 203 410 5001 Evening 203 410 5001
   SIGNATURE OF APPLICANT (If agent, state capacity)

4. Owner of Record: THOMAS STRoud
   Street Address: 24 REMNISON RD
   City: TRUMBULL ST: CT Zip: 06611 Email: tkastroud@gmail.com
   SIGNATURE OF OWNER OF RECORD

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:
   - [ ] Setback (front, side, rear)
   - [ ] Floor Area
   - [ ] Lot Area
   - [ ] Lot Coverage
   - [ ] Damage Reconstruction
   - [ ] Parking
   - [ ] Extension of enlargement of 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 date of hearing and action taken by the Board:
   - [ ]

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 WHERE APPLICABLE: WE REQUEST A VARIANCE TO ALLOW A SECOND STORY ADDITION OVER THE EXISTING GARAGE, NO CHANGE IN FOOTPRINT. A FRONT YARD SETBACK OF 43.7' TO RESIDENCE WHERE 36' IS REQUIRED AND A SIDEYARD SETBACK OF 8.1' WHERE 20' IS REQUIRED.

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:
   - THIS PROPERTY IS IN A RA ZONE WHERE 1 AC + 150' FRONTAGE IS REQUIRED. THE FIRST LOT IS 29 AC AND 90' FRONTAGE. THIS IS AN EXISTING NON CONFORMING LOT AND AN EXISTING NON CONFORMING SETBACK SO THE HOME WE ARE NOT INCREASING ANY OF THE NON CONFORMITY.
B. **APPEAL FROM ORDER OF THE ZONING ENFORCEMENT OFFICER**

1. List the date of the Cease and Desist Order being appealed (and submit copy of the letter):

2. List Article, Section, paragraph and subparagraph of the Zoning Regulations regarding your appeal:

   ARTICLE(S)  SECTION(S)  PARAGRAPH(S)  SUBPARAGRAPH(S)

3. Explain and state the basis for appeal of the decision of the Zoning Enforcement Officer:

C. **APPROVAL FOR LOCATION OF GASOLINE STATION/LICENSE**

1. Approval of Location is for the following:
   a) Gasoline Station
   b) Limited Repairer's License
   c) General Repairer's License

2. Indicate below if this application is a license renewal, and give a brief history of the uses of the property:

3. What are the proposed hours of operation?

4. Will any vehicles being repaired be stored outside?
   If yes, please specify the number of vehicles to be stored outside, location, and duration that they will be stored:

5. Applications pertaining to gasoline station location and/or new construction must include a site plan showing location of buildings, pumps, exits and entrances, signs, lights, and landscaping.

6. Applications pertaining to licenses must be accompanied by Connecticut Motor Vehicle Department forms to be signed by the Board.

Revised 05/21/2021
MAP ID: 108 / 00210 / 000/

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TB & Lease Area: 3,774

Print Date: 02/22/2022 10:12

State Use: 101

OBS-210 05/08/2015
**Property Location:** 24 RENNISON ROAD

**Account #**

**MAP ID:** 1/08 / 00210 / 000/

**Bldg #:** 1 of 1

**Sec #:** 1 of 1

**Card #:** 1 of 1

**State Use:** 101

**Print Date:** 02/22/2022 10:12

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### CURRENT OWNER

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**Additional Owners:**

- Other ID: 01034800
- Census Tract: 0905
- Fire Dist: N
- Cusso Prop: N
- Section #: A3
- CB Letter: LOT 17

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### Vision ID: 367

**Account #:** 24 RENNISON ROAD

### Received

**RECEIVED**

**FEB 21 2022**

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### CURRENT ASSESSMENT

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**Total:** 398,500

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### EXEMPTIONS

- **18 FT SIDE DORMER**

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### TAX ASSESSMENT

**TOWN OF TRUMBULL**

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### LAND LINE VALUATION SECTION

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**Total Card Land Units:** 0.30 AC

**Parcel Total Land Area:** 0.3 AC

**Total Land Value:** 195,400
Date: March 25th, 2022
Name: Gregory and Lindsey Tonzola
Address: 33 Beverly Road, Trumbull, CT, 06611

Re: Application of: Tom and Kristen Stroud
24 Rennison Road, Trumbull, CT 06611

Dear Neighbor,

As a property owner within 150 feet of my property line, I would like to inform you that I have filed an application before the Zoning Board of Appeals of the Town of Trumbull for a variance for my property.

My application is to allow: an addition above our existing garage for our expanding family 8.1 feet from the side property line.

If you, or your representative, have any interest in my application, you are invited to attend the Zoning Board of Appeals Public Hearing to be held in Trumbull Town Hall in the Council Chambers at 7:00 p.m. on April 6th, 2022 unless otherwise stated by public notice.

Copies of the plans and documentary materials relative to my application are on file in the Planning & Zoning Office at the Trumbull Town Hall and will be posted on the Town of Trumbull website for inspection by you or your representative.

Public comment can be mailed to the Planning & Zoning Office or sent via email to gmentillo@trumbull-ct.gov (must be received 24 hours in advance of the meeting) or public comment can be made in-person at the public hearing.

If you have any questions, please feel free to call either myself, Tom Stroud at (203) 216-8475 or the Planning & Zoning Office at 203-452-5044.

Very truly yours,

Tom Stroud
The Hillen Scope of Work describes all of the work to be done and no work, other than that specifically referred to in writing, shall be considered part of the proposal unless specifically agreed to in writing between the Owner and Baybrook Remodelers. Plans accompanying the written agreement shall be considered supplemental and are not intended to supersede the Scope of Work.

**Title:** First Floor Plan

**Scale:** 1/4" = 1'-0"

**Notes:**
- 3D Sketch
- Electrical Schedule
- Floor Plan
- Mud Room
- Ex. Garage
- Ex. Laundry
- Ex. Family Room
- Ex. Living Room
- Ex. Dining Room
- Ex. Kitchen
- Ex. Laundry (No Work)
- Ex. Family Room (No Work)
- Ex. Living Room (No Work)
- Ex. Dining Room (No Work)
- Front Porch (No Work)
- Approximate Location of Property Line

**Design Centers**
- 824 Boston Post Rd
  - West Haven, CT 203-937-6400
- 1700 Post Rd
  - Fairfield, CT 203-256-1062

**Presented:** 2 Feb 22
**Revisions:** 3 Mar 22

**Your 3 Step Building Process is provided to you by:**
- Mark Homburg
- John Callanan

**Addition Over Garage**
- Kristen & Tom Stroud
  - 26 Rensson Rd
  - Trumbull, CT 06611
  - 203-886-4761

**Not for Construction**

**Sheets:** A-1 of 4
The written Scope of Work describes all of the work to be done and no work, other than that specifically referred to in writing, shall be considered part of the proposal unless specifically agreed to in writing between the Owner and Baybrook Remodelers. Plans accompanying the written agreement shall be considered supplemental and are not intended to supersede the Scope of Work.

YOUR 3 STEP BUILDING PROCESS IS PROVIDED TO YOU BY

MARK HOMBURG
AND JOHN CALLANAN

PRESENTED 2 FEB 22
REVISIONS 3 MAR 22

SCALE AS NOTED

ATTACHMENT A-1
The written Scope of Work describes all of the work to be done, and no work, other than that specifically referred to in writing, shall be considered part of the proposal unless specifically agreed to in writing between the Owner and Baybrook Remodelers. Plans accompanying the written agreement shall be considered supplemental and are not intended to supersede the Scope of Work.

YOUR 3 STEP BUILDING PROCESS IS PROVIDED TO YOU BY:
MARK HOMBURG AND JOHN CALLANAN
PRESENTED 2 FEB 22
REVISED 3 MAR 22

SCALE 1/4" = 1'-0"

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

SIDE (RIGHT) ELEVATION
SCALE 1/4" = 1'-0"
NOTES:
1) This survey and map has been prepared in accordance with the regulations of the Connecticut State Land Surveyor's Board and subject to the terms of 
Certificate No. 56323 issued by the Connecticut Board of Examiners of 
Surveyors on November 16, 1977.
2) The time of survey performed at a single location and time. The data 
prepared by this survey is based on the information necessary to
produce a correct descriptive survey patent. The survey was performed by the
qualified surveyor who surveyed the subject property. The property
boundaries were determined by survey in accordance with the
proposed boundary related to the boundary of prior information here referenced.
3) The boundary determination is based upon the information requested.
4) This survey conforms to horizontal class A in accuracy requirements
and is full correct.
5) The subject property is shown as the lot only on the assessment map.
6) The subject property is located in the residential zone.
7) The subject property is owned by Barbara Aubin.
8) The survey was performed by Walter H. Skidoo, Land Surveyor.
9) The survey was performed in accordance with the regulations of the
Connecticut State Land Surveyor's Board and subject to the terms of 
Certificate No. 56323 issued by the Connecticut Board of Examiners of 
Surveyors on November 16, 1977.
10) The subject property is located in the residential zone.
11) The subject property is owned by Barbara Aubin.
12) The survey was performed by Walter H. Skidoo, Land Surveyor.
13) The survey was performed in accordance with the regulations of the
Connecticut State Land Surveyor's Board and subject to the terms of 
Certificate No. 56323 issued by the Connecticut Board of Examiners of 
Surveyors on November 16, 1977.

MAP REFERENCE:
ADDITION AND A MULTIPLE EXISTING MAP OF PROPERTY TRUMBULL, CT:
1) ORIGINAL GRID TOWN, AREA 1 BY 1920 (12/12 GRID) 1, 80, 1920, OWNED BY A BARBARA AUBIN
2) PROPERTY BOUNDARY Survey performed by WALTER H. SKIDOO, LAND SURVEYOR

LOT "17"
AREA = 13,050 SQ. FT. or 0.2996 AC.
ZONING BOARD OF APPEALS

APPLICATION FOR HEARING:

1. The purpose of this application is for the following:
   A. Variance of the Trumbull Zoning Regulations X
   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: 3600 Edison Road
   Assessor’s Map No. #58 Parcel No. ______ Lot No. 1601
   Trumbull Land Records: Volume(s) __________ Page(s) ______
   Zoning District: "A" Zone

3. Name of Applicant: Erika Formanek
   Street Address: 3600 Edison Road
   City: Trumbull ST: CT Zip: 06088 Email: erika.formanek87@gmail.com
   Phone: Day 203-856-9119 Evening Same
   SIGNATURE OF APPLICANT
   (If agent, state capacity)

4. Owner of Record: Erika Formanek
   Street Address: 3600 Edison Road
   City: Trumbull ST: CT Zip: 06088 Email: erika.formanek87@gmail.com
   SIGNATURE OF OWNER OF RECORD

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:
   - Setback (front; side; rear)
   - Floor Area
   - Lot Area
   - Lot Coverage
   - Damage Reconstruction
   - Parking
   - Extension of enlargement of 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 date of hearing and action taken by the Board:
   - NO

4. Explain the requested variance; PLEASE INDICATE DISTANCES FROM PROPERTY WHERE APPLICABLE:
   - Proposing to add a rear dormer to the 2nd Floor which will extend 24" beyond the 1st Floor exterior wall on the rear only. Also adding (2) front doghouse dormers, these will be within the existing footprint of the house. Approx. 87' to house corner from rear of property.

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:
   - The house was built in 1950, undamaged Cape. Single bathroom needed additional square footage for growing family.
### Current Owner
- **Formanek Erika**
- **Address**: 366 Edison Road, Trumbull, CT 06611

### Topography
- **Utilities**:
  - Strt./Road Location: 1-1
  - Topo.: Map ID: F/09 / 00161/ 000/

### Supplemental Data
- **Other ID**: 00400100
- **Dev Lot**: LOT 2
- **Survey Map**: MAP 52

### RECORD OF OWNERSHIP
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<td>11/04/2009</td>
<td>Q 1</td>
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<td>1152/753</td>
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### Previous Assessments (History)

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<th>Assessed Value</th>
<th>Code</th>
<th>Assessed Value</th>
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<th>Assessed Value</th>
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<td>64,190</td>
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<tr>
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### Exemptions

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<th>Amount</th>
<th>Code</th>
<th>Description</th>
<th>Number</th>
<th>Amount</th>
<th>Code</th>
<th>Description</th>
<th>Comm. Int.</th>
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</table>

### Other Assessments

### Appraised Value Summary
- Appraised Bldg. Value (Card): 178,300
- Appraised XF (B) Value (Bldg): 178,300
- Appraised OB (L) Value (Bldg): 178,300
- Appraised Land Value (Bldg): 178,300

### Building Permit Record

<table>
<thead>
<tr>
<th>Permit ID</th>
<th>Issue Date</th>
<th>Type</th>
<th>Description</th>
<th>Amount</th>
<th>Insp. Date</th>
<th>% Comp.</th>
<th>Date Comp.</th>
<th>Comments</th>
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<tr>
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<td>5</td>
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<td>65</td>
<td>Hearing-No change</td>
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<td>08/05/2021</td>
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<td>MVS</td>
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<td>Datamailer No Change</td>
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<td>08/03/2015</td>
<td>6</td>
<td>PG</td>
<td>56</td>
<td>4</td>
<td>65</td>
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<td>Review 3rd party data</td>
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<td>07/12/2005</td>
<td>5</td>
<td>RM</td>
<td>10</td>
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<td>65</td>
<td>Measu/LtrSnt-Letter Sent</td>
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<td>02/07/2005</td>
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<td>02</td>
<td>2</td>
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### Land Line Valuation Section

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<th>Use</th>
<th>Description</th>
<th>Zone</th>
<th>D</th>
<th>Front</th>
<th>Depth</th>
<th>Units</th>
<th>Unit Price</th>
<th>Factor</th>
<th>S.A.</th>
<th>C. Factor</th>
<th>St. Ids</th>
<th>Adj.</th>
<th>Notes-Adj</th>
<th>Spec Use</th>
<th>Spec Calc</th>
<th>S Adj</th>
<th>Freq</th>
<th>Adj. Unit Price</th>
<th>Land Value</th>
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<tbody>
<tr>
<td>1 101</td>
<td>Single Family Res</td>
<td>A</td>
<td>0.22</td>
<td>AC</td>
<td>182,160.00</td>
<td>3.7075</td>
<td>4</td>
<td>1.00</td>
<td>110</td>
<td>1.20</td>
<td>1.00</td>
<td>178,300</td>
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**Total Card Land Units**: 0.22 AC  
**Parcel Total Land Area**: 0.22 AC  
**Total Land Value**: 178,300
### CONSTRUCTION DETAIL

<table>
<thead>
<tr>
<th>Element</th>
<th>Code</th>
<th>Ch.</th>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td>Style</td>
<td>04</td>
<td></td>
<td>Cape Cod</td>
</tr>
<tr>
<td>Model</td>
<td>01</td>
<td></td>
<td>Residential</td>
</tr>
<tr>
<td>Grade</td>
<td>09</td>
<td></td>
<td>C</td>
</tr>
<tr>
<td>Stories</td>
<td>1.25</td>
<td></td>
<td>1 1/4 Stories</td>
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<tr>
<td>Occupancy</td>
<td>1</td>
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#### MIXED USE

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<tr>
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### CONSTRUCTION DETAIL (CONTINUED)

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<tbody>
<tr>
<td>Exterior Wall 1</td>
<td>25</td>
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<td>Vinyl Siding</td>
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### COST/MARKET VALUATION

- **Adj. Base Rate:** 15.34
- **Replace Cost:** 162,750

### BUILDING SUB-AREA SUMMARY SECTION

<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
<th>Living Area</th>
<th>Gross Area</th>
<th>Eff. Area</th>
<th>Unit Cost</th>
<th>Undeprec. Value</th>
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<tbody>
<tr>
<td>BAS</td>
<td>First Floor</td>
<td>816</td>
<td>816</td>
<td>816</td>
<td>115.34</td>
<td>94,120</td>
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<tr>
<td>EAF</td>
<td>Expansion Attic, Finished</td>
<td>367</td>
<td>816</td>
<td>367</td>
<td>51.88</td>
<td>42,331</td>
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<tr>
<td>FOP</td>
<td>Open Porch</td>
<td>0</td>
<td>60</td>
<td>12</td>
<td>23.07</td>
<td>1,384</td>
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<tr>
<td>UBM</td>
<td>Unfinished Basement</td>
<td>0</td>
<td>816</td>
<td>163</td>
<td>23.04</td>
<td>18,801</td>
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<tr>
<td>WDK</td>
<td>Wood Deck</td>
<td>0</td>
<td>532</td>
<td>53</td>
<td>11.49</td>
<td>6,113</td>
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**Ttl. Gross Liv/Lease Area:** 1,183

---

MIXED USE

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

<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
<th>Sub</th>
<th>Sub Descript</th>
<th>L/B</th>
<th>Units</th>
<th>Unit Price</th>
<th>Yr</th>
<th>Gde</th>
<th>Dp Rt</th>
<th>Cnd</th>
<th>%Cnd</th>
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<tr>
<td>SPL1</td>
<td>InGround Pool</td>
<td>VN</td>
<td>Vinyl</td>
<td>L</td>
<td>351</td>
<td>55.00</td>
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<td>B</td>
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<td>50.00</td>
<td>191</td>
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<td>7,800</td>
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---

**Building Sub-Use Map**

- **WDK**
- **FOP**
- **EAF**
- **UBM**
Dear Neighbor,

As a property owner within 150 feet of my property line, I would like to inform you that I have filed an application before the Zoning Board of Appeals of the Town of Trumbull for a variance for my property.

My application is to allow a rear dormer on the house and two small front dormers. If you or your representative have any interest in my application, you are invited to attend the Zoning Board of Appeals Public Hearing to be held in person at 7:00pm on April 6, 2022 at Trumbull Town Hall in the Council Chambers (5866 Main Street, Trumbull, CT 06611).

Copies of the plans and documentary material relative to my application are on file in the Planning & Zoning Office at the Trumbull Town Hall and will be posted on the Town of Trumbull website for inspection by you or your representative.

Public comment can be mailed to the Planning & Zoning Office or sent via email to gmentillo@trumbull-ct.gov (must be received 24 hours in advance of the meeting) or public comment can be made via phone or videoconference connection at the public hearing.

If you have any questions, please feel free to either call myself, Erika Formanek at 203-856-9119, or the Planning & Zoning Office at 203-452-5044.

Thank you,

Erika Formanek

Owner of 366 Edison Road
PROPOSED: Front Elevation
scale: 1
4 " = 1'-0"

5'-0"
8'-9"
12"

7'-0"

SIDE PORCH SHED ROOF
PITCH APPROX. 12
3.5

3'-0"

SECOND FLOOR FRONT SHED DORMERS
ROOF PITCH APPROX. 12
5

30'-6"
1'-9
14

8'-8"
10'-7
34

7'-8"
1'-9
14

24'-2"

PROPOSED: Side (Driveway) Elevation
scale: 1
4 " = 1'-0"

15'-3"
24'-2"

EXISTING: Side (Driveway) Elevation
scale: 1
4 " = 1'-0"

26'-4
12
2

5'-0"

24'-2"

EXISTING: Front Elevation
scale: 1
4 " = 1'-0"

30'-4"
12'-0
3

8'-6"
9'-5
34

24'-2"

7'-0"

8'-6"
9'-5
34

24'-2"

Renovation of 366 Edison Road
Trumbull, CT 06611

Owner:
Erika Formanek
366 Edison Road
Trumbull, CT 06611
203-856-9119  
erika@edisonroadinteriors.com

Date:
2/28/22
ZONING LOCATION SURVEY
OF PROPERTY KNOWN AS
#366 EDISON ROAD
TRUMBULL, CONNECTICUT
PREPARED FOR
ERIKA FORMANEK
SCALE: 1"=20’ DATE: FEBRUARY 11, 2022
BY DAVID E. WILSON L.S.

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"
BOUNDARY DETERMINATION CATEGORY: "REurvey".
3. THE PROPERTY IS TAX ASSessor'S LOT 161, TAX MAP F-09.
4. THE PURPOSE OF THIS SURVEY IS TO DEPICT EXISTING CONDITIONS
AND PROPOSED IMPROVEMENTS ON THE PROPERTY RELATIVE TO
APPLICABLE ZONING REQUIREMENTS.
5. REFERENCE IS MADE TO THE FOLLOWING MAP ON FILE IN THE TOWN
OF TRUMBULL TOWN CLERK'S OFFICE: MAP # 52.
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. ALL BUILDINGS ARE MORE THAN 3 YEARS OLD.
9. THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.
10. 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.
11. THE LOCATION OF UNDERGROUND UTILITIES IS UNKNOWN AND THIS MAP
IS NOT TO BE USED TO DETERMINE THE LOCATION OF SUCH.
12. THIS MAP DOES NOT CONSTITUTE A SUBDIVISION OF LAND AS DEFINED
BY CONNECTICUT STATE STATUTES SECTIONS 8-18 THROUGH 8-29.

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

DAVID E. WILSON, LAND SURVEYOR, STRATFORD, CT. LICENSE#: LSX.70130
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: 45 Lincoln St
   Assessor’s Map No. H/08 Parcel No. 00030 Lot No. 9
   Trumbull Land Records: Volume(s) Page(s)
   Zoning District: Residential

3. Name of Applicant: Henry Schober
   Street Address: 45 Lincoln St.
   City: Trumbull  ST: CT  Zip: 06611  Email: heschob1@gmail.com
   Phone: Day 646 208 6561 Evening 203 459 2563

SIGNATURE OF APPLICANT

4. Owner of Record: Henry X & Lydia W Schober
   Street Address: 45 Lincoln St.
   City: Trumbull  ST: CT  Zip: 06611  Email: heschob1@gmail.com

SIGNATURE OF OWNER OF RECORD

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:
   - Setback (front, side, rear)
   - Floor Area
   - Lot Area
   - Lot Coverage
   - Damage Reconstruction
   - Parking
   - Extension of enlargement of 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) III
   SECTION(S) 1, 3
   PARAGRAPH(S) 
   SUBPARAGRAPH(S) 

3. Has any previous application been submitted for this property? If so, please give 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 WHERE APPLICABLE:

   Request variance from the 50' setback requirement. Garage is currently 41' from street. This variance is looking to extend the one car garage into a two car garage 41' from street.

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:

   Currently there are multiple drivers with cars residing at this location. With a one car garage and driveway it is a hardship to move one car from the driveway in order to move the car out of the garage.
**Property Location**: 45 LINCOLN STREET  
**MAP ID**: H/08/00030/000/  
**Bldg Name**:  
**State Use**: 101  
**Print Date**: 02/25/2022 12:58

**VISION ID**: 10124  
**Account#**:  
**Bldg#**: 1  
**Sec#**: 1  
**Card**: 1  
**Print Date**: 02/25/2022 12:58

### CURRENT OWNER
- **TOPO**:  
- **UTILITIES**:  
- **STRT./ROAD**:  
- **LOCATION**:  
- **CURRENT ASSESSMENT**
  - **Description**: RES LAND DWELLING  
  - **Code**: I-1  
  - **Appraised Value**: 214,400  
  - **Assessed Value**: 150,000  
  - **Code**: I-3  
  - **Appraised Value**: 236,900  
  - **Assessed Value**: 165,830  

### TOPO

| Other ID: | 00034300 |
| Census Trac: | 0995 |
| Fire Dist: | T |
| Border Prop: |  |
| Survey Prop: |  |
| Section #: | A3 |
| CB Letter: |  |

### GIS ID
- **GIS ID**: 00034300  
- **ASSOC PID#**:  

### RECORD OF OWNERSHIP

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<th>SALE DATE</th>
<th>q/d/wf</th>
<th>SALE PRICE V.C.</th>
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<tbody>
<tr>
<td>1005/696</td>
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### PREVIOUS ASSESSMENTS (HISTORY)

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<td>111,370</td>
<td>111,370</td>
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<tr>
<td>1-3</td>
<td>156,030</td>
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**Total**: 267,400  
**Total**: 267,400  
**Total**: 267,400

### EXEMPTIONS

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<th>Description</th>
<th>Number</th>
<th>Amount</th>
<th>Comm. Int.</th>
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</table>

**Total**:  

### OTHER ASSESSMENTS

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<tr>
<th>Year Code</th>
<th>Description</th>
<th>Amount</th>
<th>Code</th>
<th>Description</th>
<th>Number</th>
<th>Amount</th>
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**Total**:  

### ASSESSING NEIGHBORHOOD

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<tr>
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<th>NBHD Name</th>
<th>Street Index Name</th>
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### NOTES

**9/9/2009 PJG INT INSPE EXT MEASURE**

### BUILDING PERMIT RECORD

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<th>Issue Date</th>
<th>Type</th>
<th>Description</th>
<th>Amount</th>
<th>Insp. Date</th>
<th>% Comp</th>
<th>Date Comp.</th>
<th>Comments</th>
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<td>100</td>
<td>02/24/2014</td>
<td>2nd flr bdrm &amp; bath, exp</td>
</tr>
</tbody>
</table>

**Total**:  

### VISIT/CHANGE HISTORY

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<th>Type</th>
<th>IS</th>
<th>ID</th>
<th>Cd</th>
<th>Purpose/Result</th>
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<tbody>
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<td>PG</td>
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<tr>
<td>10/18/2010</td>
<td>2</td>
<td>1</td>
<td>PG</td>
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<tr>
<td>09/09/2009</td>
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<td>1</td>
<td>PG</td>
<td>53</td>
<td>Permit - Measured &amp; Inspe</td>
</tr>
<tr>
<td>03/29/2005</td>
<td>1</td>
<td>1</td>
<td>HH</td>
<td>60</td>
<td>Measur Listed</td>
</tr>
<tr>
<td>02/24/2005</td>
<td>1</td>
<td>1</td>
<td>HH</td>
<td>61</td>
<td>Measured</td>
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### LAND LINE VALUATION SECTION

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<th>Use Description</th>
<th>Zone</th>
<th>D Front Depth</th>
<th>Units Price</th>
<th>T Factor</th>
<th>S.A.</th>
<th>C Factor</th>
<th>ST Ids Adj</th>
<th>Notes / Adj</th>
<th>Special Pricing</th>
<th>S Adj Fact</th>
<th>Adj. Unit Price</th>
<th>Land Value</th>
</tr>
</thead>
<tbody>
<tr>
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<td>Single Family Res</td>
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<td></td>
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<td>Spec Calc</td>
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</table>

**Total Card Land Units**: 0.43  
**Parcel Total Land Area**: 0.43 AC  
**Total Land Value**: 214,400
Date: March 25, 2022

DiLeo Michele & Camilla
35 Lincoln St
Trumbull, CT 06611

Re: Application of variance: Henry and Lydia Schober
45 Lincoln St

Dear Neighbor,

As a property owner within 150 feet of my property line, I would like to inform you that I have filed an application before the Zoning Board of Appeals of the Town of Trumbull for a variance from the 50' setback for my property.

My application is to allow my one car garage to be extended out 12' for a two car garage. The garage is currently located 41' from the street and outside the 50' setback for the property. The new two car garage would still be 41' from the street hence the need for a variance.

If you or your representative, have any interest in my application, you are invited to attend the Zoning Board of Appeals Public Hearing to be held in Trumbull Town Hall in the Council Chambers at 7:00 pm on April 6, 2022 unless otherwise stated by public notice.

Copies of the plans and documentary material relative to my application are on file in the Planning and Zoning office at the Trumbull Town Hall and will be posted on the Town of Trumbull website for inspection by you or your representative.

Public comment can be mailed to the Planning & Zoning Office or sent via email to gmentillo@trumbull-ct.gov (must be received 24 hours in advance of the meeting) or public comment can be made at the public hearing.

If you have any questions, please feel free to call either myself, Henry Schober at (646) 208-6561, or the Planning and Zoning Office at (203) 452-5044.

Very truly yours,

[Signature]

Henry Schober
Two Car Garage

Driveway

House

FLOOR PLAN PROPOSED

STREET ADDRESS OF CONSTRUCTION
45 LINCOLN STREET, TRUMBULL, CT 06611

APPLICANT'S NAME, ADDRESS, PHONE NO.
HENRY SCHOBER, 45 LINCOLN ST, TRUMBULL CT 646-208-6561

OWNER OF RECORD'S NAME, ADDRESS, PHONE NO.
HENRY & LYDIA SCHOBER, 45 LINCOLN ST, TRUMBULL CT 203-259-2563

DESCRIPTIVE TITLE/PROPOSED CONSTRUCTION
EXTENSION OF ONE CAR GARAGE INTO A TWO CAR GARAGE

PREPAREER'S NAME, COMPANY, ADDRESS, PHONE NO.
HENRY SCHOBER, OWNER, 45 LINCOLN ST, TRUMBULL CT 846-258-5555

Floor Plan Two Car Garage
45 Lincoln St
SOUTH (SIDE) ELEVATION - EXISTING

SOUTH (SIDE) ELEVATION - PROPOSED

SOUTH (SIDE) ELEVATION
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: 30 Winslow Rd
   Assessor’s Map No. _____________ Parcel No. _____________ Lot No. _____________
   Trumbull Land Records: Volume(s) _____________ Page(s) _____________
   Zoning District: __________________

3. Name of Applicant: Daniel Estrada
   Street Address: 30 Winslow Rd
   City: Trumbull ST: CT Zip: 06611 Email: DeCabinetry001@gmail.com
   Phone: Day 203-864-8503 Evening __________________
   SIGNATURE OF APPLICANT Daniel Estrada
   (If agent, state capacity)

4. Owner of Record:
   Street Address: ______________________
   City: _____________ ST: _____________ Zip: _____________ Email: ______________________
   SIGNATURE OF OWNER OF RECORD ______________________

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:
   - [ ] Setback (front, side, rear)
   - [ ] Floor Area
   - [ ] Lot Area
   - [ ] Lot Coverage
   - [ ] Damage Reconstruction
   - [ ] Parking
   - [ ] Extension of enlargement of 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 date of hearing and action taken by the Board:

   ____________________________

   ____________________________

**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 WHERE APPLICABLE:**

   - 813 s.f. to our property
   - 525 s.f. add to the main body
   - 39 s.f. to the N'side
   - 20 s.f. to the E'side
   - 228 s.f. to the W'side

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:

   - The property was built in a non-conforming use of building. We need variance for 813 s.f. to build out of setback.
### Property Information

- **Location**: 30 Winslow Road
- **Map ID**: D/11 / 00049/ 000/
- **Building Name**: State
- **Use**: 101
- **Vision ID**: 12439
- **Account#**: Bldg#: 1
- **Sec#: 1**
- **Card 1 of 1**
- **Print Date**: 02/07/2022 14:23
- **STR/T ROAD**: RES LAND
- **Code**: 1-1
- **Appraised Value**: 187,400
- **Assessed Value**: 131,180
- **STR/T ROAD**: DWELLING
- **Code**: 1-3
- **Appraised Value**: 131,100
- **Assessed Value**: 91,770
- **STR/T ROAD**: RES OUTBL
- **Code**: 1-4
- **Appraised Value**: 70,100
- **Assessed Value**: 49,070

### Additional Owners

- **Estrada Daniel & Johnson Jessica**
- **Address**: 30 Winslow Road
- **City**: Trumbull, CT 06611

### Supplemental Data

- **GIS ID**: 06372000
- **Dev Lot**: LOT 17
- **Sec#**: 1 of 1
- **Card 1 of 1
- **Print Date**: 02/07/2022 14:23

### Exemptions

<table>
<thead>
<tr>
<th>Year</th>
<th>Type</th>
<th>Description</th>
<th>Amount</th>
<th>Code</th>
<th>Description</th>
<th>Number</th>
<th>Amount</th>
<th>Comm. Int.</th>
</tr>
</thead>
</table>

### Assessing Neighborhood

- **NBHD/ SUB**: I/A
- **NBHD Name**: Street Index Name
- **Tracing**: Batch

### Notes

- **New Windows/Roof**: ECO-HWY

### Appraised Value Summary

- **Appraised Bldg. Value (Card)**: 131,100
- **Appraised XF (B) Value (Bldg)**: 0
- **Appraised LB (L) Value (Bldg)**: 70,100
- **Appraised Land Value (Bldg)**: 187,400
- **Special Land Value**: 0
- **Total Appraised Parcel Value**: 388,600
- **Valuation Method**: C
- **Adjustment**: 0
- **Net Total Appraised Parcel Value**: 388,600

### Building Permit Record

<table>
<thead>
<tr>
<th>Permit ID</th>
<th>Issue Date</th>
<th>Type</th>
<th>Description</th>
<th>Amount</th>
<th>Insp. Date</th>
<th>% Comp.</th>
<th>Date Comp.</th>
<th>Comments</th>
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### Land Line Valuation Section

<table>
<thead>
<tr>
<th></th>
<th></th>
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</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>101</td>
<td>Single Family Res</td>
<td>A</td>
<td>0.36 AC</td>
<td>202,400.00</td>
<td>2.3810</td>
<td>5</td>
<td>0.90</td>
<td>100</td>
<td>1.20</td>
<td>HWY</td>
<td>1.00</td>
<td></td>
<td>187,400</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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Total Card Land Units: 0.36 AC  
Parcel Total Land Area: 0.36 AC  
Total Land Value: 187,400
### Construction Detail

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<tr>
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<th>Cd. Ch.</th>
<th>Description</th>
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<tbody>
<tr>
<td>Style</td>
<td>04</td>
<td>Cape Cod</td>
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<tr>
<td>Model</td>
<td>01</td>
<td>Residential</td>
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<tr>
<td>Grade</td>
<td>10</td>
<td>C+1</td>
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<tr>
<td>Occupancy</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Exterior Wall 1</td>
<td>14</td>
<td>Wood Shingle</td>
</tr>
<tr>
<td>Roof Structure</td>
<td>03</td>
<td>Gable</td>
</tr>
<tr>
<td>Roof Cover</td>
<td>03</td>
<td>Asph/F Gls</td>
</tr>
<tr>
<td>Interior Wall 1</td>
<td>05</td>
<td>Drywall</td>
</tr>
<tr>
<td>Floor Covering</td>
<td>14</td>
<td>Carpet</td>
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<tr>
<td>Alt. Floor Cover</td>
<td>12</td>
<td>Hardwood</td>
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<tr>
<td>Heat Fuel</td>
<td>03</td>
<td>Gas</td>
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<td>Heat Type</td>
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<td>Forced Air</td>
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<tr>
<td>AC Type</td>
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<td>Central</td>
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<td>Total Bedrooms</td>
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<td>4 Bedrooms</td>
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<tr>
<td>Total Baths</td>
<td>01</td>
<td>1 Full Bath</td>
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<tr>
<td>Total Half Baths</td>
<td>01</td>
<td></td>
</tr>
<tr>
<td>Total Xtra Fixts</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Total Rooms</td>
<td>07</td>
<td>7 Rooms</td>
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<tr>
<td>Bath Style</td>
<td>02</td>
<td>Average</td>
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<tr>
<td>Kitchen Style</td>
<td>02</td>
<td>Average</td>
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<tr>
<td>Total Kitchens</td>
<td>01</td>
<td></td>
</tr>
<tr>
<td>Total Elec Meters</td>
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### Mixed Use

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<th>Percentage</th>
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<tbody>
<tr>
<td>101</td>
<td>Single Family Res</td>
<td>100</td>
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</tbody>
</table>

### Cost/Market Valuation

- Adj. Base Rate: 112.79
- Dep Code: G
- Remodel Rating: Year Remodeled
- Dep %: 24
- Functional Obsn: External Obsn
- Condition: Cost Trend Factor
- Overall % Cond: 66
- Apprais Val: 131,100
- Dep % Ovr: 0
- Misc Imp Ovr: 0
- Misc Imp Ovr Comment: 0
- Cost to Cure Ovr: 0
- Cost to Cure Ovr Comment: 0

### Building Sub-Area Summary Section

<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
<th>Living Area</th>
<th>Gross Area</th>
<th>Eff. Area</th>
<th>Unit Cost</th>
<th>Undeprec. Value</th>
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<tbody>
<tr>
<td>BAS</td>
<td>First Floor</td>
<td>1,147</td>
<td>1,147</td>
<td>1,147</td>
<td>112.79</td>
<td>129,368</td>
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<tr>
<td>CRL</td>
<td>Crawlspace</td>
<td>0</td>
<td>331</td>
<td>0</td>
<td>0.00</td>
<td>0</td>
</tr>
<tr>
<td>EAF</td>
<td>Expansion Attic, Finished</td>
<td>367</td>
<td>816</td>
<td>367</td>
<td>50.73</td>
<td>41,393</td>
</tr>
<tr>
<td>FOP</td>
<td>Open Porch</td>
<td>0</td>
<td>25</td>
<td>5</td>
<td>22.56</td>
<td>564</td>
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<tr>
<td>PTC</td>
<td>Concrete Patio</td>
<td>0</td>
<td>130</td>
<td>13</td>
<td>11.28</td>
<td>1,466</td>
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<tr>
<td>UBM</td>
<td>Unfinished Basement</td>
<td>0</td>
<td>816</td>
<td>163</td>
<td>22.53</td>
<td>18,384</td>
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<tr>
<td>WDK</td>
<td>Wood Deck</td>
<td>0</td>
<td>658</td>
<td>66</td>
<td>11.31</td>
<td>7,444</td>
</tr>
</tbody>
</table>

**Total Gross Liv/Lease Area:** 1,514 | 3,923 | 198,620
Re: Application of: DANIEL ESTRADA

30 WINSLOW RD, TRUMBULL, CT 06611

Dear Neighbor,

As a property owner within _150_ feet of my property line, I would like to inform you that I have filed an application before the Zoning Board of Appeals of the Town of Trumbull for a variance for my property.

My application is to allow: TO BUILD A SECOND FLOOR ON OUR HOUSE

If you, or your representative, have any interest in my application, you are invited to attend the Zoning Board of Appeals Public Hearing to be held in Trumbull Town Hall in the Council Chambers at 7:00 p.m. on _April 6th_, unless otherwise stated by public notice.

Copies of the plans and documentary materials relative to my application are on file in the Planning & Zoning Office at the Trumbull Town Hall and will be posted on the Town of Trumbull website for inspection by you or your representative.

Public comment can be mailed to the Planning & Zoning Office or sent via email to gmentillo@trumbull-ct.gov (must be received 24 hours in advance of the meeting) or public comment can be made in-person at the public hearing.

If you have any questions, please feel free to call either myself, DANIEL ESTRADA at 203-864-85-03, or the Planning & Zoning Office at 203-452-5044.

Very truly yours,
**Application for Building Permit**

**Date:** 08/03/22

| House Number: | 30 |
| Lot Number:   | 34 |
| Street:       | Winslow Rd |

**Owner:** Daniel Estrada

**Owner's Address:** 30 Winslow Rd, Trumbull, CT

**Email address:** Decabinetry@gmail.com

**Construction:** Residential: _ Commercial: _ New: _ Addition: _ Remodel: _ Pre-existing: X Foundation Only: _

**Use Group:** __________ Type of Construction: __________ Edition of Code: __________ Design occupant load: __________

**Size of Building:** __________ Number of Floors: __________ Floor Area: __________ Structure: Frame: _ Masonry: _

**Automatic Sprinkler:** Yes _ No: _

**Description:** Build second floor with three bedrooms add 1 extra bathroom

**I estimate the value of this work will be:** $90,000

**Contractor's Name:** __________ License #: __________ Type: __________

**Address:** __________ Email: __________

**Phone:** __________ Cell Phone: __________ Fax: __________

**Architect's Name:** __________ License #: __________

**Address:** __________ Email: __________

**Phone:** __________ Cell Phone: __________ Fax: __________

---

**I hereby make application for a permit to do work in accordance with the Connecticut state building code in effect at the time of application and with any and all regulations of the town of Trumbull.**

**Applicant's Signature:** Daniel Estrada

**Applicant's Printed Name:** Daniel Estrada

**Address:** 30 Winslow Rd, Phone: 203-864-8503

---

**The proposed work is authorized by the owner-in-fee and the undersigned is authorized by the owner-in-fee to make the application for building permit.**

**Agent of owner's signature:** __________ Agent of Owner's Printed Name: __________
Sign Off Sheet for Application for Building Permit

Address: 30 Winslow Rd
Description: 2nd Floor Addition

Engineering: [Signature]
Date: 2/14/22

- No site disturbance. Engineering Dept. sign off is not required for application for Certificate of Occupancy.
- Site inspection required prior to signing off on application for Certificate of Occupancy. Call Engineering Dept.: 203-452-5050.
- Stormwater management and drainage design required. As-built and Certification letter required prior to signing off on application for Certificate of Occupancy.

- Site plan review fee paid

IWWC: [Signature]
Date: 2/14/22

- App # Refer to conditions of approval.
- No disturbance or material storage within regulated area.
- $25 Sign-off fee paid.

WPCA: [Signature]
Date: 2/14/22

- Permit # 21
- As-built provided.
- Change in number of units.

- Not on Town sanitary sewer system.
- New sewer charge applies.

- Sanitary Sewer permit required.
- No sump pump connection to sanitary sewer. Building Department to verify.

Received by: Daniel Estrada
Address: ________________________

Description of Work: _____________________

Reviewed By: __________

A CERTIFICATE OF INSURANCE IS REQUIRED FOR ALL CONTRACTORS

<table>
<thead>
<tr>
<th>Departmental Approval for Building Permit</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Required</strong></td>
</tr>
<tr>
<td>( ) Planning &amp; Zoning</td>
</tr>
<tr>
<td>( ) Town Commission</td>
</tr>
<tr>
<td>( ) Z.B.A. Letter: Date Recorded:</td>
</tr>
<tr>
<td>( ) Engineering</td>
</tr>
<tr>
<td>( ) Inland Wetlands</td>
</tr>
<tr>
<td>Flood Plain? Yes: Flood Plain Elevation Certificate Required? Yes:</td>
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<tr>
<td>( ) W.P.C.A.</td>
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<tr>
<td>City Water:___ Sewer:___</td>
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<tr>
<td>( ) Health Department</td>
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<tr>
<td>Well:___ Septic:___</td>
</tr>
<tr>
<td>( ) Fire Marshal</td>
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<tr>
<td>( ) Tax Collector</td>
</tr>
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</table>

**Insulation documents required**

( ) RES check

( ) MEC check

Approvals for the Certificate of Occupancy are also required.
MATERIAL AND CONSTRUCTION DESCRIPTION FOR SECOND FLOOR

FRAMING 2X4X8
ROOF PITCH 12-12
RAFTERS 2X12
OUTSIDE PLYWOOD ½ INCH
ROOF PLYWOOD ½ ZYP SYSTEM
INSULATION SPRAY FOAM CLOSED CELL R21 WALLS R30 CEILING
ROOF MATERIAL METAL
½ SHEETRUCK
HARDWOOD FLOORS
WINDOWS SIDES 40X70 OVER 5.7 S.F
FINISH HIGH WALLS 8FT
COLLAR TIDES 18" LONG EVERY 16" ON CENTER.
FOR THE ATTIC SPACE

WE HAVE ONE EXISTING BATHROOM AND WE ARE ADDING A SECOND BATHROOM IN THE SECOND FLOOR.
NOTES:

1.) ASSUMED SOIL BEARING CAPACITY OF 4,000 P.S.F.

BRG. CAP. TO BE VERIFIED BY GEOFED-ICAL ENGINEER.
EXCAVATE TO TOP OF INORGANIC MATERIAL (TYPICAL - ALL FOOTINGS)
AS DETERMINED BY ATLANTIC CONSULTING ENGINEERING LLC

2.) STRUCTURAL INSPECTION MUST BE CONDUCTED
BY ATLANTIC CONSULTING & ENGINEERING
525 JOHN STREET, BRIDGEPORT, CT - 203-336-4422
OTHERWISE ATLANTIC CONSULTING & ENGINEERING
IS RELEASED OF ANY LIABILITY RELATED TO THE INSTALLATION.
### Column Schedule

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<th>Mark</th>
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<td>P2</td>
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<td>P3</td>
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<tr>
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<td>10&quot; x 6&quot;</td>
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</tr>
</tbody>
</table>

---

**NOTES:**

1. Wood posts not indicated on plan to be 10" x 10" x 10" SPF.
2. Built-up posts shall be 10" x 10" x 10" SPF.
3. All lumber exposed to the elements must be pressure treated.
4. Metal framing connector, when noted.

---

**Scale:** 1/4" = 1'-0"
CLEAR SPAN PLY MEMBER # OF JACK # OF KING LVL CONNECTOR SCHEDULE:

8' OR+ 7-3/4"xAS SPECIFIED LVL
3' TO 6' 2 2x8 1 1

1. METAL FRAMING CONNECTORS TO BE
2. SEE TYPICAL WOOD DETAILS ON PLANS

NOTES:
SPF

SEE PLANS FOR SIZE AND SERIES USED

2-2x6
2-2x4
LVL
MAXIMUM DEFLECTION

FOR POST CONNECTION DETAILS.

SILL HEIGHTS TO BE NOT MORE THAN

1";',

BE AS FOLLOWS: (UNO ON PLANS)

ALL INTERIOR LOAD BEARING HEADERS SHALL

1¾" MICROLLAM 2.0E (SEE PLANS FOR SIZES)

SPRUCE PIN/F/R #2 (OR BILLER)

1½" x 3½" SPURC P/F 40 ANO OL

-=SIMPSON (OR EQUIV.)

HGLT 1.00

HGLT 5.516

(3) LVL's

(2) LVL's

SIZE STUDS STUDS

15

L/380

--- EXISTING LVL GIRDER / HEADER

LEVEL SIZE COMMENTS

--- MARK PLY SIZE COMMENTS

-SC3

-SC5

-SC4

-SC2

--- EXISTING JOIST / RAFTER DIRECTION

--- COLUMN SCHEDULE

--- EXIST. JOIST / RAFTER DIRECTION

--- STEEL GRIDER / HEADER

--- FUSH CONNECTION

2nd FLOOR FRAMING PLAN (Over 1st Floor)

SCALE: ⅛"=1'-0"
CLEAR SPAN PLY MEMBER # OF JACK LVL CONNECTOR SCHEDULE:

- 3' 8' OR + 1-3/4" x AS SPECIFIED LVL

O' TO 3' 2 2x6 1
6' TO 8' 2 2x10 2

HEADER SCHEDULE

2. SEE TYPICAL WOOD DETAILS ON PLANS

NOTES:

J. CRITERIA:

- 2-2x6
- 2-2x4
- TJI

- ALL INTERIOR NON-LOAD BEARING TO BE: SEE PLANS FOR SIZE AND SERIES USED
- SPF
- LVL

MAXIMUM DEFLECTION

LL

FOR POST CONNECTION DETAILS.

SIMPSON-STRONG TIE OR EQUIV.
INSTALL METAL FRAMING CONNECTORS PER MANUFACTURER'S RECOMMENDATION

SILL HEIGHTS TO BE NOT MORE THAN 44" ABOVE SUB-FLOOR

BE AS FOLLOWS: (UNO ON PLANS)

- ALL INTERIOR LOAD BEARING HEADERS SHALL BE:
  - 2x10 SPF (UNO ON PLANS)
  - DBL - 1 3/4" MICROLLAM 2.0E (SEE PLANS FOR SIZES)
  - SPRUCE_PINE_FIR #2 (OR EQUIV.)

- OPN'GS OVER OPN'GS UP TO J'-4"
- 11¾," OR
- - ¾" HSS
- ½"x½" HSS
- 3" HSS
- 12"x12" HSS
- 7"x7" HSS
- 6"x6" HSS
- 4"x4" HSS

- SIMPSON HGLT 7.00 (OR EQUIV.)
- HGLT 5.516 (OR EQUIV.)
- HGLT J.516 (J) LVL's
- (2) LVL's
- (4)

- SIZE STUDS
- 1.8E 110, 230, 360, 560

ATTIC FLOOR FRAMING PLAN (Over 2nd Floor)

SCALE: 1/4"=1'-0"

STRUCTURAL INSPECTION MUST BE CONDUCTED
BY ATLANTIC CONSULTING & ENGINEERING
525 JOHN STREET, BRIDGEPORT, CT - 203-336-4422
OTHERWISE ATLANTIC CONSULTING & ENGINEERING
IS RELEASED OF ANY LIABILITY RELATED TO THE INSTALLATION.

ATTIC FLOOR FRAMING PLAN

Scale: AS NOTED

Sheet Number: S-3
NOTES:

1. This survey and map has been prepared in accordance with sections 20-3008-1 thru 20-3008-20 of the regulations of Connecticut State Agencies. This survey and map is used as a record of the boundaries of the land surveyed and is intended for use by the Connecticut State Association of Land Surveyors.

2. The top of survey performed with respect to the boundary perimeter is inconsistent with the legal description.

3. The boundary determination category is dependent survey.

4. With respect to horizontal accuracy, this map conforms to an accuracy category A-2.

5. Utility, structure, and property locations depicted and noted herein have been compiled from field observation, surveys, and public records. The accuracy of these locations has not been determined.

6. Owners of record, banks, or other real property interests are directed to contact the town for a copy of their deed or survey map.

MAP REFERENCES:


6. "Survey for 30 Winslow Road, dated on 06-5-88, scale 1"=100", on file as map 07 in the Town of Trumbull, Land Records.

PROPOSED PLOT PLAN

30 WINSLOW ROAD
TRUMBULL, CONNECTICUT

PREPARED FOR:

DANIEL ESTRADA

SCALE 1" = 10' 13 JANUARY 2022
Revised 2 February 2022

FE21-1698

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