TO: MEMBERS OF THE ZONING BOARD OF APPEALS
RE: REGULAR MEETING – WEDNESDAY, MAY 4, 2022

The Zoning Board of Appeals will hold a Regular Meeting on Wednesday, May 4, 2022 at 7:00 p.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 April 6, 2022 Zoning Board of Appeals Regular Meeting.

APPLICATIONS

Application # 22-06 – 24 Brian Drive, Douglas Katz, Jr. A rear yard setback variance of 45’ where 5’ is proposed and 50’ is required to build a 672 sq. ft. garage and workshop under Art. III and Art. II, Sec. 1.3 in the Trumbull Zoning Regulations in the Residential A Zone.

Application # 22-07 – 12 Green Ridge Road, James Dunn. A pool location variance of 19.9’ where 50’ is required and 30.1’ is proposed under Art. III, Sec. 7 of the Trumbull Zoning Regulations in the Residential AA Zone. A size variance of 132 sq. ft. where 300 sq. ft. is allowed and 432 sq. ft. is proposed under Art. II, Sec. 1.2.

Application # 22-08 – 0 Huntington Turnpike a.k.a. Huntington Turnpike Rear, Fernanda Esteves Goncalves. A rear yard setback variance of 19.7’ where 30.3’ is proposed and 50’ is required under Art. III of the Trumbull Zoning Regulations in the Residential AA Zone.

Application # 22-09 – 410 Erwin Street, Diana Terita for Grace Marie Terita. A front yard setback variance to allow 5’ where 45’ is proposed and 50’ is required and a side yard setback variance of 2’ where 18’ is proposed and 20’ is required for a deck under Art. III of the Trumbull Zoning Regulations in the Residential AA Zone.
Application # 22-10 – 37 Brian Drive, Garry Mena. A rear yard setback variance of 19.9’ where 30.1’ exists and 50’ is required to convert an existing garage into living space under Art. III, Sec. 4.3.1 of the Trumbull Zoning Regulations in the Residential A Zone.

Application # 22-11 – 8 Rebecca Street, Mike Goodman of Goodman Building Co. LLC for John and Jenna Stavola. A rear yard setback variance of 42’ where 8’ is proposed and 50’ is required under Art. III of the Trumbull Zoning Regulation in the Residential A Zone.

Application # 22-12 – 53 Copper Kettle Road, Matthew Decker for Tracy Ann Gavern. A front yard setback variance of 15’ where 35’ is proposed and 50’ is required under Art. III of the Trumbull Zoning Regulations in the AA Residential Zone.

Application # 22-13 – 43 Moose Hill, Atty. Kevin Curseaden for Sana Naz and Jacob Awan. A side yard setback variance of 67.1’ where 7.9’ is proposed and 75’ is required under Art. III, Sec. 9 of the Trumbull Zoning Regulations in the Residential AA Zone. A front yard variance of 11.3’ where 63.7’ is proposed and 75’ is required under Art. III, Sec. 9. CONTINUED

Application # 22-14 – 1362 Huntington Turnpike, Alexandra Casabianca. A rear yard setback variance of 6’ where 19’ is proposed and 25’ is required; a side yard setback variance of 11.1’ where 13.9’ is proposed and 25’ is required on the Southwest corner of the property; and a side yard setback variance of .2’ where 24.8 is proposed and 25’ is required under Art. III, Sec. 7 of the Trumbull Zoning Regulations in Residential AA Zone.

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

Dated at Trumbull, CT this 19th day of April, 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           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: 24 Brian Drive
   Assessor's Map No.          Parcel No.        Lot No.
   Trumbull Land Records: Volume(s)          Page(s)
   Zoning District:

   Street Address: 24 Brian Drive
   City: Trumbull ST: CT Zip: 06611 Email: dk20Panthers@gmail.com
   Phone: Day 203 906 9656 Evening 203 906 9656
   SIGNATURE OF APPLICANT
   (If agent, state capacity)

4. Owner of Record: Douglas M. Katz Jr.
   Street Address: 24 Brian Drive
   City: Trumbull ST: CT Zip: 06611 Email: dk20Panthers@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:

   5' Setback off the northwest rear property line. To allow a detached garage to be constructed. The constructed unit would consist of garage/workshop, for classic vehicle storage.

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:

   Remaining a storage tent on the rear property shed to build the garage/workshop which would be less of an encroachment to the neighborhood and more conforming to Trumbull Regulations. If two more bays were added to the existing garage, the side setback would become an issue also causing a discontinuing look to the home. If said garage was moved up the ability to use and enjoy the yard would be lost. There is no detached build/structure on said parcel at this time and said building would meet 5' setback but not rear setback.
**Property Location:** 24 BRIAN DRIVE  
**Vision ID:** 1538  
**State Use:** 101  
**Print Date:** 03/24/2022 13:07

### CURRENT OWNER

- **Account #**
- **Bldg #:** 1 of 1
- **Sec #:** 1 of 1
- **Card #:** 1 of 1

### TOPO.

<table>
<thead>
<tr>
<th>Description</th>
<th>Code</th>
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<th>Assessed Value</th>
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<td>220,700</td>
<td>154,490</td>
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<td>1-3</td>
<td>124,800</td>
<td>87,360</td>
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### UTILITIES

### STRT/ROAD

### LOCATION

### SUPPLEMENTAL DATA

- **Account #:** TnPn
- **MAP ID:** D/11 / 00008/ 000/ 000
- **Bldg #:** 1 of 1
- **Dev Lot:** LOT 8
- **Survey Map:** L
- **Border Prop:** A1
- **Section #:** A1
- **CB Letter:**
- **GIS ID:** 00956700
- **Bldg Name:**
- **State Use:** 101
- **Sec #:** 1 of 1
- **Card #:** 1 of 1

### RECORD OF OWNERSHIP

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<td>NEW KITCHEN CABIN</td>
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### APPRAISED VALUE SUMMARY

- **Appraised Bldg. Value (Card):** 124,800
- **Appraised XF (B) Value (Bldg):** 0
- **Appraised OB (L) Value (Bldg):** 0
- **Appraised Land Value (Bldg):** 220,700
- **Special Land Value:** 0
- **Total Appraised Parcel Value:** 345,500

### NOTES

- **VG POOL = NV**
- **FRONT-TO-BACK SPLIT**
- **020 KIT RMDL**

### BUILDING PERMIT RECORD

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### LAND LINE VALUATION SECTION

- **Bldg Name:**
- **State Use:** 101
- **Sec #:** 1 of 1
- **Card #:** 1 of 1

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<th>Sec #:</th>
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<td>101</td>
<td>1</td>
<td>1</td>
<td>110 Single Family Res</td>
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- **Total Card Land Units:** 0.49 AC
- **Parcel Total Land Area:** 0.49 AC

### EXEMPTIONS

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### OTHER ASSESSMENTS

- **Appraised Bldg. Value (Card):** 124,800
- **Appraised XF (B) Value (Bldg):** 0
- **Appraised OB (L) Value (Bldg):** 0
- **Appraised Land Value (Bldg):** 220,700
- **Special Land Value:** 0
- **Total Appraised Parcel Value:** 345,500

**This signature acknowledges a visit by a Data Collector or Assessor.**

**Appraised Value:** 345,500

**Adjustment:** 0

**Net Total Appraised Parcel Value:** 345,500
Property Location: 24 BRIAN DRIVE
Vision ID: 1538
MAP ID: D/11 / 00008/ 000/

CONSTRUCTION DETAIL

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MIXED USE

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COST/MARKET VALUATION

| Adj. Base Rate | 98.27 |

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

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<td>Attached Garage</td>
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<td>Open Porch</td>
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<td>FRB</td>
<td>Finshed Raised Bsmt</td>
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<tr>
<td>PTC</td>
<td>Concrete Patio</td>
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<tr>
<td>WDK</td>
<td>Wood Deck</td>
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BUILDING SUB-AREA SUMMARY SECTION

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<th>Eff. Area</th>
<th>Unit Cost</th>
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Ttl. Gross Liv/Lease Area: 1,026 3,491 162,039
Date: April 22, 2022

(Neighbor's Name)

( Neighbor's Address)

24 Brian Drive 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 building variance for my property.

My application is to allow a twenty-four foot wide by twenty-eight foot long detached garage, five feet from the rear property line and placed in the northwest corner of my property. This garage would be 300 square feet of workspace and 372 square feet of garage parking space for two vehicles.

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 at Trumbull Town Hall on May 4th 2022 at 7:00pm.

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 via phone or video conference connection at the public hearing.

If you have any questions, please feel free to contact either myself, Douglas Katz at (203) 906-9656, or the Planning and Zoning Office at (203) 452-5044.

Sincerely,

Douglas M. Katz Jr
ALL FRAMING MEMBERS ARE TO BE VERIFIED BY THE BUILDER & THE LUMBER SUPPLIER'S ENGINEER.

UNEXCAVATED GARAGE

CONC. FNDTN. TO REACH 3,000 PSI @ 30 DAYS
CONC. SLAB TO REACH 3,500 PSI @ 30 DAYS
PLACE ONE #4 REBAR HORIZONTALLY IN CONC. WALLS, PER CODE

FILL TO BE COMPACTED IN 6" LIFTS.

PULL DOWN ATTIC

20' FOOT ING

8' WALL

1/4" = 1'-0"

20' FOOT ING

1/4" = 1'-0"

2'-9" SPAN OF 2X10 CEILING JOIST

2'-9" SPAN OF 2X10 CEILING JOIST

22'-11" SPAN OF 2X10 CEILING JOIST

40" SPAN OF 2X10 CEILING JOIST

2X6 ALL

2X4 ALL

2X8 RAFTERS ABOVE @ 16" O.C.

FULL EXCAVATION

LATERAL SUPPORT

LIMITED STORAGE

FILL TD BE COMPACTED IN 6" LIFTS.

PIN 1/2" REBAR INTO PERIMETER OF CONC. FOUNDATIONS.

PLACE REMESH BETWEEN REBAR AND REDUCE THE POSSIBILITY OF CRACKING OF CONC. SLAB.

POUR FLOOR FLUSH WITH CONC. ALL @ BACK OF GARAGE & PILE

OVERHEAD DOOR 16'-0"

SILLA 22.5' X 54" 2'-1/2" TO ENTRY DOORS.

SAUT THE CONC. SLAB WHILE IT IS STILL LEVER TO CREATE A PRECIPITATE.

FLOOR PLAN

RECEIVED MAR 24 2022

REVISIONS:

OWNER:
DOUGLAS KATZ
24 BRIAN DR.
TRUMBULL, CT
203-906-9556

PLANS PREPARED BY
BRUCE MAZZOTTA
50 SWAIN JOHNSON TR.
HADDAM, CT
860-729-3003

FOUNDATION & FLOOR PLAN

GARAGE FOUNDATION

658 SQ.FT.
ALL FRAMING MEMBERS ARE TO BE VERIFIED BY THE
BUILDER & THE LUMBER SUPPLIER'S ENGINEER.

REBAR PLACEMENT PLAN

GARAGE
UNEXCAVATED

23'-6"
22'-2"
15'-5"
5'-5"

REBAR PLAN

658 SQ.FT.

REVISIONS:

SHEET TITLE:

SECTIONS

1
1/-2
2/-3
3/-4

DATE ISSUED:
13 MARCH 2022

OWNER:
DOUGLAS KATZ
24 BRIAN DR.
TRUMBULL, CT
203-906-9656

PLANS PREPARED BY
BRUCE MAZZOTTA
50 SWAIN JOHNSON TRL.
HADDAM, CT
860-729-3003

2 DOUG FIR CAN SPAN 22'-11" WITH LIMITED STORAGE IN THE ATTIC
THIS GARAGE HAS A SPAN OF 22'-9", WHICH IS AN ALLOWED SPAN

TOTAL RISE HEIGHT FROM MIDDLE GABLEToEnd OF GARAGE TO TOP OF ROOF VENT ON ROOF

2 DOUG CAN SPAN 22'-9"

#2 DOUG CAN SPAN 22'-11"

CONTINUOUS ROOF VENT

FRONT ELEVATION SECTION

CROSS SECTION

2" 2X6 STUDS- FRONT WALLS ONLY
NO STORAGE

2"2X10 HEADER AT DOORS & WINDOWS

860-729-3003

BRUCE MAZZOTTA
50 SWAIN JOHNSON TRL.
HADDAM, CT
860-729-3003

DATE ISSUED:
13 MARCH 2022
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".

3. THE PROPERTY IS TAX ASSSESSOR'S LOT 8, TAX MAP D-11.

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 MAPS ON FILE IN THE TOWN OF TRUMBULL TOWN CLERK'S OFFICE: MAPS # 696, 1127 & 664.

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.

ZONE

<table>
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<tr>
<th>ZONE</th>
<th>MINIMUM LOT SIZE (SQ. FT.)</th>
<th>MINIMUM ROAD FRONTAGE</th>
<th>MINIMUM FLOOR AREA REQUIREMENTS</th>
<th>MAXIMUM BUILDING COVERAGE</th>
<th>MAXIMUM FLOOR AREA REQUIREMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>21,250±</td>
<td>125'</td>
<td>1,200 1ST FLOOR</td>
<td>50%</td>
<td>20%</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>40'</td>
<td>50%</td>
<td>20%</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>20'</td>
<td>50%</td>
<td>20%</td>
</tr>
</tbody>
</table>

EXISTING

21,250± 125.0±' 2,053.0± 15.7±' 37.8±' 30.0±' 5.0±'

PROPOSED

21,250± 125.0±' 2,053.0± 15.7±' 37.8±' 30.0±' 5.0±'

AS-BUILT

*PROPOSED ACCESSORY STRUCTURE

"TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON"
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: 12 GREEN RIDGE ROAD, TRUMBULL, CT 06611-4946
   Assessor's Map No. Parcel No. Lot No. 2 (TAX LOT 275)
   Trumbull Land Records: Volume(s) Page(s)
   Zoning District:

3. Name of Applicant: JAMES A. & CLARVDIA P. DUNN
   Street Address: 12 GREEN RIDGE ROAD
   City: TRUMBULL ST: CT Zip: 06611-4946 Email: JADUNN@LAWYER.COM
   Phone: Day (857) 891-7427 Evening (857) 891-7427
   SIGNATURE OF APPLICANT
   (If agent, state capacity)

4. Owner of Record: JAMES A. & CLARVDIA P. DUNN
   Street Address: 12 GREEN RIDGE ROAD
   City: TRUMBULL ST: CT Zip: 06611-4946 Email: JADUNN@LAWYER.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:
   - X Setback (front, side, rear)
   - _____ Floor Area
   - _____ Lot Area
   - _____ Lot Coverage
   - _____ Damage Reconstruction
   - _____ Parking
   - _____ Extension of enlargement of non-conforming use or building
   - X Other (explain)

   The Pool House Elevation is 14ft vs. 10ft, the SquFt is 432ft vs. 300ft.

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

   ARTICL(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:

   NOT TO OUR KNOWLEDGE.

   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 live on a corner lot, therefore there is no other position to place the pool other than the location that we selected, within the restricted area on our property. The poolhouse is 132ft larger than allowed and the height is 4ft higher than allowed. The larger pool would also allow us to host private gatherings, while social distancing, and minimize crowding in public places.

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:

   With the COVID-19 Variants on the rise, we have an increased need to have a private area to bathe and entertain privately becomes paramount. The poolhouse needs to have enough space to facilitate circulation of air and social distancing. The architect had great difficulty with a roof on the building that is not flat and within 10ft. In terms of the Pool Size itself, we request a slightly larger size to facilitate private gatherings, while maintaining social distancing. The Private Gatherings will also allow us to minimize the densely populated social gatherings in Public Pool Settings.
<table>
<thead>
<tr>
<th>Property Location: 12 GREEN RIDGE ROAD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vision ID: 3737</td>
</tr>
<tr>
<td>Account #:</td>
</tr>
<tr>
<td>MAP ID: 1/07 / 00161 / 008 /</td>
</tr>
<tr>
<td>Sec #: 1 of 1</td>
</tr>
<tr>
<td>Card #: 1 of 1</td>
</tr>
<tr>
<td>Print Date: 06/29/2021 12:27</td>
</tr>
<tr>
<td>State Use: 101</td>
</tr>
</tbody>
</table>

### CURRENT OWNER

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Description</th>
<th>Code</th>
<th>Assessed Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>JUANN JAMES A &amp;</td>
<td>12 GREEN RIDGE ROAD</td>
<td>RES LAND</td>
<td>1-1</td>
<td>230,000</td>
</tr>
<tr>
<td>JUANN CLARVIA P</td>
<td></td>
<td>DWELLING</td>
<td>1-3</td>
<td>201,100</td>
</tr>
</tbody>
</table>

### SUPPLEMENTAL DATA

- Other ID: 00006900
- Census Tract: 0906
- Fire Dist: N
- Border Prop: Section #: B2
- Voting Dist: CB Letter: X

### GIS ID: 00006900

### RECORD OF OWNERSHIP

<table>
<thead>
<tr>
<th>BK-VOL/PAGE</th>
<th>SALE DATE</th>
<th>w/l</th>
<th>SALE PRICE</th>
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<td>1849/466</td>
<td>03/24/2021</td>
<td>Q</td>
<td>175,000</td>
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<td>1492/811</td>
<td>05/12/2009</td>
<td>U</td>
<td>161,000</td>
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<tr>
<td>1058/172</td>
<td>10/20/2000</td>
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<td>475,000</td>
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</table>

### PREVIOUS ASSESSMENTS (HISTORY)

- JUANN JAMES A &
- ETZER SHARI G
- ETZER ALAN M & SHARI G

### EXEMPTIONS

- Year: 2020
- Type: 1-1
- Description: 161,000
- Code: 201,100
- Amount: 0
- Comm. Int:

### ASSESSING NEIGHBORHOOD

<table>
<thead>
<tr>
<th>NBHD ID: 5/A</th>
<th>NBID Name</th>
<th>Street Index Name</th>
<th>Tracing</th>
</tr>
</thead>
</table>

### LAND LINE VALUATION SECTION

- B: 101
- Code: Single Family Res
- Use: AA
- D: Front
- Depth: 1.00 AC
- Units: 184,000.00
- Factor: 1.000
- X A: 1.00
- C Factor: 1.25
- ST Ids: 1.00
- Adj: 540
- Notes: Adj

### BUILDING PERMIT RECORD

- Permit ID: 07/26/2005
- Issue Date: 07/26/2005
- Type: RM
- Description: Meas/LtrSent-Letter Sent

### VISIT/CHANGE HISTORY

- Visits:
  - 04/09/2005: PS 03
  - 04/01/2005: PS 02
  - 03/21/2005: PS 01

### APPRAISED VALUE SUMMARY

- Appraised Bldg. Value (Card): 277,900
- Appraised XF (B) Value: 9,500
- Appraised OB (L) Value: 0
- Appraised Land Value: 230,000
- Total Appraised Parcel Value: 517,400

### NOTES

- This signature acknowledges a visit by a Data Collector or Assessor

### TOTALS

- Total Land: 1.00 AC
- Total Parcel: 1.00 AC

### Net Total Appraised Parcel Value: 517,400
### Construction Detail

<table>
<thead>
<tr>
<th>Element</th>
<th>Ch.</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Style</td>
<td>03</td>
<td>Colonial</td>
</tr>
<tr>
<td>Model</td>
<td>01</td>
<td>Residential</td>
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<tr>
<td>Grade</td>
<td>13</td>
<td>B-1</td>
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<tr>
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<td>2</td>
<td>2 Stories</td>
</tr>
<tr>
<td>Occupancy</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Exterior Wall 1</td>
<td>11</td>
<td>Clapboard</td>
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<tr>
<td>Exterior Wall 2</td>
<td></td>
<td></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 Glas</td>
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<tr>
<td>Interior Wall 1</td>
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<td>Drywall</td>
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<tr>
<td>Interior Wall 2</td>
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<td></td>
</tr>
<tr>
<td>Floor Covering</td>
<td>12</td>
<td>Hardwood</td>
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<tr>
<td>Alt. Floor Cover</td>
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<td>Carpet</td>
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<td>03</td>
<td>Gas</td>
</tr>
<tr>
<td>Heat Type</td>
<td>04</td>
<td>Forced Air</td>
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<tr>
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<td>Central</td>
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<tr>
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</tr>
<tr>
<td>Total Half Baths</td>
<td>1</td>
<td>1 Half Bath</td>
</tr>
<tr>
<td>Total Xtra Fixts</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Total Rooms</td>
<td>9</td>
<td>9 Rooms</td>
</tr>
<tr>
<td>Bath Style</td>
<td>02</td>
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<tr>
<td>Kitchen Style</td>
<td>02</td>
<td>Average</td>
</tr>
<tr>
<td>Total Kitchens</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Total Elec Meters</td>
<td>1</td>
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</table>

### Mixed Use

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

### Cost/Market Valuation

- Adj Base Rate: 87.81
- Replace Cost: 308,796
- Remodel Rating: 9995
- Year Remodeled: 0
- Dep %: 10
- Functional Obsolescence: 0
- External Obsolescence: 0
- Cost Trend Factor: 0
- Condition: 90
- Overall % Cond: 90
- Appraisal Val: 277,900
- Dep % Over: 0
- Dep Over Comment: 0
- Misc Imp Over: 0
- Misc Imp Over Comment: 0
- Cost to Cure Over: 0
- Cost to Cure Over 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>Underg Val</th>
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<tbody>
<tr>
<td>BAS</td>
<td>First Floor</td>
<td>1,604</td>
<td>1,604</td>
<td>1,604</td>
<td>97.81</td>
<td>308,796</td>
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<tr>
<td>FUS</td>
<td>Finished Upper Story</td>
<td>1,224</td>
<td>1,224</td>
<td>1,224</td>
<td>97.81</td>
<td>119,723</td>
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<td>UBM</td>
<td>Unfinished Basement</td>
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<td>WDK</td>
<td>Wood Deck</td>
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<td>168</td>
<td>17</td>
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</table>

### Ob-Building & Yard Items/L/XF-Building Extra Features

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<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>Gdsc</th>
<th>Dp Rt</th>
<th>Cnd</th>
<th>%Cnd</th>
<th>Adj Value</th>
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</thead>
<tbody>
<tr>
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<td></td>
<td></td>
<td></td>
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<td>20</td>
<td>2005</td>
<td>100</td>
<td>100</td>
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<tr>
<td>BGR</td>
<td>Bsmt Garage</td>
<td>D</td>
<td></td>
<td></td>
<td></td>
<td>3,500.00</td>
<td>20</td>
<td>2005</td>
<td>100</td>
<td>100</td>
<td>6,300</td>
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</tbody>
</table>

### Title Gross Liv/Lease Area

| Ttl Gross Liv/Lease Area | 308,796 |
April 20th 2022

Diane Fusco
27 Mischa Hill Road
Trumbull, CT 06611

Fusco Family,

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 regarding a variance for my property.

My application is to allow *Installation of an Inground Pool and Pool 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-person at 7:00 p.m. on May 4th, 2022. Details on how to attend the meeting are described below.

**LOCATION:** Trumbull Town Hall
5866 Main Street
Trumbull, CT 06611

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.

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.

If you have any questions, please feel free to call either myself, James A. Dunn at (857) 891-7427, or the Planning and Zoning Office at (203) 452-5044.

Regards,

James A. Dunn
Hello,
We received a certified letter from James and Clarvdia Dunn at 12 Green Ridge Rd. regarding a variance application for the installation of an Inground Pool and Pool House on their property.

We wanted to write to offer our full support for the Dunn's plans to install a pool and pool house.

Thank you,
Nelson and Laena DeMelo
11 Green Ridge Rd
203-993-0609
LOT "2"
AREA = 43,889 SQ. FT.
or 1.0076 ACRES
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: 0 Huntington Turnpike, Trumbull, CT
   Assessor's Map No. 5/05 Parcel No. 44 Lot No. __________
   Trumbull Land Records: Volume(s) 1872 Page(s) 300
   Zoning District: AA

3. Name of Applicant: Fernanda Esteves Goncalves
   
   Street Address: 301 Linen Avenue
   City: Bpt ST: CT Zip: 06604 Email: fgoncalves@benchmarkeducation.com
   Phone: Day 203-513-0215 Evening ________________

   SIGNATURE OF APPLICANT: Fernanda Esteves Goncalves
   (If agent, state capacity)

4. Owner of Record: Fernanda Esteves Goncalves
   
   Street Address: same as above
   
   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:
   - [X] 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**

   **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 to build a new dwelling 39.9' from the rear property line with a deck 30.3' from the rear property line.

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:
   
   Property is split between City of Shelton and Town of Trumbull.
**Current Assessment**

<table>
<thead>
<tr>
<th>Description</th>
<th>Code</th>
<th>Appraised Value</th>
<th>Assessed Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>VAC RS LN</td>
<td>5-1</td>
<td>45,000</td>
<td>31,500</td>
</tr>
</tbody>
</table>

**Supplemental Data**

- **Property Location**: Huntington TPKE Rear
- **Vision ID**: 7716
- **Account #**: 00114000
- **Bldg Name**: State
- **Use**: 100
- **State Use**: 100
- **Print Date**: 03/24/2022 11:30

**Contents**

- **Record of Ownership**
- **Appraised Value Summary**
- **Assessment Reduced Per BAA 3-27-07**
- **Building Permit Record**
- **Exemptions**
- **Exempted Value**
- **Assessing Neighborhood**
- **NOTES**
- **Land Line Valuation Section**
- **Previous Assessments (History)**
- **Appraiser Value Summary**
- **Other Assessments**
- **Total Assessment**

**Exemptions**

- **Year**: 2021
- **Type**: Vacant Lot
- **Description**: Vacant Lot
- **Amount**: 31,500
- **Code**: 5-1
- **Comm Int.**: 0

**Assessment Reduced Per BAA 3-27-07**

- **Appraiser Value**
  - **Appraised Bldg. Value (Card)**: 0
  - **Appraised XF (B) Value (Bldg)**: 0
  - **Appraised OB (L) Value (Bldg)**: 45,000
  - **Appraised Land Value (Bldg)**: 0
  - **Special Land Value**: 0

**Total Assessed Value**: 45,000

**Total Assessed Value Reduced Per BAA 3-27-07**: 0

**Total Assessed Value After Reduction**: 45,000

**Building Permit Record**

- **Permit ID**: 02/10/2007
- **Issue Date**: 06/06/2005
- **Type**: BAA
- **Description**: Changed
- **Amount**: 1
- **Ins. Date**: 06/06/2005
- **% Comp.**: 99
- **Date Comp.**: BAA
- **Comments**: Vacant Lot Inspected

**Land Line Valuation Section**

- **Use Code**: 100
- **Use Description**: Res Vacant Lad
- **Zone**: AA
- **Depth**: 0.88 AC
- **Price**: 207,000.00
- **Factor S.A.**: 0.9000
- **Factor**: 4
- **C. Factor**: 0.50
- **ST. Ids**: 510
- **Adj. Notes- Adj.**: SHAPE
- **Special Pricing**: VAC 1.00
- **Adj. Unit Price**: 45,000
- **Total Land Value**: 45,000
**CONSTRUCTION DETAIL**

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<th>Description</th>
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<tbody>
<tr>
<td>Model</td>
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**CONSTRUCTION DETAIL (CONTINUED)**

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<th>Cd. Ch.</th>
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</thead>
</table>

**MIXED USE**

<table>
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<th>Code</th>
<th>Description</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>100</td>
<td>Res Vacant Land</td>
<td>100</td>
</tr>
</tbody>
</table>

**COST/MARKET VALUATION**

- Adj. Base Rate: 0.00
- Replace Cost: 0
- AYB: 0
- Dep Code: 0
- Remodel Rating: 0
- Year Remodeled: 0
- Dep %: 0
- Functional Obsolescence: 0
- External Obsolescence: 0
- Cost Trend Factor: 0
- Status: 0
- % Complete: 0
- Overall % Cond: 0
- Apprais Val: 0
- Dep % Ovr: 0
- Dep Ovr Comment: 0
- Misc Imp Ovr: 0
- Misc Imp Ovr Comment: 0
- Cost to Cure Ovr: 0
- Cost to Cure Ovr Comment: 0

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

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<thead>
<tr>
<th>Code</th>
<th>Description</th>
<th>Sub</th>
<th>Sub Desc</th>
<th>L/B Units</th>
<th>Unit Price</th>
<th>Yr</th>
<th>Grade</th>
<th>Dp Rts</th>
<th>Cond</th>
<th>%Cnd</th>
<th>Apr Valu</th>
</tr>
</thead>
</table>

**BUILDING SUB-AREA SUMMARY SECTION**

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<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>Undegrec. Value</th>
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<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

**Total Gross Live/Lease Area:** 0 0

*Image of the page with details.*

*Markdown representation of the document.*
April 22, 2022

Town of Trumbull
5866 Main Street
Trumbull, CT 06611
Parcel ID: J05-09

Re: Application of: Fernanda Esteves-Goncalves
#0 Nicholas Avenue – Huntington Turnpike
Shelton / Trumbull, Connecticut

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: dwelling to be located within rear setbacks allowed.

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 7:00p.m. on May 4, 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, Fernanda Esteves-Goncalves at 203-513-0215 (mobile), or the Planning & Zoning Office at 203-452-5044.

Sincerely,

Fernanda Esteves-Goncalves
4761 Main Street, Bridgeport, CT 06606
fgoncalves@benchmarkeducation.com
April 18, 2022

Town Clerk
Town of Shelton
54 Hill Street
First Floor
Shelton, CT 06484

RE: Application #22-08
Huntington Turnpike Rear
A.k.a. 0 Huntington Turnpike

Dear Town Clerk,

Pursuant to 8-7d(f) of the CGS, attached please find a copy of the notice of public hearing to be held concerning the above noted application, more fully described on the attached legal notice, which pertains to property within 500 feet of the Town of Shelton.

The data of the public hearing has been scheduled for May 4th, 2022 at 7:00p.m. via videoconferencing.

Please contact the Town of Trumbull Planning and Zoning Department at 203-452-5044 if there are any questions or concerns you may wish to have addressed.

All the best,

Gia Mentillo
ZBA Administrator & Clerk

Please see attachment.
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: 410 Erwin Street
   Assessor's Map No.Parcel No.Lot No.
   Trumbull Land Records: Volume(s) 1513 Page(s) 231
   Zoning District:

3. Name of Applicant: Diana Terita for Grace Marie Terita
   Street Address: 410 Erwin Street
   City: Trumbull ST: CT Zip: 06611 Email: diana.terita@prudential.com
   Phone: Day 203.856.6672 Evening 203.856.6672
   SIGNATURE OF APPLICANT: Diana Terita
   (If agent, state capacity)

4. Owner of Record: Grace Marie Terita
   Street Address: 410 Erwin Street
   City: Trumbull ST: CT Zip: 06611 Email: n/a
   SIGNATURE OF OWNER OF RECORD: [Signature]

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

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:

   Installing a deck that is not in compliance with current setback requirements

   Installing 36.8 x 12 deck, 18 feet from west side lot line

   at its closest point

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:

   Installing a deck that is not in compliance with current setback requirements
**CURRENT OWNER**

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<thead>
<tr>
<th>Description</th>
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**SUPPLEMENTAL DATA**

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<td>Bldg# 1</td>
<td>TERITA GRACE MARIE</td>
<td>410 ERWIN STREET</td>
<td>11/18/2009</td>
<td>U 1</td>
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**ASSESSING NEIGHBORHOOD**

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**NOTES**

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**LAND LINE VALUATION SECTION**

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<th>Units</th>
<th>Unit Price</th>
<th>Factor</th>
<th>S.A.</th>
<th>C. Factor</th>
<th>S.T. Idx</th>
<th>Notes- Adj</th>
<th>Special Pricing</th>
<th>S Adj. Fact</th>
<th>Adj. Unit Price</th>
<th>Land Value</th>
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<tbody>
<tr>
<td>1</td>
<td>101</td>
<td>Single Family Res</td>
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<td>AC</td>
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<td>1.00</td>
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<td>1.00</td>
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Total Card Land Units: 0.36 AC | Parcel Total Land Area: 0.36 AC | Total Land Value: 179,600
Property Location: 410 ERWIN STREET
Vision ID: 11177

CONSTRUCTION DETAIL

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<td>Exterior Wall 1</td>
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CONSTRUCTION DETAIL (CONTINUED)

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MIXED USE

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COST/MARKET VALUATION

- Adj. Base Rate: 91.71
- Replace Cost: 178,931
- AVB: 1949

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

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BUILDING SUB-AREA SUMMARY SECTION

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<th>Gross Area</th>
<th>Eff. Area</th>
<th>Unit Cost</th>
<th>Undergrec. Value</th>
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<td>BAS</td>
<td>First Floor</td>
<td>1,528</td>
<td>1,528</td>
<td>1,528</td>
<td>91.71</td>
<td>140,137</td>
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<tr>
<td>FGR</td>
<td>Attached Garage</td>
<td>0</td>
<td>231</td>
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Total Gross Live/Less Area: 1,528 × 3.413 = 178,931

Print Date: 03/10/2022 09:06
State Use: 101

J08-166 05/10/2015
April 21, 2022

Michelle Cornelio  
414 Erwin Street  
Trumbull, CT 06611  

Re: Application of: Diana Terita for Grace Marie Terita  
410 Erwin Street  
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 of the Trumbull Zoning Regulations for my property.

My application is to allow for construction of a second level and the addition of a deck to the rear of the house. The proposed deck will be 18 feet from west side lot line at its closest point.

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 7:00 p.m. on Wednesday, May 4, 2022, at Trumbull Town Hall (5866 Main Street).

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 via phone or videoconference connection at the public hearing.

If you have any questions, please feel free to call either myself, Diana Terita at 203.856.6672, or the Planning and Zoning Office at 203-452-5044.

Very truly yours,

Diana Terita for Grace Marie Terita
ZONING LOCATION SURVEY
OF PROPERTY LOCATED AT
410 ERWIN STREET
TRUMBULL, CONNECTICUT
PREPARED FOR
DIANA TERITA

LOT AREA:
15,670 S.F. = 0.3597 AC.

MAP REFERENCE:
Map of Building Lots in Trumbull, Conn. for Lesko D.
Christie Jr., et al. 40 B. dated Mar. 9, 1948 by
Frank C. Pernick, Trumbull Town Clerk Map No. 276.

NOTES:
1. This survey and map has been prepared in accordance with
Sections 20-300a-1 thru 20-300a-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.
2. Municipal Zone Designation is Residential A4
3. Property is shown and designated as Lot 1 on Trumbull
Town Clerk Map No. 276 as referenced above.

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

TRACY M. LEWIS C.P.
CT. LIC. NO. 15186

This map is not valid unless it has a live
signature and embossed seal of Tracy M. Lewis.
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: 37 Brian Drive
   Assessor’s Map No. Parcel No. Lot No. 
   Trumbull Land Records: Volume(s) Page(s) 
   Zoning District: 

3. Name of Applicant:  GARRY MENA
   Street Address: 37 Brian Drive
   City: Trumbull ST: CT Zip: 06611 Email: menag91284@gmail.com
   Phone: Day 718-812-9151 Evening 718-812-9151

   SIGNATURE OF APPLICANT  
   (If agent, state capacity)

4. Owner of Record:  GARRY MENA
   Street Address: 37 Brian Drive
   City: Trumbull ST: CT Zip: 06611 Email: menag91284@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:
   - X 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:

   Yes       June 3, 1987, Variance granted.

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:

   Variance to convert existing garage to family room and add full bath to be located 30' from rear property line.

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:

   Based on the land dimensions, this plot is peculiarly disadvantaged.
**Property Location:** 37 BRIAN DRIVE  
**Vision ID:** 6630  
**State Use:** 101  
**Print Date:** 03/25/2022 11:08

### CURRENT OWNER
- **MENA GARRY**  
- **Account #**

### TOPO.
- **80524200**  
- **Census Tract:** 0903  
- **Fire Dist:** 1

### UTILITIES
- **Boundary Prop:**  
- **Section #:** A1  
- **GIS ID:** 00204200  
- **Area:** 0.644

### SUPPLEMENTAL DATA
- **Dev Lot:** LOT 58  
- **Survey Map:** MAP 1127  
- **Survev Map:**

### Location
- **37 BRIAN DRIVE**  
- **TRUMBULL, CT 06611**  
- **Vision ID:** 6630

### RECORD OF OWNERSHIP

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<th>v/a</th>
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<td>1</td>
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<td>122,800</td>
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<td>155,960</td>
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<td>133,070</td>
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<td>MENA JAMES</td>
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<td>115,080</td>
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### EXEMPTIONS

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### TOTAL:|
- **245,070**  
- **245,070**  
- **245,070**

### ASSESSING NEIGHBORHOOD

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### NOTES
- ABOVE GR POOL=NV
- IA
- FAM RM ADDED 1988
- FBM=2 BDRMS/FAMILY ROOM + 1/2 BATH

### BUILDING PERMIT RECORD

<table>
<thead>
<tr>
<th>Permit ID</th>
<th>Date</th>
<th>Type</th>
<th>Description</th>
<th>Amount</th>
<th>Inspect. Date</th>
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### VISIT/ CHANGE HISTORY

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<th>JD</th>
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### LAND LINE VALUATION SECTION

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<th>B #</th>
<th>Use Code</th>
<th>Use Description</th>
<th>Zone</th>
<th>D</th>
<th>Front</th>
<th>Depth</th>
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<th>Unit Price</th>
<th>I. Factor</th>
<th>S.A.</th>
<th>C. Factor</th>
<th>ST. Idx</th>
<th>Adj.</th>
<th>Notes- Adj</th>
<th>Special Pricing</th>
<th>S Adj. Fact</th>
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| Adj. Card Land Units: | 0.55 | AC | Parcel Total Land Area: 0.55 | AC | 222,800 |
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: Variance to convert existing garage into family room and add full bath to be located 30 feet from rear 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 via Zoom Videoconference at 7:00 P.M. on May 4th, 2022. Details on how to join the meeting are described below.

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 and 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 advanced 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, Garry Mena at 718-812-9151, or Planning and Zoning Office at 203-452-5044.

Very truly yours,

Garry Mena
TOWN OF TRUMBULL

NOTICE

VARIANCE [ ] SPECIAL EXCEPTION [ ] SPECIAL PERMIT [ ]
(Check appropriate box)

GRANTED BY:
PLANNING AND ZONING COMMISSION [ ] ZONING BOARD OF APPEALS [XX]
(Check appropriate box)

OWNER(s) OF RECORD: Alan Jay & Joan Irene Frankel

37 Brian Drive, Trumbull, CT 06611

LOCATION OF PREMISES:
37 Brian Drive

(street address)
Assessor's map no.Parcel no. Lot no.
Trumbull Land Records, Volume Page

ZONING REGULATIONS:
ARTICLE(s) I; II; III SECTION(s) 1; 1
PARAGRAPH(s) 1 SUBPARAGRAPH(s)

NATURE OF APPLICATION: Variance to convert and enlarge existing porch
into family room to be located 13' from rear property line.

SPECIFIC CONDITIONS IMPOSED UPON THE GRANT OF SUCH APPLICATION MAY BE
FOUND IN COPIES OF ACTION TAKEN ON FILE IN THE OFFICE OF THE TOWN CLERK.
IF CONSTRUCTION IS NOT BEGUN IN SIX MONTHS AND COMPLETED WITHIN ONE
YEAR OF THE EFFECTIVE DATE, THIS VARIANCE SHALL BECOME VOID.

DATE OF APPLICATION May 13, 1987
DATE OF PUBLIC HEARING June 3, 1987
DATE OF ACTION TAKEN June 3, 1987
FIXED EFFECTIVE DATE June 17, 1987

CERTIFICATION

I, Joan Gruse, Clerk of the Zoning Board of Appeals
of the Town of Trumbull do, hereby, certify this notice
of decision to contain true and accurate statements for a variance
granted with respect to application of Alan Jay Frankel
dated May 13, 1987, for
premises owned by Alan Jay & Joan Irene Frankel
and as more fully appears in the files of said Zoning Board of Appeals.

Received for Record September 2, 1987 at 1:59 P.M.

ATTEST: Nancy M. Brown
(Town Clerk)
ZONING LOCATION SURVEY
OF PROPERTY KNOWN AS
#37 BRIAN DRIVE
TRUMBULL, CONNECTICUT
PREPARED FOR
GARRY MENA
&
KAREN MENA
SCALE: 1"=20' DATE: MARCH 25, 2022
BY DAVID E. WILSON L.S.

NOTES:
1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS
OF CONNECTICUT STATE AGENCIES SECTIONS 20-3008-1 THROUGH
20-3008-20 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
4
BOUNDARY DETERMINATION CATEGORY: "RESURVEY".
3. THE PROPERTY IS TAX ASSessor's LOT 18, TAX MAP D-11.
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 MAPS ON FILE IN THE TOWN
OF TRUMBULL TOWN CLERK'S OFFICE: MAPS # 696, 1127 & 664.
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

<table>
<thead>
<tr>
<th>ZONE A</th>
<th>MINIMUM LOT SIZE (ft.)</th>
<th>MINIMUM ROAD FRONTAGE</th>
<th>MINIMUM FLOOR AREA (sq. ft.)</th>
<th>MAXIMUM BUILDING HEIGHT (ft.)</th>
<th>MINIMUM YARDS SIDE REAR</th>
<th>MAXIMUM BUILDING COVERAGE</th>
<th>MAXIMUM FLOOR AREA RATIO</th>
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<tr>
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<td>125'</td>
<td>1,200 1ST FLOOR</td>
<td>40'</td>
<td>50'</td>
<td>20'</td>
<td>50'</td>
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<tr>
<td>EXISTING</td>
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<td>40.7±</td>
<td>58.5±</td>
<td>18.3±</td>
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<tr>
<td>PROPOSED</td>
<td>24,918±</td>
<td>221.84'</td>
<td>2,218.06</td>
<td>15.3±</td>
<td>40.7±</td>
<td>58.5±</td>
<td>18.3±</td>
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<tr>
<td>AS-BUILT</td>
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</table>
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: 8 Rebecca St
   Assessor's Map No. H11 Parcel No. 118 Lot No. 000
   Trumbull Land Records: Volume(s) 1976 Page(s) 675
   Zoning District: AB A

   Street Address: PO Box 602
   City: Ansonia CT Zip: 06401 Email: mike@goodmanbuildingcompany.com
   Phone: Day 203-639-9820 Evening same

   SIGNATURE OF APPLICANT
   (If agent, state capacity)

4. Owner of Record: John & Jenna Shulda
   Street Address: 8 Rebecca St
   City: Trumbull CT Zip: 06611 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:

   ________________
   None

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:

   Variance is requested for rear yard setback
   
   for pool deck for use on existing pool

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 difficulty for this variance is for this young family to use their pool safely.
**Property Location:** 8 REBECCA STREET  
**MAP ID:** H/11 / 00118 / 000 /  
**Bldg Name:**  
**Bidg #:** 1 of 1  
**Sec #:** 1 of 1  
**Card #:** 1 of 1  
**Print Date:** 04/07/2022 11:05  

**PROPERTY DESCRIPTION**  
- **NAME:** ST AVOLA JOHN P TR & JENNA L TR  
- **STATE USE:**  
- **ADDRESS:** 8 REBECCA STREET  
- **VISION ID:** 4958  
- **ACCOUNT #:**  
- **Bldg #:** 1 of 1  
- **Sec #:** 1 of 1  
- **Card #:** 1 of 1  
- **Print Date:** 04/07/2022 11:05  

**CURRENT ASSESSMENT**  
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<th>Assessed Value</th>
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<td>DWELLING</td>
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<td>139,090</td>
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**SUPPLEMENTAL DATA**  
- **Vision ID:** 4958  
- **Account #:**  
- **Bldg #:** 1 of 1  
- **Sec #:** 1 of 1  
- **Print Date:** 04/07/2022 11:05  

**RECORD OF OWNERSHIP**  
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<tbody>
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**EXEMPTIONS**  
**OTHER ASSESSMENTS**  
**APPRAISED VALUE SUMMARY**  
- **Appraised Bldg. Value (Card):** $181,700  
- **Appraised XF (B) Value (Bldg):** $17,000  
- **Appraised OB (L) Value (Bldg):** $0  
- **Appraised Land Value (Bldg):** $152,000  
- **Special Land Value:** $0  
- **Total Assessed Value:** $350,700  

**BUILDING PERMIT RECORD**  
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**LAND LINE VALUATION SECTION**  
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<th>Use Description</th>
<th>Zone</th>
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<th>Depth</th>
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<th>Price</th>
<th>Factor</th>
<th>S.A.</th>
<th>C. Factor</th>
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<th>Adj</th>
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**Total Card Land Units:** 0.28 AC  
**Parcel Total Land Area:** 0.28 AC  
**Total Land Value:** 152,000
Property Location: 8 REBECCA STREET
Vision ID: 4958

CONSTRUCTION DETAIL

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CONSTRUCTION DETAIL (CONTINUED)

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COST/MARKET VALUATION

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

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<th>Sub Description</th>
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BUILDING SUB-AREA SUMMARY SECTION

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Total Gross Liv/Lease Area: 1,924 3,892 245,564
Dear Neighbor,

As a property owner within 150 ft 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 the construction of a pool deck.

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 May 4, 2022, unless otherwise stated by public notice.

Copies of the plans and documentary materials 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 and Zoning Office or send via email to gmentillo@trumbull-ct.gov (must be 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, John Stavola at 203-685-6808, or the Planning and Zoning Office at 203-452-5044.

Sincerely,

John Stavola
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: 53 COPPER KETTLE ROAD
   Assessor's Map No. 106 Parcel No. 37 Lot No. 
   Trumbull Land Records: Volume(s) 1878 Page(s) 540
   Zoning District: RESIDENTIAL AA

3. Name of Applicant: MATTHEW C. DECKER
   Street Address: 3200 MADISON AVE
   City: Trumbull ST: CT Zip: 06611 Email: DECKERCONSTRUCTION68@YAHOO.COM
   Phone: Day Evening 2032579358
   SIGNATURE OF APPLICANT
   (If agent, state capacity)

4. Owner of Record: TRACY ANN GAVENS
   Street Address: 53 COPPER KETTLE RD
   City: TRUMBULL ST: CT Zip: 06611 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:

   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:
   WE WISH TO ADD A ONE STORY, ONE BAY ATTACHED GARAGE & CONVERT AN EXISTING BAY INTO A HOME OFFICE
   WE WISH TO REDUCE THE STREET LINE SETBACK FROM 50' CURRENTLY TO 35' PROPOSED 35'

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:

   SEE SCHEDULE B.
53 Copper Kettle Road
Schedule B, Hardship

Our application is to allow for a reduction of the street line setback off Copper Kettle Road for a one-story addition to expand the one story, two-car garage to provide for a safer turn around away from our front door and to convert the one bay garage closest to the front door into our much-needed home office. Due to the Pandemic, we have found ourselves needing that extra space not only for our professional lives but also for the growth of our children and their education.

There is a stone patio and retaining wall within 3 feet of the garage door and approximately 8’ from the main front door. With the addition to the existing garage bay this will allow for a more open access away from the front door and a much safer access for our children and guests to the home.

We are also challenged by a step slope in the front of our home and with the additional garage bay we will be able to eliminate a significant amount of impervious asphalt driveway to the East of the property and reduce the amount of rain and ground water run off on to Copper Kettle Road.
April 29, 2022
Matt Decker, Agent

Application of Tracy Ann Gavern of 53 Copper Kettle Road, Trumbull, CT 06611

Dear __________________,

As a property owner within 150 feet of my property line, we 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.

Our application is to allow for a reduction of the street line setback off of Copper Kettle Road for a one story addition to expand my one story, two-car garage in order to provide for a safer turn around away from our front door and to convert the one bay garage closest to the front door into our home office.

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 May 4, 2022.

Copies of the plans and documentary materials 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’s website for inspection by you or your representative.

Public comment can be mailed to the Planning and 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 call either myself, Matt Decker at 203-257-9358, or the Planning and Zoning Office at 203-452-5044.

Very truly yours,

Matthew C. Decker Sr.
**Property Location:** 53 COPPER KETTLE ROAD  
**MAP ID:** J/06 / 00037 / 000 / 00037 / 000 / Bldg Name: State  
**Use:** 101  
**Card #:** 1 of 1  
**Sec #:** 1 of 1  
**Print Date:** 04/11/2022 15:00

### EXEMPTIONS

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<th>Description</th>
<th>Number</th>
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### OTHER ASSESSMENTS

#### APPRAISED VALUE SUMMARY

- Appraised Bldg. Value (Card): 381,700
- Appraised XF (B) Value (Bldg): 7,300
- Appraised OB (L) Value (Bldg): 0
- Appraised Land Value (Bldg): 263,100
- Special Land Value: 0
- Total Appraised Parcel Value: 652,100

### NOTES

- Adjustment: 0
- Net Total Appraised Parcel Value: 652,100

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### LAND LINE VALUATION SECTION

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Total Card Land Units: 1.00 | AC | Parcel Total Land Area: 1.00 | AC | Total Land Value: 263,100
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**MIXED USE**

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

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**BUILDING SUB-AREA SUMMARY SECTION**

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**Ttl. Gross Liv/Lease Area:** 4,047, 9,121, 522,861
May 2, 2022

RE: Application # 22-12

To the members of the Trumbull Zoning Board of Appeals,

We are writing in opposition to the Application #22-12, filed for Tracy Ann Gavern at 53 Copper Kettle Road, seeking a reduction in the front-yard setback requirements by 15 feet, where 35 feet is proposed and 50 feet is required to add an additional one story, one bay garage to the existing 2-bay garage and convert an existing bay into a home office.

We have lived at 61 Copper Kettle Road for over 10 years and our home is located directly next to the property in question. Our property is by far the closest in comparison to all 6 neighboring homes on our cul-de-sac and the 8 neighbors who were informed of the application. We will be most impacted by this proposed variance and by default, so will our property value.

The current 2-car garage sits close to the property line and the distance from their garage to our house is estimated to be just 50 to 60 feet. From all of our front-facing windows (3 bedrooms, a living room and dining room) we currently have unobstructed views of our front yard and our neighbors’ yards all the way to the street corner. Because the current garage is perpendicular to the house, has a high-pitched roof and already juts out from the home towards the street, any extension of the structure will be highly visible from every front window. Based on the proposed plans, we will no longer be able to have these views and see down to the street corner. Our views will be replaced by the view of the garage.

We also have great concern relating to future construction on the proposed garage’s footprint if the variance is granted as several neighbors had indicated to us that the Gaverns owned a remodeling business and shared plans of adding on a second floor to the home. Prior to the notification of the variance application, we were not necessarily concerned because we assumed that their plans involved the existing footprint of the home only. We now are fearful that the garage addition is just the first phase of a larger plan to increase the height of the existing roof line or add a second story above it. Together the extended garage and roof will greatly obstruct our views and in turn we believe will affect our property value.

Additionally, if a second-floor addition is also done and includes building over the garage, our views out of all of our front windows will become a solid, window-less brick wall, similar to many commercial office buildings and further make this out of character to the rest of the neighborhood which are predominantly clapboard colonials and farmhouse style. This will surely cause our property value to decline significantly.

As stated in the Town of Trumbull Zoning Regulations, variances are to be granted sparingly. Variances shall only be granted where the literal enforcement of these Regulations would result in unusual hardship. Per the Town of Trumbull Zoning Regulations, ARTICLE VI-ZONING BOARD OF APPEALS, Section 1.2 cites several examples of what hardship is or is not:

"...the personal hardship of the owner, such as age or family condition, is not a legal hardship which would support the granting of a variance."

"The hardship must not be created by the owner or his/her predecessor in title, such as... building a structure which, for whatever reason, violates a current zoning regulation."
In Schedule B of the variance application, the applicant does not provide evidence of any hardship as required by the Zoning regulations. The explanation provided – that the expansion of the two-car garage would provide 1) for a safer turn around from the front door and 2) due to the pandemic, the need for extra space is needed for their professional lives but also for the growth of their children and their education – substantiates only personal reasons for wanting the addition, not hardships.

1) The pandemic started in March 2020 and the house was purchased in late 2021. If the need for extra space would cause an unusual hardship, one would think that a different house would have been purchased. If the driveway is/was considered unsafe for the children and visitors and would cause an unusual hardship, there would be more reason not to purchase the home.

2) Per the Property Information sheet, the house has over 4,000 square feet of living space NOT including 2,700 square feet in an unfinished basement. A house with that much square footage, remodeling within that space would be a typical option vs. a footprint expansion requiring a variance. If remodeling was not a viable alternative, again, one would think that a different house would have been purchased if an unusual hardship would be the result.

3) Per the Property Information sheet, the property has one acre of land. Instead of expanding in an area of the parcel that requires a setback variance, a small addition in an alternate location is the preferable option. Per the building department, a permit has been obtained to install a 16’ x 38’ inground pool. We assume if they have enough room for a pool, there is room for an addition elsewhere on the property.

We believe that the homeowner has not provided substantial evidence of a hardship for a variance to be granted and has several other viable, conforming options to add a home office to the residence.

However, as a last resort, if a variance were to be considered, we ask that you add conditions to the approval, limiting the variance to a one-story structure and prohibit future construction above the footprint.

Thank you,

Kim Allen Bowen    Helga Pedron Bowen

Kim and Helga Bowen, owner 61 Copper Kettle Road, Trumbull, CT
GENERAL NOTES:

1. This Map has been prepared pursuant to the Regulations of the Connecticut Board of Examiners of Land Surveyors, Title 29, 12-_stat., and the Regulations for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Marine Surveyors Association, Inc. on Sept. 26, 1996.

2. The Survey conforms to Class A-2. This Survey conforms to Class A-2.

3. North and EMBOSSED SEAL.

4. To be Existing Building Survey. This map IS NOT VALID if altered or used by any party.

5. Boundary Survey, and is based on Map Reference #1115.

6. Property Unes Established According to Record Deeds (and References and Record Deeds).

MAP REFERENCES:

1. RECORD MAP #1115

2. RECORD MAP #1124

3. IM-PROVEMENT LOCATTON SURVEY

BOUNDARY LINE

COPPER KETTLE ROAD

MAP SCALE: 1" = 20' 0"

SCALE: 1"=20' 0"

NORTH

AREA: 48,792±

TRACY ANN GAVERN

53 COPPER KETTLE ROAD, TRUMBULL, CONNECTICUT

PREPARED FOR

VOL#1522

INTERESTED LOCAL GOVERNMENT

PROPOSED AS-BUILT

RECORD MAP #1115

LOCATION SURVEY.

PROPOSED NEW

MAP# 1108, PARCEL# 87

AS OWNER

AREA

TRACY ANN GAVERN

53 COPPER KETTLE ROAD, TRUMBULL, CONNECTICUT

PREPARED FOR

VOL#1522

INTERESTED LOCAL GOVERNMENT

PROPOSED AS-BUILT

RECORD MAP #1115

LOCATION SURVEY.

PROPOSED NEW

MAP# 1108, PARCEL# 87

AS OWNER

AREA

TRACY ANN GAVERN

53 COPPER KETTLE ROAD, TRUMBULL, CONNECTICUT

PREPARED FOR

VOL#1522

INTERESTED LOCAL GOVERNMENT

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LOCATION SURVEY.
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: 1362 Huntington Trunkpike
   Assessor's Map No. J11 Parcel No.  Lot No. 28
   Trumbull Land Records: Volume(s) 1806 Page(s) 885
   Zoning District: AA

3. Name of Applicant: Alexandra Casabianca
   Street Address: 1362 Huntington Trunkpike
   City: Trumbull ST: CT Zip: 06611 Email: Solalexandra18@hotmail.com
   Phone: Day 203.508.0082 Evening same
   SIGNATURE OF APPLICANT

4. Owner of Record: Alexandra Casabianca
   Street Address: 1362 Huntington Tpke
   City: Trumbull ST: CT Zip: 06611 Email: Solalexandra18@hotmail.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:
   - X 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:
   
   Yes, on 9/9/2020 Variance for setback for second floor expansion. Approved

   __________________________________________________________

   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: Variance application to permit construction of a 15’ x 12’ in-ground swimming pool from back, ______ from right, ______ from left.

   __________________________________________________________

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 proposal is to build an inground swimming pool. This is a preexisting legal non-conforming lot, upon which is located a legal preexisting nonconforming residence. The minimum setback is 25 feet, the lot is only 54 feet wide which could only accommodate a 4 feet pool. There is insufficient rear yard setback on rear and both sides.
**PROPERTY LOCATION**

- **MAP ID:** J/11 / 00028 / 000/
- **Bldg Name:**
- **See #:** 1 of 1
- **Card:** 1 of 1

**State Use:** 101

**Print Date:** 04/13/2022

---

**CURRENT OWNER**

- **Address:** 1362 HUNTINGTON TPKE
- **City:** TRUMBULL, CT
- **State:** CT
- **ZIP:** 06611

**Vision ID:** 1609

**Account #**

**Bldg #:** 1 of 1

<table>
<thead>
<tr>
<th>Vision ID</th>
<th>Account#</th>
<th>Bldg#:</th>
<th>Sec#:</th>
<th>Card#</th>
<th>Print Date</th>
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<tbody>
<tr>
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<td>1</td>
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<td>04/13/2022</td>
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---

**SUPPORTING DATA**

- **Other ID:** 00396300
- **Dev Lot:** LOT 4
- **Survey Map:**

**Vision ID:** 1609

**Account#**

**Bldg#:** 1 of 1

**Sec#:** 1 of 1

**Card#**

**Print Date:** 04/13/2022

---

**CASEABIANCA ALEXANDRA**

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<tr>
<th>Description Code</th>
<th>Appraised Value</th>
<th>Assessed Value</th>
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<tbody>
<tr>
<td>RES LAND 1-1</td>
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<td>120,120</td>
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<tr>
<td>DWELLING 1-3</td>
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<td>93,450</td>
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**EXEMPTIONS**

- **Year:**
- **Type:**
- **Description:**
- **Amount:**
- **Code:**
- **Description Number:**
- **Amount Comm. Int.:**

**Total:**

- **Year:**
- **Type:**
- **Description:**
- **Amount:**
- **Code:**
- **Description Number:**
- **Amount Comm. Int.:**

**Total:**

---

**RECORD OF OWNERSHIP**

**Vision ID:** 1609

**Account#**

**Bldg#:** 1 of 1

**Sec#:** 1 of 1

**Card#**

**Print Date:** 04/13/2022

---

**ASSESSING NEIGHBORHOOD**

**NBHD/ SUB**

**NBHD Name**

**Street Index Name**

**Tracing**

**Batch**

---

**NOTES**

**F=G (UPGRADED INTERIOR)**

**SHD=NV**

**MK-04**

---

**BUILDING PERMIT RECORD**

**Permit ID**

**Issue Date**

**Type**

**Description**

**Amount**

**Insp. Date**

**% Comp.**

**Date Comp.**

**Comments**

**Date**

**Type**

**IS**

**ID**

**Cd.**

**Purpose/Result**

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<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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<tbody>
<tr>
<td>10-20-3125</td>
<td>10/22/2020</td>
<td>RS</td>
<td>Residential</td>
<td>9,697,000</td>
<td>0</td>
<td>MECHANICAL ROOM</td>
<td>05/04/2005</td>
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**LAND LINE VALUATION SECTION**

**B # Code**

**Use Description**

**Zone D**

**Front Depth**

**Units**

**Unit Price**

**I. Factor**

**C. Factor**

**ST. Idx**

**Adj.**

**Notes- Adj.**

**Spec Use**

**Spec Price**

**S Adj. Fact**

**Adj. Unit Price**

**Land Value**

<table>
<thead>
<tr>
<th>B #</th>
<th>Code</th>
<th>Use Description</th>
<th>Zone D</th>
<th>Front Depth</th>
<th>Units</th>
<th>Unit Price</th>
<th>I. Factor</th>
<th>C. Factor</th>
<th>ST. Idx</th>
<th>Adj.</th>
<th>Notes- Adj.</th>
<th>Spec Use</th>
<th>Spec Price</th>
<th>S Adj. Fact</th>
<th>Adj. Unit Price</th>
<th>Land Value</th>
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<tbody>
<tr>
<td>1</td>
<td>101</td>
<td>Single Family Res</td>
<td>AA</td>
<td></td>
<td>0.19</td>
<td>182,160.00</td>
<td>4.2380</td>
<td>0.90</td>
<td>635</td>
<td>1.30</td>
<td></td>
<td></td>
<td></td>
<td>1.00</td>
<td>171,600</td>
<td></td>
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</tbody>
</table>

**Total Card Land Units:** 0.19 AC

**Parcel Total Land Area:** 0.19 AC

**Total Land Value:** 171,600
### Property Location:
1362 HUNTINGTON TPKE

### MAP ID:
J/11 / 00028/ 000/

### Vision ID:
1609

### MAP ID:
J/11 / 00028/ 000/

### Account #

### BLdg Name:

### Sec #:
1 of 1

### Card #:
1 of 1

### State Use:
101

### Print Date:
04/13/2022 14:14

### COST/MARKET VALUATION

<table>
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<tr>
<th>Description</th>
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<th>Description</th>
<th>Percentage</th>
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</thead>
<tbody>
<tr>
<td>MIXED USE</td>
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<td>100</td>
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### BUILDING SUB-AREAS SUMMARY SECTION

<table>
<thead>
<tr>
<th>Description</th>
<th>Code</th>
<th>Description</th>
<th>Gross Area</th>
<th>Eff. Area</th>
<th>Unit Cost</th>
<th>Undeprec. Value</th>
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</thead>
<tbody>
<tr>
<td>First Floor</td>
<td>BAS</td>
<td></td>
<td>1,268</td>
<td>1,268</td>
<td>116.40</td>
<td>147,595</td>
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<tr>
<td>Crawl Space</td>
<td>CRL</td>
<td></td>
<td>0</td>
<td>528</td>
<td>0.00</td>
<td>0</td>
</tr>
<tr>
<td>Expansion Attic, Finished</td>
<td>EAF</td>
<td></td>
<td>257</td>
<td>572</td>
<td>52.30</td>
<td>29,915</td>
</tr>
<tr>
<td>Screen Porch</td>
<td>FSP</td>
<td></td>
<td>0</td>
<td>228</td>
<td>0.00</td>
<td>6,635</td>
</tr>
<tr>
<td>Pergola</td>
<td>POR</td>
<td></td>
<td>0</td>
<td>64</td>
<td>10.91</td>
<td>698</td>
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<tr>
<td>Unfinished Basement</td>
<td>UBM</td>
<td></td>
<td>0</td>
<td>740</td>
<td>23.28</td>
<td>17,227</td>
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<tr>
<td>Wood Deck</td>
<td>WDK</td>
<td></td>
<td>0</td>
<td>129</td>
<td>11.73</td>
<td>1,153</td>
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<th>Description</th>
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<th>Eff. Area</th>
<th>Unit Cost</th>
<th>Undeprec. Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fireplace</td>
<td>FPL</td>
<td></td>
<td>5,000.00</td>
<td>1,990</td>
<td>100</td>
<td>3,200</td>
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</tbody>
</table>
### General Notes:

1. This Map has been prepared pursuant to the Regulation of Connecticut State Agencies Section 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 Sept. 26, 1996.

2. This Survey conforms to Class A-2.

3. The Type of survey performed is a Limited Property / Boundary Survey.

4. Boundary determination is based upon a Dependent Resurvey and current deed lines.

5. North Arrow is based on Map Reference #1.

6. This map is NOT VALID without a LIVE SIGNATURE and REVISIONS.

7. This map is NOT VALID if altered or used by any party other than the one depicted in title block of this map.

8. Property Lines Established According to Record Deeds as exist and noted hereon have been compiled, in part, from record sources. These Locations must be considered as approximate in existence of which are unknown to this firm. The size, Location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction. CALL BEFORE YOU DIG 1-800-922-4455.

9. Physical Features Such as Stone Walls, Wire Fences, Monuments, Iron Pins or Pipes, etc. taken under consideration to establish current deed lines.

10. Underground Utility, Structure and facility Locations depicted or shown under consideration to establish current deed lines.

11. Lot served by town sewer system and public water supply.

### Map References:

- GENERAL NOTES:
- RECORD MAP #281.
- BEFORE YOU DIG 1-800-922-4455.

### Table: Building Zoning Standards

<table>
<thead>
<tr>
<th>BUILDING ZONE: AA</th>
<th>MINIMUM FLOOR AREA (Sq.Ft.)</th>
<th>MINIMUM LOT FRONTAGE (Ft.)</th>
<th>MINIMUM LOT AREA (Sq. Ft.)</th>
<th>MINIMUM REAR YARD (Ft.)</th>
<th>MINIMUM SIDE YARD (Ft.)</th>
<th>MAXIMUM HEIGHT FOR A BUILDING OR STRUCTURE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Story</td>
<td>800</td>
<td>54.00'</td>
<td>43.560</td>
<td>43.5'</td>
<td>49.5'</td>
<td>16.6'</td>
</tr>
<tr>
<td>2 Story</td>
<td>1450</td>
<td>54.00'</td>
<td>8,343±</td>
<td>54.00'</td>
<td>4.6'</td>
<td>16.6'</td>
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</table>

### Building Condition:

- **EXISTING CONDITIONS**
  - **FIRST FLOOR EL. 109.0':**
    - **EXISTING HOUSE:**
      - **1450 SF**
      - **N/A**
      - **N/A**
      - **N/A**
    - **DECK:**
      - **21.8' x 20.0'**
    - **SHED:**
      - **N/A**
      - **N/A**
      - **N/A**
    - **FIRE PIT:**
      - **N/F**
    - **BITUMINOUS DRIVEWAY:**
      - **50.0' x 20.0'**
    - **VINYL STOCKADE FENCE:**
      - **50.0' x 154.00'**
      - **6.3'**
      - **24.8'**
    - **DESCRIPTIVE TITLE:**
      - **NEAL K. JAIN**
      - **L.S. # 18139**
      - **SCALE 1"=40'**
      - **DATE: 06-04-2022**
    - **DATE:**
      - **04-13-2022**
      - **VOL. 360, PAGE 10**
      - **MAP JL 20302**
      - **TITLE BLOCK**
      - **00028**
      - **SBC 14**
      - **AS-BUILT**
      - **SAME AS OWNER**

### Proposed Conditions:

- **PROPOSED**
  - **FIRST FLOOR EL. 109.0':**
    - **EXISTING HOUSE:**
      - **1450 SF**
      - **N/A**
      - **N/A**
      - **N/A**
    - **DECK:**
      - **19.0' x 15.0'**
    - **SHED:**
      - **N/A**
      - **N/A**
      - **N/A**
    - **FIRE PIT:**
      - **N/F**
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### Diagram:

- **HUNTINGTON TURNPIKE**