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

Town of Trumbull
CONNECTICUT

Town Hall
5866 Main Street
Trumbull, Connecticut 06611

ZONING BOARD OF APPEALS

TO: MEMBERS OF THE ZONING BOARD OF APPEALS
RE: REGULAR MEETING – WEDNESDAY, MAY 6, 2026

The Zoning Board of Appeals will hold a Regular Meeting on Wednesday, May 6, 2026, at 7:00p.m. in the Town Hall Long Hill Conference Room (5866 Main Street).

AGENDA

PUBLIC MEETING
7:00 P.M.

Pledge of Allegiance

Roll Call

Regular Meeting:

Acceptance of Minutes

Acceptance of the April 1, 2026, Zoning Board of Appeals Regular Meeting minutes.

Applications

Application 26-06: 6600 Main Street. Accent Signs LLC for 6600 Main Street LLC. The applicant is requesting a 67 sq. ft. sign size variance, where 164 sq. ft. is allowed and 231 sq. ft. is proposed and a variance to affix two signs (1 front & 1 rear), where 1 is allowed in the BC Zone under Article 3.1.7 of the Trumbull Zoning Regulations.

Application 26-07: 17 Valley View Road. Satya Sharma for Charles Sliva. The applicant is requesting a 20’ front lot setback variance, where 50’ is required and 30’ is proposed to construct a new home in Residential Zone A under Article III of the Trumbull Zoning Regulations.

Application 26-08: 73 Killian Avenue. Erin & Christian D’Amato. The applicant is requesting a 15.5’ rear lot setback variance, where 50’ is required and 34.5’ is proposed and a 9’ side lot setback variance (corner lot), where 50’ is required and 41’ is proposed so construct an addition in Residential Zone A under Article III of the Trumbull Zoning Regulations.

Application 26-09: 11 George Street. Robert Cloutier. The applicant is requesting 15’ side yard setback variance, where 25’ is required and 10’ is proposed and a 4’ rear lot setback variance, where 25’ is required and 21’ is proposed to build an above ground pool in Residential Zone A under Article III of the Trumbull Zoning Regulations.

Application 26-10: 125 Fernwood Road. Timothy Owen. The applicant is requesting a 4.4' side lot setback variance on a corner lot, where 50' is required and 45.6' is proposed to construct an addition in Residential Zone A under Article III of the Trumbull Zoning Regulations.

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

Dated at Trumbull, CT this 28th day of April 2026.
By: Gia Mentillo, Clerk.

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

Date Received: _____ Application #: _____

26-06

ZONING BOARD OF APPEALS

APPLICATION FOR HEARING:

1. **The purpose of this application is for the following:**

   a. Variance of the Trumbull Zoning Regulations Article 3, 3.1.7 c.

   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: 6600 Main St.

   Assessor's Map No. D/03/00195 Parcel No. 169300 Lot No. 0

   Trumbull Land Records: Volume(s) 1945 Page(s) 502

   Zoning District: BC

3. **Name of Applicant:** Accent Signs LLC

   Street Address: 130 Lenox Ave. #21

   City: Stamford ST: CT Zip: 06906

   Phone: Day 203 975-8688 Evening 203 912-3152

   SIGNATURE OF APPLICANT _____
   (If agent, state capacity)

4. **Owner of Record:** 6600 Main St. LLC (Phil Digennaro)

   Street Address: 49 Harvester Road

   City: Trumbull ST: CT Zip: 06611

   SIGNATURE OF OWNER OF RECORD _____

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

1. **This application relates to:**

_____Setbacks (front, side, rear)
_____Floor Area
_____Lot Area
_____Lot Coverage
_____Damage Reconstruction
_____Parking
_____Extension of enlargement of a non-conforming use or building
__x__Other (explain) Increase in allowable sign square footage
From 164 sf to 231 sf

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

ARTICLE(S) Article 3 SECTION(S) 3.1.7 PARAGRAPH(S) c

SUBPARAGRAPH(S) _____

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

NO

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

4. Explain the requested variance; PLEASE INDICATE DISTANCES FROM PROPERTY WHEN APPLICABLE: Sign Size from 164 sq ft to 231 sq ft.

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:

Due to the distance from the road and the incline of the property a larger letter is required for ideal visibility. The The standard is 1" of letter height for every 10' of distance. the true distance up the hill from the center of the road at the edge of the driveway is 200'. Additional the rear signage is required over the entrance. The client feels this is needed to complete curved rear entrance.This rear sign is only visible from the private parking area

Property Location 6600 MAIN STREET | Map ID D/03 / 00195/ 000/ | Bldg Name | State Use 343
Vision ID 904 | Account # 00169300 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 3/19/2026 2:43:34 PM

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION
6600 MAIN STREET LLC				
49 HARVESTER RD				
TRUMBULL CT 06611				

SUPPLEMENTAL DATA

Alt Prcl ID	00169300	Dev Lot:	LOT 0
Census Tr	0902	Survey Ma	
Fire Dist:	L:	Survey Ma	
Border Pro		Section # :	C1
Voting Dist		CB Letter:	
GIS ID	00169300	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
COM LAND	2-1	697,000	487,900
COM BLDG	2-2	1,835,200	1,284,640
	Total	2,532,200	1,772,540

6144
TRUMBULL, CT

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
6600 MAIN STREET LLC	1945	0502	05-06-2025	U	V	505,000	03
MAGLIOCCO ANGELO	1939	0722	01-08-2025	U	I	350,000	07
MAGLIOCCO ANGELO	1934	0880	09-27-2024	U	V	145,000	06
BLAKE CHARLES C & ADELAIDE	0698	0518	10-10-1989	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2025	2-1	487,900	2024	1-1	116,410	2023	1-1	116,410
	2-2	1,284,640		1-3	74,340		1-3	74,340
	Total	1,772,540		Total	190,750		Total	190,750

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
2				

NOTES

12,210 sf LEASED MED OFFICE BUILDING

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	1,662,300
Appraised Xf (B) Value (Bldg)	51,300
Appraised Ob (B) Value (Bldg)	121,600
Appraised Land Value (Bldg)	697,000
Special Land Value	0
Total Appraised Parcel Value	2,532,200
Valuation Method	C
Total Appraised Parcel Value	2,532,200

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
CB-25-78	12-22-2025	CM		40,000		0		NEW 130 KW TOTAL BUILDIN
SPR-25-18	11-18-2025	SP		38,000		100		INSTALL FIRE SPRINKLER S
CE-25-67	11-17-2025	CE		28,800		0		INSTALL ACCESS CONTROL
FA-25-14	10-21-2025	FA		20,855		0		WIRING PER PLANS FA1,2, A
CP-25-38	10-20-2025	CP		2,000		0		GAS PIPING FOR 5 ROOFTO
CP-25-36	10-06-2025	CP		72,000		0		INSTALL H&C WATER PIPIN
CM-25-34	10-06-2025	CM		200,000		0		INSTALL 5 NEW ROOF MOU

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
05-07-2025	LO	7		58	Field Review

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	LA	Land Type	Land Units		Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Location Adjustme		Adj Unit Pric	Land Value
1	343	Prof Office	BC			3.874	AC	169,575.00	1.01528	3	0.95	200	1.100	TOPO		0	179,919.08	697,000
Total Card Land Units						3.87	AC	Parcel Total Land Area:		3.87							Total Land Value	697,000

Property Location 6600 MAIN STREET | Map ID D/03 / 00195/ 000/ | Bldg Name | State Use 343
Vision ID 904 | Account # 00169300 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 3/19/2026 2:43:35 PM

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	38	Profess Office
Model	94	Commercial
Grade	14	B
Stories:	1	1 Story
Occupancy		
Exterior Wall 1	20	Brick Masonry
Exterior Wall 2		
Roof Structure	01	Flat
Roof Cover	03	Asphalt
Interior Wall 1	05	Drywall
Interior Wall 2		
Interior Floor 1	20	Laminate
Interior Floor 2		
Heating Fuel	03	Gas
Heating Type	04	Forced Air
AC Type	03	Central
Bldg Use	343	Prof Office
Heat/AC	01	Heat/AC Pkgs
Frame Type	02	Wood Frame
Baths/Plumbing	02	Average
Ceiling/Walls	06	Ceil & Walls
Rooms/Prtns	02	Average
Wall Height		
% Comn Wall		
1st Floor Use:		

CONSTRUCTION DETAIL (CONTINUED)

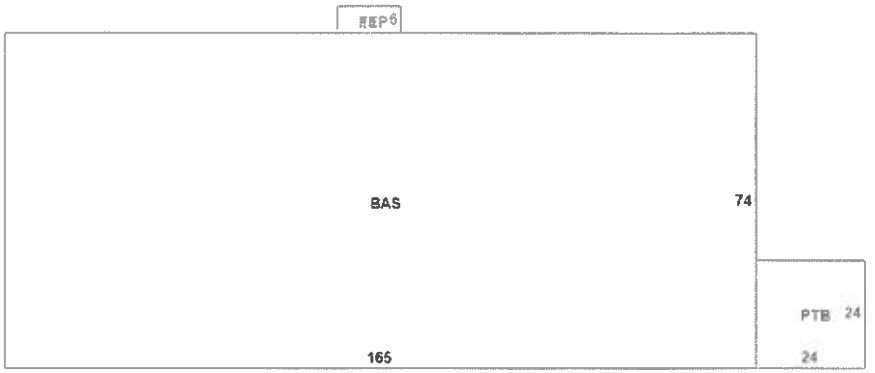
Element	Cd	Description

MIXED USE

Code	Description	Percentage
343	Prof Office	100
		0
		0

COST / MARKET VALUATION

RCN	1,847,020
Year Built	2026
Effective Year Built	2026
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	0
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	UC
Condition %	90
Percent Good	90
RCNLD	1,662,300
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



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

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
SPR	Sprinklers Dry	B	12,210	4.20	2026		100		0.00	51,300
PAV1	Paving Asph	L	36,506	3.25	2026	E	90		0.00	106,800
LT1	Light - 1	L	8	2050.00	2026	E	90		0.00	14,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	12,210	12,210	12,210		0
FEP	Enclosed Porch	0	84	55		0
PTB	Brick Patio	0	576	29		0
	Ttl Gross Liv / Lease Area	12,210	12,870	12,294		0

28'

52"

PEDIATRIC HEALTHCARE ASSOCIATES

19"



WHITE FRONT LIGHTING LED CHANNEL LETTERS WITH LED LIGHTING HALO BEHIND LETTERS
ON BACKGROUND PAINTED CLOSE TO COLOR OF BUILDING







RAISED ACRYLIC LETTERS

Accent Signs & Awnings

THIS DESIGN IS PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT WRITTEN PERMISSION

ALL DRAWINGS MUST BE APPROVED AND RETURNED. THE PERSON WHO SIGNS IS RESPONSIBLE FOR ACCURACY OF DRAWING. THIS INCLUDES, BUT IS NOT LIMITED TO MISSPELLINGS AND PHONE NUMBERS.

203 975-8688

28'

52"

PEDIATRIC HEALTHCARE ASSOCIATES

19"

PHARMACY

WHITE FRONT LIGHTING LED CHANNEL LETTERS WITH LED LIGHTING HALO BEHIND LETTERS
ON BACKGROUND PAINTED CLOSE TO COLOR OF BUILDING





120"

PHA
Pediatric Healthcare Associates

8" 71" 88"

155"

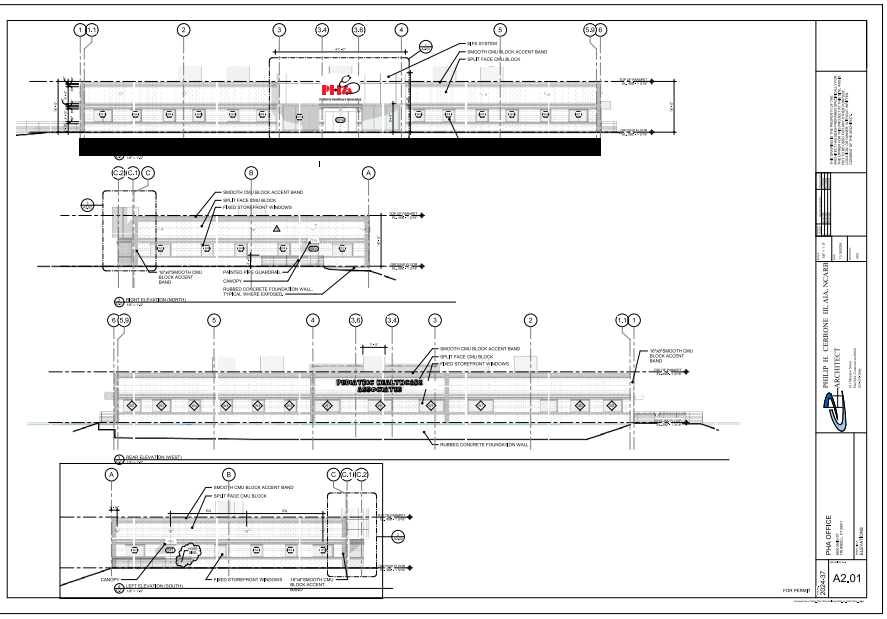
RAISED ACRYLIC LETTERS

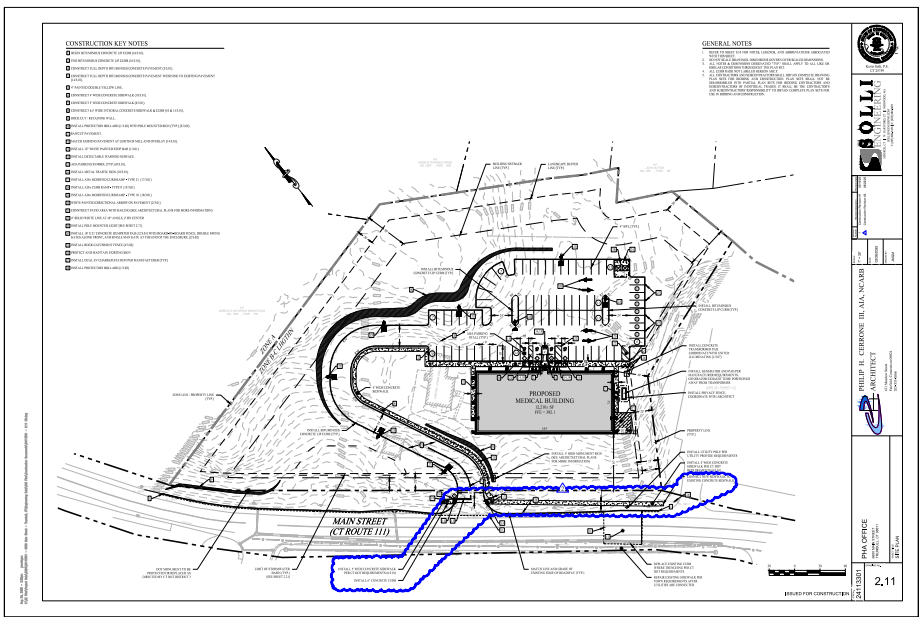
Accent Signs & Awnings

THIS DESIGN IS PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT WRITTEN PERMISSION

ALL DRAWINGS MUST BE APPROVED AND RETURNED. THE PERSON WHO SIGNS IS RESPONSIBLE FOR ACCURACY OF DRAWING. THIS INCLUDES, BUT IS NOT LIMITED TO MISSPELLINGS AND PHONE NUMBERS.

203 975-8688





Date Received: _____ Application #: **26-07**

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: 17 Valley View Road
   Assessor's Map No. 07 Parcel No. 163 Lot No. _____
   Trumbull Land Records: Volume(s) 1810 Page(s) 532
   Zoning District: A

3. **Name of Applicant:** Satya Sharma
   Street Address: 10212 Avalon Gates
   City: Trumbull ST: CT Zip: 06611
   Phone: Day 904.412.2305 Evening 904.412.2305
   SIGNATURE OF APPLICANT: _____
   (If agent, state capacity)

4. **Owner of Record:** Charles Silva
   Street Address: 111 Garwood Road
   City: Trumbull ST: CT Zip: 06611
   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 Setbacks (front, side, rear)
   _____Floor Area
   _____Lot Area
   _____Lot Coverage
   _____Damage Reconstruction
   _____Parking
   _____Extension of enlargement of a non-conforming use or building
   _____Other (explain)_____
   _____

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

   ARTICLE(S) III SECTION(S)_____PARAGRAPH(S)_____

   SUBPARAGRAPH(S) _____

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

   N/A
   _____

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

4. Explain the requested variance; PLEASE INDICATE DISTANCES FROM PROPERTY WHEN APPLICABLE: 20' Front lot setback Variance, where 50' is required and 30' is proposed.
   _____
   _____

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 slopes in the backyard limiting where a house could be built.

Property Location 17 VALLEY VIEW ROAD | Map ID F/07 / 00163/ 000/ | Parcel Name | State Use 100
Vision ID 10589 | Account # 00602700 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 4/9/2026 10:32:02 AM

CURRENT OWNER

SLIVA CHARLES TR

111 GARWOOD RD

TRUMBULL CT 06611

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID	00602700	Dev Lot:	LOT 31
Census Tr	0904	Survey Ma	
Fire Dist:	T:	Survey Ma	
Border Pro		Section # :	B2
Voting Dist		CB Letter:	
GIS ID	00602700	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
VAC RS LN	5-1	189,213	132,449
		Total	189,213	132,449

6144

TRUMBULL, CT

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
SLIVA CHARLES TR	1810	0532	04-30-2020	U	V	1	01
SLIVA CHARLES	0274	0061	05-18-1973	U	V	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2025	5-1	132,449	2024	5-1	132,449	2023	5-1	132,449
	Total	132,449		Total	132,449		Total	132,449

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
1				

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	189,213
Special Land Value	0
Total Appraised Parcel Value	189,213
Valuation Method	C
Total Appraised Parcel Value	189,213

BUILDING PERMIT RECORD

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

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
01-31-2022	MVS			41	Hearing-Change
03-03-2005	JE	1		99	Vacant Lot Inspected

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	LA	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen		Adj Unit P	Land Value
1	100	Res Vacant Lnd	A			0.540	AC	202,400.00	1.69726	5	0.85	100	1.200	TOPO	VAC	1.0000	350,394.8	189,213

Total Card Land Units 0.54 AC | Parcel Total Land Area 0.54 | Total Land Value 189,213

Property Location 17 VALLEY VIEW ROAD | Map ID F/07 / 00163/ 000/ | Bldg Name | State Use 100
Vision ID 10589 | Account # 00602700 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 4/9/2026 10:32:03 AM

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Floor Covering		
Alt. Floor Cover		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		
Total Kitchens		
Total Elec Meter		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	
Year Built	
Effective Year Built	
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	
RCNLD	
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch

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

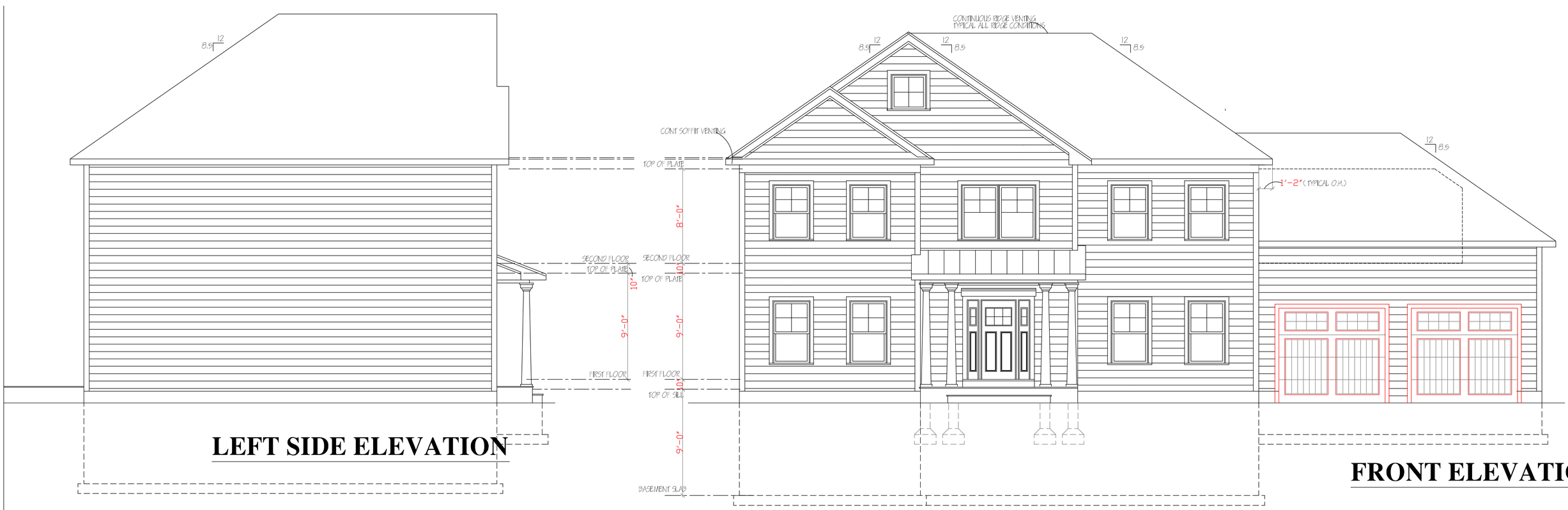
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0

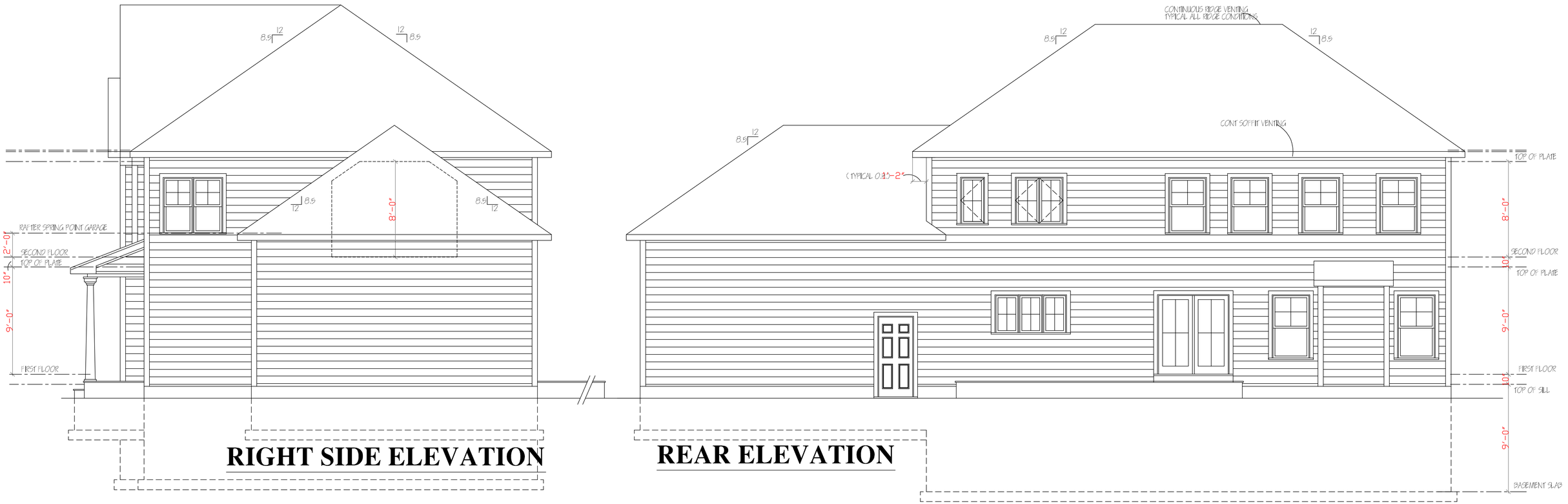


F07-163 04/28/2015



LEFT SIDE ELEVATION

FRONT ELEVATIONS



RIGHT SIDE ELEVATION

REAR ELEVATION

BLUE LINE DESIGNS
CHRIS JAWOISZ WHEWAY, 34 UNDERHILL ROAD
SANDY HOOK, CT 06482 (203) 426-9122
blueline@charte

SHARMA RESIDENCE
17 VALLEY VIEW ROAD
TRUMBULL, CONNECTICUT 06611

REFRENCE: 16268R
SCALE: 1/ 4"=1'-0
DRWN BY: CFJW
DATE: 04-08-26

A-2

STANDARDS FOR RESIDENCE A ZONE		REQUIREMENTS MAX. / MIN.	EXISTING CONDITIONS	PROPOSED CONDITIONS	AS-BUILT CONDITIONS
MINIMUM LOT SIZE		0.50 Ac. 21,780 SQ. FT.	0.4970 Ac. 21,649 SQ. FT.	0.4970 Ac. 21,649 SQ. FT.	
MINIMUM ROAD FRONTAGE (feet)		150	135.00'	135.00'	
MINIMUM FLOOR AREA (square feet)					
1 Story	1st Floor	1200	–	–	
1.5 Story	1st Floor	900	–	–	
	2nd Floor	500	–	–	
2 Story	1st Floor	900	–	2,084.5 *	
	2nd Floor	800	–	1,681.6 *	
MAXIMUM BUILDING HEIGHT (feet)		40'(g)	–	29.38*	
MINIMUM YARDS (feet in depth)					
Front		50'	–	33.9' to Res. 30.3' to Steps	
Side		20'	–	21.5' / 26.5'	
Rear		50'	–	81.3' to Deck	
MAXIMUM BUILDING COVERAGE		25 %	–	11.08 %	
MAXIMUM FLOOR AREA RATIO		29 Principal Building	–	174	

a) Also applies to pre-existing nonconforming residence uses except as otherwise specifically provided in these regulations.
b) Frontage requirement applies to entire area zoned Planned Residential Conservation Zone (PRCZ).
c) No principal building within the PRCZ shall be within fifty (50') feet of a boundary line of a PRCZ. The front setback in PRCZ is the distance measured from the closet part of the building located to the edge of the pavement.
d) The maximum building coverage shall be (15%) percent of the land located in the PRCZ.
e) To be specified by the Planning and Zoning Commission under Artical II, Section 3. (Effective 3/4/80).
f) May be increased to 45 feet walk-out basements. See Article II, Section 3.1.8. July 25, 2008.
g) See Section 3.3 of this Article III.

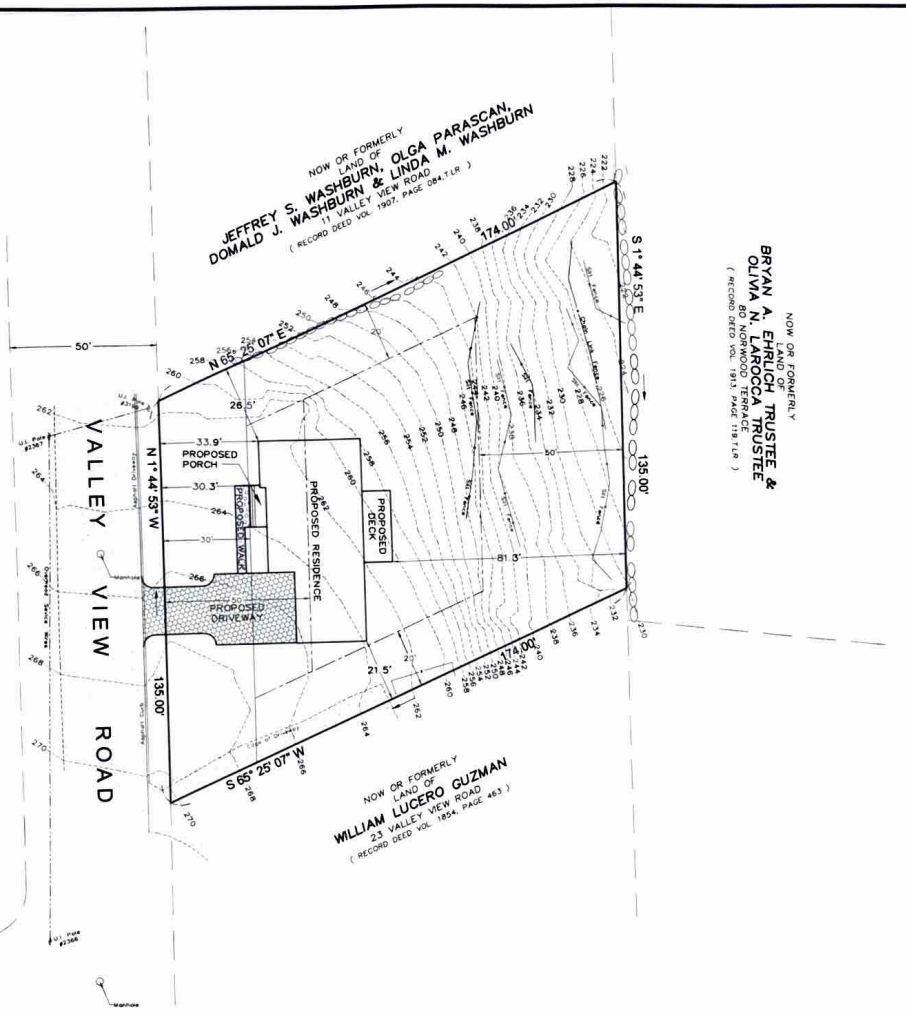
* BASED ON SHEET A-2 HOUSE PLANS DATED 04-08-26

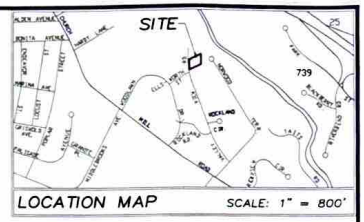
PROPOSED BUILDING COVERAGE:

RESIDENCE, COVERED PORCH & DECK ..... 2,398.6 SQ. FT./21,649 SQ. FT. = 11.08 %

PROPOSED SITE COVERAGE:

PROPOSED BUILDING COVERAGE ..... 2,398.6 SQ. FT.
PROPOSED DRIVEWAY ..... 941 SQ. FT.
PROPOSED WALK ..... 116 SQ. FT.
PROPOSED SITE COVERAGE ..... 3,455.6 SQ. FT./21,649 SQ. FT. = 15.96 %





NOTES:

1) THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "MINIMUM STANDARDS FOR SURVEY AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. AUGUST 29, 2019. IT IS A IMPROVEMENT/LOCATION SURVEY BASED UPON A RESURVEY AND CONFORMS TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHICAL CLASS T-2.
2) THE TYPE OF SURVEY PERFORMED IS A IMPROVEMENT/LOCATION MAP, ZONING. THE MAIN PURPOSE OF THIS SURVEY IS TO SHOW THE INFORMATION NECESSARY TO ENABLE DETERMINATION OF COMPLIANCE OR NON-COMPLIANCE WITH THE APPLICABLE ZONING SETBACK REQUIREMENTS. AS SUCH, IT MAY BE NECESSARY TO DEPICT ONLY A PORTION OF THE PROPERTY. THE ONLY IMPROVEMENT THAT NEED BE SHOWN IS THE EXISTING OR PROPOSED BUILDING RELATING TO THE MATTER OF ZONING COMPLIANCE BEING ADDRESSED.
3) THE BOUNDARY DETERMINATION IS BASED UPON THE DEPENDENT RESURVEY METHOD.
4) THE SURVEY CONFORMS TO HORIZONTAL CLASS A-2 ACCURACY STANDARDS. VERTICAL DATA CONFORMS TO A CLASS T-2 BASED ON AN ASSUMED DATUM ELEVATION OF 100.00 FOOT.
5) THE SUBJECT PROPERTY IS SHOWN AS TAX LOT 163 ON ASSESSOR'S MAP F-07.
6) THE SUBJECT PROPERTY IS LOCATED IN 'A' RESIDENCE ZONE.
7) THE SUBJECT PROPERTY IS OWNED BY CHARLES SILVA TRUSTEE. REFER TO RECORD DEED VOL. 1810, PG. 532 ON FILE IN THE OFFICE OF THE TRUMBULL TOWN CLERK.

MAP REFERENCE:

RECORD MAP # 631,T.L.R. ENTITLED "REVISED MAP OF PORTION OF SECTION No. 4 NORWOOD PARK DEV. TRUMBULL, CONN. SCALE 1" = 100' JUNE 22, 1955" CERTIFIED SUBSTANTIALLY CORRECT BY B.J. SHELOMIS, SURVEYOR.

RECORD MAP # 400,T.L.R. ENTITLED "MAP No. 4 NORWOOD PARK DEV. TRUMBULL, CONN. SCALE 1" = 100' MAY 29, 1950 HAROLD & ELLSWORTH JR. OUTHOUSE" CERTIFIED SUBSTANTIALLY CORRECT BY B.J. SHELOMIS, SURVEYOR.

RECORD MAP # 1163,T.L.R. ENTITLED "REVISED MAP OF PROPERTY OF SECTION NO. 6 NORWOOD PARK ELLSWORTH & HAROLD OUTHOUSE OWNERS TRUMBULL, CONN. SCALE: 1" = 100' JULY 13, 1963" CERTIFIED SUBSTANTIALLY CORRECT BY B.J. SHELOMIS, SURVEYOR.

RECORD MAP # 1128,T.L.R. ENTITLED "MAP OF PROPERTY OF SECTION NO. 6 NORWOOD PARK ELLSWORTH & HAROLD OUTHOUSE OWNERS TRUMBULL, CONN. SCALE: 1" = 100' OCT. 30, 1962" CERTIFIED SUBSTANTIALLY CORRECT BY B.J. SHELOMIS, SURVEYOR.

LOT "31"

AREA = 21,649 SQ. FT.
or 0.4970 AC.

THIS SURVEY WAS PREPARED FOR A SPECIFIED PURPOSED. ANY USE OTHER THAN THAT WHICH IT WAS ORIGINALLY INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARER'S DECLARATION NULL AND VOID.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT SHOWN.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE SURVEYORS STAMP OR SEAL, RENDERS ANY DECLARATION SHOWN HEREON NULL AND VOID.

THE DECLARATION SHOWN RUNS TO THE PERSON, OR PERSONS FOR WHOM THE SURVEY WAS PREPARED FOR. THE DECLARATION IS NOT TRANSFERABLE.

THE SURVEY AND DECLARATION SHOWN HEREON IS NULL AND VOID WITHOUT THE LICENSED SURVEYORS LIVE SIGNATURE OR EMBOSSED SEAL.

EMBOSSED SEAL

IMPROVEMENT/LOCATION SURVEY
MAP OF PROPERTY

PREPARED FOR

Satya Sharma

17 VALLEY VIEW ROAD

TRUMBULL, CONNECTICUT

SCALE: 1" = 20' MARCH 18, 2026

PROPOSED RESIDENCE ADDED: APRIL 10, 2026

GRAPHIC SCALE
10 0 10 20 40

WALTER H. SKIDD – LAND SURVEYOR LLC

To the best of my knowledge and belief this map is substantially correct as noted hereon.

WALTER H. SKIDD, L.S. Conn. Reg. # 14663
1992 STRATFIELD ROAD – FAIRFIELD, CONN.
TELEPHONE (203) 373-0401

STATE OF CONNECTICUT WALTER H. SKIDD # 14663 LICENSED LAND SURVEYOR

Date Received: _____ Application #: 26-08

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: 73 Killian Avenue
   Assessor's Map No. E10 Parcel No. 130 Lot No. 0
   Trumbull Land Records: Volume(s) 1077 Page(s) 133
   Zoning District: A

3. **Name of Applicant:** Erin D'Amato / Christian D'Amato
   Street Address: 73 Killian Avenue
   City: Trumbull ST: CT Zip: 06611
   Phone: Day 203-258-8452 Evening same
   SIGNATURE OF APPLICANT Erin & D'Amato Christian D'Amato
   (If agent, state capacity)

4. **Owner of Record:** Christian & Erin D'Amato
   Street Address: 73 Killian Avenue
   City: Trumbull ST: CT Zip: 06611
   SIGNATURE OF OWNER OF RECORD Erin & D'Amato Christian D'Amato

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

A. VARIANCE OF THE TRUMBULL ZONING REGULATIONS

1. **This application relates to:**

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

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

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

   SUBPARAGRAPH(S) _____

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

   NO

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

4. Explain the requested variance; PLEASE INDICATE DISTANCES FROM PROPERTY WHEN APPLICABLE: To Rear Property line - we are asking for 9' variance where 50' is required and 34.5' is proposed - 43.4' is existing. To Francis St property line - we are asking for 9' variance where 50' is required and 41' is proposed and existing.

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: Our lot size is 0.3 acre in a 0.5 acre zone, so our lot is non-conforming to start. Being on a corner lot is also a hardship due to additional requirements. Our house was built prior to the zoning laws and does not comply as is.

Property Location 73 KILLIAN AVENUE | Map ID E/10 / 00130/ 000/ | Parcel Name | State Use 101
Vision ID 2581 | Account # 00080200 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 4/9/2026 11:26:56 AM

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION
DAMATO ERIN GEDDES &				
DAMATO CHRISTIAN M				
73 KILLIAN AVENUE				
TRUMBULL CT 06611				

SUPPLEMENTAL DATA

Alt Prcl ID	00080200	Dev Lot:	LOT 40
Census Tr	0903	Survey Ma	
Fire Dist:	L:	Survey Ma	
Border Pro		Section # :	A1
Voting Dist		CB Letter:	
	2026 Data Mailer Returned		
GIS ID	00080200	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RES LAND	1-1	203,300	142,310
DWELLING	1-3	182,500	127,750
	Total	385,800	270,060

6144

TRUMBULL, CT

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
DAMATO ERIN GEDDES &	1077	0133	05-16-2001		I	287,500	W

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2025	1-1	142,310	2024	1-1	142,310	2023	1-1	142,310
	1-3	127,750		1-3	127,750		1-3	127,750
	Total	270,060		Total	270,060		Total	270,060

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
1				

NOTES

IA

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	141,500
Appraised Xf (B) Value (Bldg)	39,300
Appraised Ob (B) Value (Bldg)	1,700
Appraised Land Value (Bldg)	203,300
Special Land Value	0
Total Appraised Parcel Value	385,800
Valuation Method	C
Total Appraised Parcel Value	385,800

BUILDING PERMIT RECORD

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

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
08-02-2021	MVS	1		64	Datamailer Change
07-08-2015	PG	6	1	61	Data Mailer Return
11-10-2004	HH	1		00	Measur+Listed
11-04-2004	DW	1		01	Measured
11-04-2004	KC	1		02	2nd Attempt @ Int Insp

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	LA	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	101	Single Family Re	A			0.290	AC	202,400.00	2.88605	5	1.00	110	1.200		1.0000	700,971.9	203,300
Total Card Land Units						0.29	AC	Parcel Total Land Area		0.29					Total Land Value		203,300

Property Location 73 KILLIAN AVENUE | Map ID E/10 / 00130/ 000/ | Bldg Name | State Use 101
Vision ID 2581 | Account # 00080200 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 4/9/2026 11:26:57 AM

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	01	Ranch
Model	01	Residential
Grade:	09	C
Stories:	1	1 Story
Occupancy	1	
Exterior Wall 1	11	Clapboard
Exterior Wall 2	29	Stone Veneer
Roof Structure:	03	Gable
Roof Cover	03	Asph/F Gls
Interior Wall 1	03	Plastered
Interior Wall 2		
Floor Covering	12	Hardwood
Alt. Floor Cover	06	Linoleum
Heat Fuel	03	Gas
Heat Type:	05	Hot Water
AC Type:	01	None
Total Bedrooms	03	3 Bedrooms
Total Bthrms:	2	2 Full Baths
Total Half Baths	0	
Total Xtra Fixtrs		
Total Rooms:	6	6 Rooms
Bath Style:	02	Average
Kitchen Style:	02	Average
Total Kitchens	1	
Total Elec Meter		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

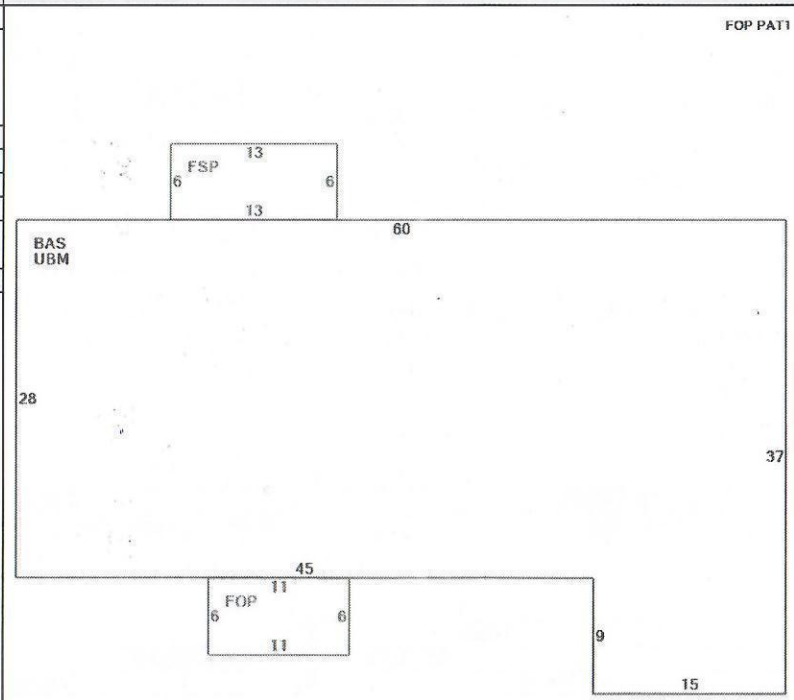
CONDO DATA

Parcel Id | C | Owne | B | S

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	199,262
Year Built	1952
Effective Year Built	1992
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	29
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	71
RCNLD	141,500
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



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

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL	Fireplace	B	1	5000.00	1992		71	00	1.00	3,600
FPO	FP X Opening	B	1	2500.00	1992		71	00	1.00	1,800
BGR	Gar Bsmt	B	1	10000.00	1992		71		0.00	7,100
FBM	FBsmt	B	1,260	30.00	1992		71	00	1.00	26,800
FOP	Open Porch Fr	L	216	30.00	1952	F	30	1	0.70	1,400
PAT1	Patio Cr	L	144	10.00	1952	F	30	1	0.70	300

BUILDING SUB-AREA SUMMARY SECTION

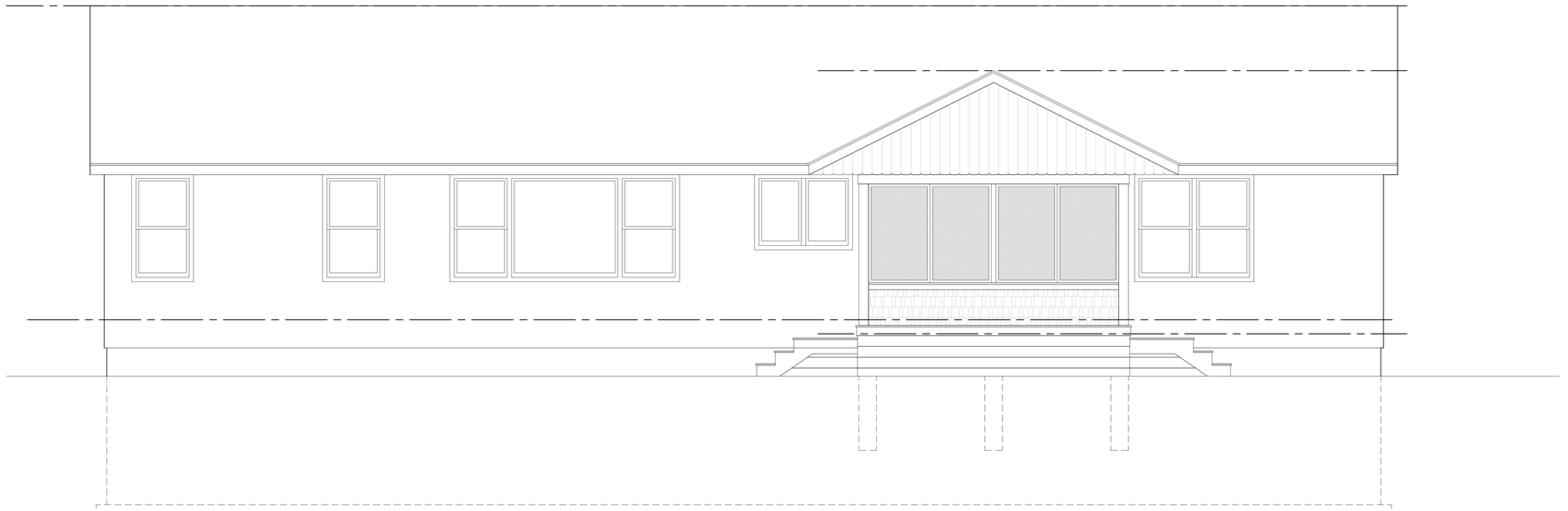
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,815	1,815	1,815		0
FOP	Open Porch	0	66	13		0
FSP	Screen Porch	0	78	20		0
UBM	Unfinished Basement	0	1,815	363		0
	Ttl Gross Liv / Lease Area	1,815	3,774	2,211		0



E10-130 04/30/2015

Private Residence

73 KILLIAN AVENUE, TRUMBULL, CT.



GENERAL NOTES

THE PROJECT SHALL BE GOVERNED IN ANY AND ALL RESPECTS BY THE CURRENT EDITION OF THE TOWN OF TRUMBULL, STATE OF CONNECTICUT CODES AND REGULATIONS AND THE INTERNATIONAL BUILDING CODE; THE LATEST EDITION ADOPTED BY THE MUNICIPALITY.

CONTRACTOR SHALL SCHEDULE AND COORDINATE ALL REQUIRED INSPECTIONS BY THE STRUCTURAL AND MECHANICAL ENGINEERS. CONTRACTOR SHALL ALSO SCHEDULE AND COORDINATE ALL REQUIRED TOWN INSPECTIONS.

CONTRACTOR SHALL OBTAIN THE ARCHITECT'S GUIDANCE WITH RESPECT TO INTERPRETATION OR DESIGN INTENT OF CONTRACT DOCUMENTS. NO ASSUMPTIONS SHALL BE MADE BY THE CONTRACTOR.

CONTRACTOR SHALL IMMEDIATELY NOTIFY AND BRING TO THE ATTENTION OF THE ARCHITECT ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS CONTAINED IN OR ARISING AS A RESULT OF IMPLEMENTING THE CONTRACT DOCUMENTS.

ALL CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE. NO SUBSTITUTIONS OR CHANGES OF ANY KIND WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF ARCHITECT AND THE OWNERS BEFORE COMMENCING WORK. RESPONSIBILITY FOR CHANGES MADE WITHOUT AUTHORIZATION WILL BE BORNE BY THE CONTRACTOR. THAT RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, REMEDIAL MEASURES AND ALL ASSOCIATED COSTS.

THOSE ITEMS AND TASKS NOT NOTED BUT IMPLIED AS NECESSARY FOR COMPLETION OF THE PROJECT SHALL BE CONSIDERED PART OF THE CONTRACT.

ONLY DRAWINGS LABELED 'ISSUED FOR CONSTRUCTION' ARE AUTHORIZED TO BE USED FOR CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COLLECTION OF ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL AND OTHER DRAWINGS NOT LABELED 'ISSUED FOR CONSTRUCTION' AND THE DISTRIBUTION TO ALL SUB-CONTRACTORS AND CONSULTANTS OF THE MOST CURRENT REVISED SET OF DRAWINGS.

STRUCTURAL ENGINEERING DRAWINGS AND SPECIFICATIONS SHALL SET PRECEDENCE OVER ARCHITECTURAL DRAWINGS WHEN THERE IS CONFLICTING INFORMATION CONCERNING STRUCTURAL MATTERS. ENGINEER MUST INSPECT ALL STRUCTURAL COMPONENTS FOR COMPLIANCE WITH SPECIFICATIONS PRIOR TO POURING CONCRETE AND TO CLOSING IN WALLS. CONTRACTOR SHAL HAVE RESPONSIBILITY FOR SCHEDULING AND COORDINATING THESE INSPECTIONS.

OWNERSHIP AND USE OF CONTRACT DOCUMENTS, DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTYOF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE OR IN PART BY ANY OTHER INDIVIDUALS OR FOR ANY OTHER PURPOSE THAN THOSE PROPERLY AUTHORIZED BY THE CONTRACT, WITHOUT THE SPECIFIC WRITTEN AUTHORITY OF THE ARCHITECT

CONTRACTOR SHALL BE PROPERLY LICENSED AND ALL MECHANICAL AND ELECTRICAL TRADES SHALL BE LICENSED BY THE APPROPRIATE STATE AND LOCAL GOVERNING AUTHORITIES.

CONTRACTOR SHALL CARRY LIABILITY AND WORKMEN'S COMPENSATION INSURANCE WITH MANDATED STATE MINIMUM AMOUNTS, AND PRODUCE TO THE ARCHITECT AND OWNER PROOF OF INSURANCE. INSURANCE CERTIFICATE SHALL BE MADE OUT TO "OWNER".

NO WORK SHALL BEGIN UNTIL ALL PERMITS ARE SECURED AND ALL INSURANCE CERTIFICATES ARE IN PLACE.

FRAMING LUMBER SHALL BE AS PER STRUCTURAL SPECIFICATIONS.

CONCRETE SHALL BE AS PER STRUCTURAL SPECIFICATIONS.

DIMENSIONS ARE TO FACE OF STUD EXCEPT AS NOTED.

NO DRAWINGS SHALL BE SCALED; DIMENSIONS ONLY SHALL BE USED.

GENERAL CONTRACTOR TO PROVIDE ARCHITECT WITH CATALOGUE CUT/OR WRITTEN DOCUMENT DESCRIBING/OR SAMPLES OF EXTERIOR MAT'LS TO BE USED ON THE PROJECT PRIOR TO INSTALLATION.

ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR
→←	DIMENSION TO FINISH FRAMING
BLDG.	BUILDING
℄	CENTER LINE
CAB.	CABINETRY
CLG.	CEILING
C.M.U.	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
C.T.	CERAMIC TILE
DTL.	DETAIL
⌀	DIAMETER
DN.	DOWN
DR.	DOOR
D.W.	DISH WASHER
DWG.	DRAWING
ELEV./EL.	ELEVATION
EQ.	EQUAL
EXT'G.	EXISTING
EXT.	EXTERIOR
FDTN.	FOUNDATION
F.F.	FINISHED FLOOR
F.C.E.	FINISHED CEILING ELEVATION
F.F.E.	FINISHED FLOOR ELEVATION
F.P.S.C.	FIRE PROOF SELF CLOSING
FTG.	FOOTING
G.C.	GENERAL CONTRACTOR
G.F.I.	GROUND FAULT INTERRUPTER
GL.	GLASS
G.W.B.	GYPSUM WALL BOARD
HD.	HEAD
HGT.	HEIGHT
INSUL.	INSULATION
INT.	INTERIOR
L.F.	LINEAR FEET
MAX.	MAXIMUM
MIN.	MINIMUM
MLDG.	MOULDING
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
N.T.S.	NOT TO SCALE
O.A.	OVER ALL
O.C.	ON CENTER
PL.	PLATE
PLYWD.	PLYWOOD
PTD.	PAINTED
P. CONC.	POURED CONCRETE
R.	RISER
REF.	REFRIGERATOR
REINF.	REINFORCING
REQ'D	REQUIRED
RM.	ROOM
S.F.	SQUARE FEET
S.S.	STAINLESS STEEL
STL.	STEEL
T.	TREADS
T.M.E.	TO MATCH EXISTING
T/	TOP OF
T.O.	TRIMMED OPENING
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
W.	WASHER
WD.	WOOD
WIN.	WINDOW
W.W.M.	WELDED WIRE MESH
W/	WITH
V.I.F.	VERIFY IN FIELD

SYMBOL LIST

2 / DN0	SECTION/ELEVATION TAG
ROOM NAME / #	ROOM NAME AND NUMBER
101	DOOR TAG
A	WINDOW TAG
1 / SC-1	DETAIL TAG
	REVISION CLOUD
8	REVISION TAG AND BUBBLE
SD	SMOKE DETECTOR
DN0	INTERIOR ELEVATION TAG
2	WALL TYPE TAG

WALL TYPE SYMBOLS

CAD SYMBOLS WALL TYPES
(SEE WALL TYPE LEGEND FOR MORE INFORMATION)

- EXISTING WALL TO BE REMOVED
- EXISTING WALL TO REMAIN
- NEW WOOD STUD WALL W/ GYP. BOARD EACH SIDE
- NEW VENEER WALL
- NEW MASONRY WALL
- NEW CONCRETE WALL

LIST OF DRAWINGS

DWG#	DRAWING DESCRIPTION	04.10.2026 EXISTING CONDITIONS SET	04.13.2026 PERMIT SUBMISSION SET
C1.00	COVER SHEET		▨
C1.01	CONSTRUCTION NOTES		▨
EX-2.00	EXISTING FLOOR PLANS	▨	▨
EX-2.01	EXISTING ELEVATIONS	▨	▨
A-2.00	PROPOSED FLOOR PLANS		▨
A-2.01	PROPOSED FELEVATIONS & SECTION		▨
DWG#	LEWIS ASSOCIATES		
ZLS	ZONING LOCATION SURVEY	▨	▨

04.13.2026	PERMIT SUBMISSION

SEAL:

STATE OF CONNECTICUT · JAMES MARGOSIAN · NO. 9652 · LICENSED ARCHITECT

DRAWING NOT VALID UNLESS SIGNED & SEALED HERE

PROJECT:
PRIVATE RESIDENCE

73 KILLIAN AVENUE
TRUMBULL, CT.

DRAWING TITLE:
COVER SHEET

SCALE:	AS NOTED
DATE:	04.10.2026
DRAWN:	JW
PROJECT MGR:	JW

Ownership and Use of Documents:

Drawings and specifications as instruments of service are and shall remain the property of the Architect. These documents are not to be used in whole or in part for any other projects or purposes or by any other parties than those properly authorized by contract without specific written authority.

DRAWING NUMBER:
C1.00

GENERAL NOTES:

1. THE WORK SHOWN ON THESE DRAWINGS HAS BEEN DESIGNED IN ACCORDANCE WITH THE STRUCTURAL REQUIREMENTS OF THE 2021 INTERNATIONAL RESIDENTIAL CODE PORTION OF THE 2022 CONNECTICUT STATE BUILDING CODE.

2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS OF THE EXISTING CONDITIONS BEFORE PROCEEDING WITH ANY WORK.

3. THIS STRUCTURE HAS BEEN DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE CONSTRUCTION OF THE BUILDING HAS BEEN COMPLETED. THE STABILITY OF THE STRUCTURE PRIOR TO COMPLETION IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. THIS RESPONSIBILITY EXTENDS TO ALL RELATED ASPECTS OF THE CONSTRUCTION ACTIVITY INCLUDING BUT NOT LIMITED TO, JOBSITE SAFETY, ERECTION METHODS, ERECTION SEQUENCE, TEMPORARY BRACING FORMS, SHORING, USE OF EQUIPMENT AND SIMILAR CONSTRUCTION PROCEDURES. REVIEW OF THE CONSTRUCTION IS FOR CONFORMANCE WITH THE DESIGN ASPECTS ONLY, NOT TO REVIEW THE CONTRACTOR'S PROCEDURES. LACK OF COMMENT BY THE ENGINEER IS NOT TO BE INTERPRETED AS APPROVAL OF THOSE PROCEDURES.

4. TWO PRINTS OF ALL ERECTION AND DETAIL SHOP DRAWINGS FOR STEEL REINFORCING BARS, STRUCTURAL STEEL, AND WOOD TRUSSES INDICATING THE FABRICATOR, MANUFACTURER, FINISH, LAYOUT, AND ALL ACCESSORIES MUST BE SUBMITTED TO AND BE CHECKED BY THE CONTRACTOR AND SUBCONTRACTOR AND BEAR THE CHECKER'S INITIALS BEFORE SUBMISSION TO THE ARCHITECT FOR REVIEW PRIOR TO FABRICATION.

5. IF FAULTY CONSTRUCTION PROCEDURES, OR MATERIAL, RESULT IN DEFECTIVE WORK THAT REQUIRES ADDITIONAL ENGINEERING TIME TO DEVISE CORRECTIVE MEASURES, PROFESSIONAL FEES MAY BE CHARGED TO THE CONTRACTOR AT THE STANDARD HOURLY RATE OF ADDITIONAL SERVICES. SUCH FEES MAY BE WITHHELD FROM THE CONTRACTOR'S PAYMENT.

DESIGN LOADS:

THE STRUCTURAL COMPONENTS HAVE BEEN DESIGNED FOR THE FOLLOWING LOADS:

REFER TO DRAWINGS BY STRUCTURAL ENGINEER.

FOUNDATION NOTES:

1. THE FOUNDATIONS HAVE BEEN DESIGNED TO REST ON INORGANIC UNDISTURBED SOIL HAVING A PRESUMPTIVE BEARING VALUE OF 3,000 PSF EXPECTED TO BE FOUND AT THE BOTTOM OF THE REQUIRED. EXCAVATED SOIL OF QUESTIONABLE CAPACITY SHALL BE REVIEWED BY THE ENGINEER.

2. THE BOTTOM OF EXTERIOR FOOTINGS NOT ON SOLID ROCK SHALL BE AT LEAST 3'-6" BELOW FINISHED GRADE. FOOTINGS ON LEDGE SHALL REST ON BROOM CLEAN SOLID ROCK. IF SLOPE OF ROCK SURFACE EXCEEDS 1 ON 6, FOOTING SHALL BE DOWELED TO LEDGE. REFER TO SPECIFICATIONS BY STRUCTURAL ENGINEER.

3. IN AREAS REQUIRING STRUCTURAL FILL, THE FILL MATERIAL SHALL BE A UNIFORMLY GRADED MIXTURE OF SAND AND GRAVEL WEIGHING NO LESS THAN 120 PCF DRY DENSITY AFTER COMPACTION IN PLACE, UNLESS OTHERWISE NOTED BY STRUCTURAL ENGINEER. THIS MIXTURE SHALL BE UNIFORMLY GRADED HAVING NO STONE GREATER THAN 3 INCHES IN ANY ONE DIMENSION, AND WITH LESS THAN 10%, BY WEIGHT, PASSING A #100 SIEVE. THE FILL SHALL BE PLACED IN MAXIMUM LIFTS OF 8 INCHES BEFORE COMPACTION, UNLESS OTHERWISE NOTED BY STRUCTURAL ENGINEER. EACH LIFT SHALL BE COMPACTED WITH APPROPRIATE EQUIPMENT TO A MINIMUM OF 95% OF ITS MAXIMUM DENSITY AT OR NEAR OPTIMUM MOISTURE. A SOILS TESTING LAB, HIRED BY THE OWNER, SHALL TEST THE MATERIAL BEFORE AND AFTER COMPACTION FOR CONFORMANCE WITH THIS SPECIFICATION. NO LIFTS SHALL BE PLACED WHEN WEATHER CONDITIONS ARE SUCH THAT THE MOISTURE CONTENT OF THE FILL CANNOT BE PROPERLY CONTROLLED. IN PLACING AND COMPACTING FILL AND BACKFILL MATERIAL, DO NOT DAMAGE NOR DISPLACE CONCRETE WORK ALREADY IN PLACE BY CONTACT FROM COMPACTION MACHINERY, BY SUBJECTING IT TO OVERTURNING FROM HEAVY COMPACTING LOADINGS, OR ANY OTHER CAUSE BRING FILL AGAINST SUCH CONCRETE AT THE SAME RATE AS THE REMAINDER OF FILL, COMPACTING UNIFORMLY ON BOTH SIDES USING HAND OPERATED TAMPERS.

4. THE SLAB ON GRADE SUB-BASE SHALL BE CRUSHED STONE PASSING A 2 INCH SIEVE AND RETAINED ON A 1/4 INCH SIEVE, UNLESS OTHERWISE NOTED BY STRUCTURAL ENGINEER.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LIMITING POURS TO MINIMIZE SHRINKAGE CRACKING. IN GENERAL, WALLS SHALL NOT BE POURED IN CONTINUOUS LENGTHS EXCEEDING 30 FEET WITHOUT CONTROL JOINT. THE LOCATION AND CONFIGURATION OF JOINTS EXPOSED TO VIEW SHALL BE COORDINATED WITH THE ARCHITECT. UNLESS OTHERWISE NOTED BY STRUCTURAL ENGINEER, ALL FOUNDATION AND RETAINING WALLS SHALL BE POUR MONOLITHICALLY.

6. MINIMUM ANCHOR BOLT REQUIREMENTS FOR ATTACHMENT OF SUPERSTRUCTURE TO FOUNDATION SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED BY STRUCTURAL ENGINEER.: 1/2" DIAMETER AT 6'-0"o.c. CRAWL SPACES, SLABS ON GRADE 5/8" DIAMETER AT 4'-0"o.c. MAX FULL HEIGHT BASEMENT MAXIMUM EMBED ANCHOR BOLTS A MINIMUM OF 15 INCHES INTO SOLID GROUTED MASONRY, 7 INCHES INTO CAST CONCRETE. INSTALL BOLTS WITHIN 12 INCHES OF CORNERS ON ALL EXTERIOR WALLS.

7. FOUNDATION WALLS SHALL NOT BE BACKFILLED UNTIL THE FIRST FLOOR FRAMING AND SHEATHING INSTALLATION IS COMPLETE AND FULLY CONNECTED TO THE FOUNDATION WALLS.

8. SIZES AND LOCATIONS OF ALL REQUIRED EMBEDDED ITEMS FOR ALL TRADES SUCH AS ANCHOR BOLTS, PIPING SLEEVES, HOLD-DOWN ANCHORS, ETC., SHALL BE COORDINATED BY THE GENERAL CONTRACTOR WITH OTHER TRADES.

9. FOOTING DRAIN INVERTS ARE TO BE SET A MINIMUM OF 2 INCHES ABOVE THE BOTTOM OF ADJACENT FOOTINGS.

CONCRETE NOTES:

1. STRUCTURAL CONCRETE WORK SHALL CONFORM TO ALL THE REQUIREMENTS OF A.C.I. 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE IN BUILDINGS" IN IT'S ENTIRETY. CERTAIN PORTIONS OF THIS SPECIFICATION ARE PRESENTED HERE ONLY FOR CLARIFICATION AND THE CONTRACTOR'S CONVENIENCE AND ARE NOT INTENDED TO REPLACE OR AMEND THIS SPECIFICATION.

2. CONCRETE SHALL BE NORMAL WEIGHT AND DEVELOP A MINIMUM STRENGTH IN 28 DAYS AS FOLLOWS:

LOCATION	STRENGTH
FOOTINGS & FOUNDATION WALLS:	REFER TO STRUCTURAL ENGINEER
SLABS:	REFER TO STRUCTURAL ENGINEER

3. NO ADMIXTURES ARE PERMITTED WITHOUT THE ENGINEERS WRITTEN PERMISSION OTHER THAN ENTRAINED AIR. CONCRETE EXPOSED TO THE WEATHER, SUCH AS THAT USED IN FOUNDATION WALLS, SHALL CONTAIN 5% ± 1% ENTRAINED AIR.

4. REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60.

5. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185, WITH A MINIMUM YIELD STRENGTH OF 75 SKI. LAP ONE MESH SIZE AT SIDES AND ENDS, AND WIRE TOGETHER. SLABS ON GRADE MAY BE ALTERNATIVELY REINFORCED WITH FIBER REINFORCEMENT, SUCH AS FIBERMESH, APPLIED AT A DOSAGE RATE OF NO LESS THAN 1.5 LBS/CUBIC YARD, UNLESS OTHERWISE NOTED BY STRUCTURAL ENGINEER.

6. NO WELDING OF REINFORCING WILL BE PERMITTED.

7. CONCRETE FORMWORK SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 4 ACI-301-89.

8. FABRICATION AND PLACEMENT OF REINFORCEMENT SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 5 ACI-301-89.

9. CONSTRUCTION JOINTS AND EMBEDDED ITEMS, SUCH AS PIPING SLEEVES, SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 6 ACI-301-89.

10. THE PRODUCTION OF CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 7 ACI-301-89.

CONCRETE NOTES CONT'D.:

11. THE CONVEYANCE, PLACEMENT AND PROTECTION OF THE CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 8 ACI-301-89. MECHANICAL VIBRATORS ARE TO BE USED TO CONSOLIDATE THE FRESHLY CAST CONCRETE AROUND THE REINFORCING AND AGAINST FORM SURFACES AND PREVENT AIR OR STONE POCKETS, HONEYCOMBING, PITTING OR PLANES OF WEAKNESS. HOWEVER, CARE MUST BE USED TO AVOID OVERVIBRATION THAT CAN LEAD TO AGGREGATE SEGREGATION.

12. THE INSTALLATION OF SLABS SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 11 ACI-301-89. INTERIOR FINISH SLAB SURFACES ARE TO HAVE A CLASS A STEEL TROWEL FINISH. SURFACES OF SLABS FORMING THE SUBSTRATE FOR "MUDJOBS" ARE TO HAVE A CLASS C SCRATCHED SURFACE. EXTERIOR SLAB SURFACES ARE TO HAVE A CLASS B TOLERANCE WITH THE FINISH AS SPECIFIED ON THE ARCHITECTURAL DRAWINGS.

13. THE CURING AND PROTECTION OF CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 12 ACI-301-89. CONCRETE SLABS SHALL BE PROTECTED FROM LOSS OF SURFACE MOISTURE FOR NOT LESS THAN 7 DAYS USING CONSTANTLY WETTED BURLAP. IF COLD WEATHER CONCRETING CONDITIONS EXIST AS DEFINED BY A PERIOD OF MORE THAN THREE DAYS WHEN THE AVERAGE OUTDOOR TEMPERATURE, (HIGH + LOW)/2, IS LESS THAN 40°F, THE PROCEDURES OUTLINED IN ACI 306.1-87 "STANDARD SPECIFICATION FOR COLD WEATHER CONCRETING" SHALL BE UTILIZED.

MASONRY NOTES:

1. CONCRETE BLOCK SHALL BE NORMAL WEIGHT, HOLLOW LOAD BEARING MASONRY UNITS CONFORMING TO ASTM C-90, GRADE N-I, EXCEPT THAT THEY MUST HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 2,000 PSI ON THE NET AREA OF THE UNITS.

2. MORTAR SHALL BE TYPE S AND CONFORM TO ASTM C-270. MORTAR SHALL BE ONE PART PORTLAND CEMENT, 0.25 TO 0.50 PARTS HYDRATED LIME, AND 3.5 PARTS SAND.

3. COARSE GROUT USED IN PLASTERS AND WALLS SHALL CONFORM TO ASTM C-476. COARSE GROUT SHALL BE A MIXTURE OF ONE PART PORTLAND CEMENT, 3 PARTS SAND, AND 1.5 PARTS PEA GRAVEL.

4. CEMENT USED IN THE MORTAR AND GROUT SHALL CONFORM TO ASTM C-150.

5. REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60.

6. HORIZONTAL JOINT REINFORCEMENT SHALL BE DUR-O-WALL TRUSS TYPE, OR EQUAL. PROVIDE JOINT REINFORCING AT EVERY OTHER COURSE.

CONNECTIONS TO EXISTING MASONRY OR CAST-IN-PLACE CONCRETE:

1. UNLESS OTHERWISE NOTED BY STRUCTURAL ENGINEER, CONNECTIONS TO EXISTING SOLID CAST-IN-PLACE CONCRETE, CONCRETE MASONRY OR CLAY BRICK MASONRY ARE TO BE MADE WITH ASTM A307 OR A36 STEEL ANCHOR RODS.

2. UNLESS OTHERWISE NOTED BY STRUCTURAL ENGINEER, EMBED ANCHOR RODS INTO DRILLED HOLES A MINIMUM OF 5 ANCHOR DIAMETERS. WITH A MINIMUM EDGE DISTANCE OF 4 ANCHOR DIAMETERS, MEASURED FROM THE EDGE OF FOUNDATION TO THE CENTERLINE OF THE ANCHOR. INCREASED EMBEDMENT DEPTHS OF EDGE DISTANCES MAY BE REQUIRED AT CERTAIN LOCATIONS, SEE PLANS & DETAILS.

3. SIDEWALL SURFACES OF DRILLED HOLES ARE TO BE BRUSHED CLEAN AND THE HOLE CLEANED OF ALL EXCESS DUST AND DEBRIS WITH COMPRESSED AIR PRIOR TO INSTALLING ADHESIVE.

4. CONNECTIONS TO EXISTING SOLID CAST-IN-PLACE CONCRETE, CONCRETE MASONRY OR CLAY BRICK MASONRY FOUNDATIONS SHALL BE MADE USING HILTI HIT HY150 EPOXY ADHESIVE SYSTEM OR EQUAL APPROVED BY THE ENGINEERS.

5. CONNECTIONS TO HOLLOW MASONRY SHALL BE MADE WITH HILTI HIT HY20 EPOXY ADHESIVE SYSTEM WITH SCREEN TUBES OR EQUAL APPROVED BY THE ENGINEERS.

STRUCTURAL STEEL NOTES:

1. STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED, AND ERECTED IN ACCORDANCE WITH THE LATEST PROVISIONS OF THE "SPECIFICATIONS FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION, 14TH EDITION AND THE "AISC CODE OF STANDARD PRACTICES FOR STEEL BUILDINGS AND BRIDGES."

MATERIALS:

STRUCTURAL STEEL, WIDE FLANGE	ASTM A572 GR 50 OR A992
STEEL PLATES, CHANNELS, & ANGLES	ASTM A36
BOLTS	ASTM A325-3/4"Ø STD NUT/WASHER
WELDING ELECTRODES	ASTM A233 E 70 SERIES
ANCHOR BOLTS	ASTM F1554 GR 105
ANCHOR RODS	ASTM F1554 GR 105
TUBE COLUMNS (Fy = 46ksi)	ASTM A500

2. STRUCTURAL STEEL EXPOSED TO WEATHER OR GROUND CONTACT SHALL BE HOT-DIPPED GALVANIZED PER ASTM A123/123M. EXPOSED STEEL HARDWARE SHALL BE HOT-DIPPED GALVANIZED PER ASTM A153/A153M.

3. ALL WELDING SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICAN WELDING SOCIETY (AWS) STRUCTURAL WELDING CODE STEEL D1.1, LATEST EDITION, BY CERTIFIED WELDERS AND QUALIFIED WELDING PROCEDURES. SHIELDED METAL ARC WELDING SHALL BE USED FOR ALL WORK. WELDING ELECTRODES, WELDING PROCESS, MINIMUM PREHEAT, AND INTERPASS TEMPERATURES SHALL BE IN ACCORDANCE WITH HE AISC AND AWS SPECIFICATIONS. ANY STRUCTURAL STEEL DAMAGED BY WELDING IS TO BE REPLACED OR REINFORCED AS ACCEPTABLE TO THE STRUCTURAL ENGINEER. CONNECTIONS NOT SHOWN ARE TO BE DETAILED BY THE FABRICATOR FOR THE SHEAR REACTIONS SHOWN ON THE STRUCTURAL DRAWINGS IN ACCORDANCE WITH A.I.S.C. SPECIFICATION REFERRED TO IN NOTE NO. 1 ABOVE. DETAILS OF ALL CONNECTIONS MUST BE SHOWN ON THE SHOP DRAWINGS. MINIMUM CONNECTION ANGLE THICKNESS SHALL BE 5/16".

4. PROVIDE 9/16" HOLES FOR WOOD NAILERS AS REQUIRED BY ARCHITECTURAL DRAWINGS.

5. UNLESS OTHERWISE NOTED, FOR LINTELS OVER DOORS, WINDOWS, DUCTS, AND MISCELLANEOUS OPENINGS USE FOR EACH 4" OF WALL, INSTALL WITH LONG LEG VERTICAL:

3-1/2" x 4" x 5/16" FOR SPANS UP TO 5'-0" WITH 6" BEARING EACH END.
3-1/2" x 5" x 5/16" FOR SPANS UP TO 6'-9" WITH 8" BEARING EACH END.

GENERAL WOOD NOTES:

1. STUD BEARING WALLS, SHEARWALLS, AND ROOF AND FLOOR DECKS SHALL BE FRAMED WITH THE MEMBER SIZES AND/OR TYPES AT THE SPACING SHOWN ON PLAN BY STRUCTURAL ENGINEER. THE CONTRACTOR SHALL COORDINATE LOCATIONS OF ALL PLUMBING PIPING, HVAC, HVAC DUCTING AND RECESSED LIGHTING FIXTURES, ETC PRIOR TO LAYOUT TO MINIMIZE INTERFERENCE THAT MAY REQUIRE THE ALTERING OR STRENGTHENING OF THE INSTALLED FRAMING.

2. WALLS SHALL BE INSTALLED STRAIGHT AND PLUMB. FLOORS SHALL BE INSTALLED LEVEL AT THE PROPER ELEVATION. ROOFS SHALL BE INSTALLED AT THE PITCHES INDICATED ON THE ARCHITECTURAL DRAWINGS.

3. JOISTS AND RAFTERS SHALL BE INSTALLED DIRECTLY OVER BEARING STUDS UNLESS OTHERWISE DETAILED.

4. JOISTS SHALL BE SUPPORTED LATERALLY AT EACH SUPPORT BY FULL DEPTH SOLID BLOCKING TWO INCHES IN THICKNESS, EXCEPT WHERE JOISTS ARE SUPPORTED BY A FLUSH HEADER OR NAILED TO A RIM JOIST.

5. UNLESS OTHERWISE NOTED ON THE PLANS FLOOR OPENINGS SHALL BE FRAMED WITH A HEADER AND DOUBLE TRIMMER JOIST. FOR HEADER JOIST SPANS EXCEEDING 4 FEET, THE HEADER JOIST SIZE SHALL BE 2 FLOOR JOISTS.

6. WHERE NON-BEARING PARTITIONS ARE PARALLEL TO AND EXCEED ONE-HALF THE LENGTH OF THE JOIST SPAN, PROVIDE DOUBLE JOISTS UNDER THE PARTITION. SEPARATE THE JOISTS A DISTANCE EQUAL TO THE STUD WIDTH AND INSTALL SOLID BLOCKING AT 4 FEET ON CENTER.

GENERAL WOOD NOTES CONT'D:

7. PROVIDE A MINIMUM OF TWO STUDS AT EACH END OF ALL FLUSH FRAMED HEADERS OR BEAM, UNLESS MORE ARE INDICATED ON PLAN. PROVIDE ONE JACK STUD AND ONE FULL KING STUD AT EACH END OF ALL DROPPED HEADERS OR BEAMS, UNLESS MORE JACK AND KING STUDS ARE INDICATED ON PLAN.

8. FLUSH FRAMED CONNECTIONS SHALL BE MADE WITH PREFABRICATED GALVANIZED STEEL HANGERS MADE BY SIMPSON STRONG-TIE, CO., INC. OF WIDTH AND DEPTH APPROPRIATE FOR THE SUPPORTED MEMBER. INSTALL WITH THE TYPE AND QUANTITY OF FASTENERS RECOMMENDED BY THE MANUFACTURER.

9. ALL LUMBER IN GROUND CONTACT, CONCRETE CONTACT, OR EXPOSED TO WEATHER SHALL BE PRESSURE TREATED (ACQ). LEVEL OR TREATMENT SHALL BE IN ACCORDANCE w/AWPA STANDARDS FOR RETENTION BASED ON END USE APPLICATION (ABOVE GROUND USE, GROUND CONTACT, DECKING, ETC.)

10. WOOD MEMBERS INSTALLED IN BEARING POCKETS WITHIN CONCRETE OR MASONRY WALLS SHALL BEAR ON A PRESSURE TREATED WOOD PLATE SET AT THE PROPER ELEVATION IN A SOLID BED OF MORTAR OR GROUT. PROVIDE A MINIMUM OF 1/2 INCH CLEARANCE BETWEEN SIDES OF POCKETS AND THE END AND SIDES OF THE WOOD MEMBER AND SHIM TIGHTLY.

11. BUILT-UP MEMBERS OF THREE PLIES OR LESS SHALL HAVE ADJACENT PLIES NAILED TOGETHER WITH TWO ROWS OF NAILS AT 12" O.C. (10D COMMON NAILS FOR 1-1/2" PLIES, 12D COMMON NAILS FOR 1-3/4" PLIES). BUILT-UP MEMBERS OF MORE THAN 3 PLIES SHALL BE ASSEMBLED WITH 1/2" DIAMETER THRU BOLTS AT 16" O.C. STAGGERED UP AND DOWN WITH 2 INCH CLEARANCE AT TOP AND BOTTOM.

12. FLITCH BEAMS ARE TO BE ASSEMBLED WITH 1/2" DIAMETER THRU BOLTS AT 16" O.C., STAGGERED UP AND DOWN, WITH 2 INCH CLEARANCE AT TOP AND BOTTOM EDGES. ASSEMBLE FLITCH BEAM WITH BOTTOMS OF WOOD PLIES AND STEEL PLATE FLUSH. UNLESS OTHERWISE NOTED BY STRUCTURAL ENGINEER.

13. EXTERIOR GABLE END WALLS OF CATHEDRAL CEILING SPACES SHALL BE FRAMED WITH STUDS RUNNING CONTINUOUSLY (NOT SPLICED) FROM FLOOR TO ROOF.

DIMENSIONED WOOD FRAMING NOTES:

1. THE STRUCTURAL WOOD STRESS GRADE STAMPED LUMBER SHALL BE GRADED AS FOLLOWS, UNLESS OTHERWISE NOTED BY STRUCTURAL ENGINEER:

JOISTS AND RAFTERS: DOUGLAS FIR-LARCH OR DOUGLAS FIR-LARCH (NORTH) NO. 2. Fb (BASE) = 850 PSI, E = 1,600,000 PSI

STUDS: DOUGLAS FIR-LARCH OR DOUGLAS FIR-LARCH (NORTH) STUD GRADE Fb (BASE) = 650 PSI, E = 1,400,000 PSI

2. THE DESIGN OF THE DIMENSIONAL LUMBER MEMBERS AND THEIR CONNECTIONS IS BASED ON THE LUMBER HAVING A MOISTURE CONTENT AT THE TIME OF INSTALLATION OF 19% OR LESS.

3. JOISTS OR RAFTERS ARE TO BE INSTALLED WITH "CROWN" UP (I.E. POSITIVE CAMBER) AND WITHIN 1/2 INCH OF STRAIGHT, END-TO-END ALIGNMENT.

4. SEVERELY DISTORTED (TWISTED, BOWED, CUPPED, CHECKED, ETC.) LUMBER SHALL NOT BE USED.

5. NOTCHES IN THE TOP OR BOTTOM OF DIMENSIONED LUMBER JOISTS OR RAFTERS SHALL NOT EXCEED ONE-SIXTH THE MEMBER DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN. END NOTCHES SHALL NOT EXCEED ONE-FOURTH THE MEMBER DEPTH. BORED HOLES SHALL NOT BE WITHIN TWO INCHES OF THE TOP AND BOTTOM OF THE MEMBER AND THEIR DIAMETER SHALL NOT EXCEED ONE-THIRD THE MEMBER DEPTH, UNLESS OTHERWISE NOTED BY STRUCTURAL ENGINEER.

ENGINEERED LUMBER NOTES:

1. WOOD I-JOISTS SHALL BE TJI PRO SERIES JOISTS. LAMINATED VENEER LUMBER (LVL) SHALL BE MICROLLAM 2.0E BY TRUSS JOIST. LAMINATED STRAND LUMBER (LSL) SHALL BE MINIMUM 1-1/2" THICKNESS AND BE TIMBERSTRAND 1.5E BY TRUSS JOIST. LSL IN CONCRETE CONTACT SHALL BE STRANDGUARD TIMBERSTAND 1.5E BY TRUSS JOIST. PARALLEL STRAND LUMBER (PSL) SHALL BE PARALLAM 2.0E BY TRUSS JOIST.

ALTERNATE PRODUCTS WILL ONLY BE PERMITTED IF APPROVED IN ADVANCE IN WRITING BY THE STRUCTURAL ENGINEER. ENGINEERED LUMBER SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.

ENGINEERED LUMBER EXPOSED TO GROUND CONTACT OR WEATHER SHALL BE PARALLAM PLUS PSL (OR EQUAL).

2. MEMBER SIZES SHOWN ON PLAN (WIDTH X DEPTH) MAY BE CONSTRUCTED OF MULTIPLE PLIES OF THE SPECIFIED DEPTH, FASTENED TOGETHER BY NAILING OR BOLTING AS REQUIRED.

3. MEMBERS MAY NOT BE NOTCHED OR BORED WITHOUT WRITTEN PERMISSION BY THE STRUCTURAL ENGINEER.

SHEATHING PANELS:

1. SHEATHING PANELS, PLYWOOD OR ORIENTED STRAND BOARD ("OSB"), SHALL CONFORM TO U.S. PRODUCT STANDARD PS-1, AND BEAR THE APA GRADE-TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION.

2. SHEATHING PANELS FOR FLOORS, ROOF, AND WALLS SHALL BE APA RATED SHEATHING 32/16, EXPOSURE 1. SEE PLANS FOR THICKNESS.

3. SHEATHING PANELS ON FLAT SURFACES SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR ACROSS TO SUPPORTS AND CONTINUOUS OVER TWO OR MORE SPANS. ON CURVED SURFACES INSTALL PLYWOOD IN ACCORDANCE WITH THE FOLLOWING MINIMUM RADII: OSB OR PLYWOOD WITH FACE GRAIN PERPENDICULAR TO SUPPORTS: 1/4": 6'-8", 2'-8": 3/8": 10'-8", 4'-0"; 1/2": 16'-0", 8'-0"; 5/8": 21'-4",10'-8"; 3/4": 26'-8", 16'-0"

4. WALL SHEATHING IN DESIGNATED SHEARWALLS AND FLOOR SHEATHING SHALL BE GLUED TO SUPPORTING MEMBERS WITH CONSTRUCTION ADHESIVE SUCH AS PL400, LAID IN A CONTINUOUS 1/4 INCH WIDE BEAD ALONG THE MEMBER LENGTH.

5. HORIZONTAL EDGES OF WALL SHEATHING IN DESIGNATED SHEARWALLS SHALL BE BACKED BY SOLID BLOCKING BETWEEN STUDS TO PROVIDE BACKING FOR SPECIFIED PANEL EDGE NAILING.

WOOD FASTENERS NOTES:

1. WOOD COMPONENTS ARE TO BE FASTENED TOGETHER AS INDICATED IN THE FOLLOWING SCHEDULE UNLESS SPECIFICALLY INDICATED OTHERWISE ON THE PLANS.

NAILING SCHEDULE

CONNECTION	NAIL SIZE/TYPE	QUANTITY OR SPACING
STUD TO SOLE PLATE	8D COMMON 16D COMMON	4 TOE-NAIL OR 2 END DIRECTLY
STUD TO CAP PLATE	8D COMMON 16D COMMON	4 TOE-NAIL OR 2 END DIRECTLY
DOUBLE STUDS	10D COMMON	12" O.C. DIRECT
CORNER STUDS	10D COMMON	12" O.C. DIRECT
SOLE PLATE TO JOIST OR BLOCKING	16D COMMON	8" O.C. DIRECT
DOUBLE CAP PLATE	10D COMMON	16" O.C. DIRECT
CAP PLATE LAPS	10D COMMON 10D COMMON	2 DIRECT 3 END DIRECTLY
RIM/BOX JOIST TO A JOIST END	10D COMMON	3 TOE-NAIL
ROOF RAFTER TO PLATE	16D COMMON 10D COMMON	2 END DIRECT OR 4 TOE-NAIL

NAILING SCHEDULE CONT'D.:

CONNECTION	NAIL SIZE/TYPE	QUANTITY OR SPACING
ROOF RAFTER TO RIDGE	10D COMMON 16D COMMON	3 TOE-NAIL OR 2 DIRECT
JACK RAFTER TO HIP	10D COMMON	4 TOE-NAIL
FLOOR JOIST TO SILL OR GIRDER	10D COMMON	TOE-NAIL 8" O.C.
EDGE FLOOR JOIST TO SILL	16D COMMON	3 TOE-NAIL
CEILING JOIST TO PLATE	10D COMMON	4 DIRECT
CEILING JOIST (LAPS OVER PARTITION)	10D COMMON	3 DIRECT
CEILING JOIST TO RAFTER	10D COMMON	3 DIRECT
COLLAR BEAM TO RAFTER	10D COMMON 8D COMMON	2 EACH END DIRECT OR 3 TOE-NAIL EACH END
BRIDGING TO JOISTS	8D COMMON	6" O.C. EDGES AND 10" O.C. INTERMEDIATE
PLYWOOD ROOF AND WALL SHEATHING	8D COMMON 6D ANNULAR	6" O.C. EDGES AND 10" O.C. INTERMEDIATE
PLYWOOD (⅜" OR LESS) SUBFLOORING (GREATER THAN ⅜")	10D COMMON	6" EDGES AND 10" O.C. INTERMEDIATE

2. NAILS AND SPIKES SHALL CONFORM TO THE NOMINAL SIZES SPECIFIED IN FEDERAL SPECIFICATIONS FF-N-105B. PNEUMATIC OR ELECTRIC POWERED HAMMERS TYPICALLY UTILIZE LIGHTER GAGE FASTENERS AND NORMALLY REQUIRE ADDITIONAL FASTENERS TO BE INSTALLED. FASTENER SPECIFICATIONS MUST BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO INSTALLATION IF POWERED HAMMERS ARE TO BE USED.

3. LAG AND WOOD SCREWS SHALL CONFORM TO ANSI/ASME STANDARD B18.6.1-19.81.

4. BORED LEAD HOLES FOR FASTENERS SHALL BE AS FOLLOWS:

a. NAIL AND SPIKE LEAD HOLES ARE NOT REQUIRED UNLESS TO PREVENT SPLITTING OF WOOD. IF REQUIRED, LEAD HOLE DIAMETER SHALL NOT EXCEED 75% OF NAIL/SPIKE DIAMETER.

b. WOOD SCREWS - LEAD HOLE DIAMETER EQUALS 7/8 OF UNTHREADED SHANK DIAMETER IN CONNECTED WOOD PART AND 7/8 OF DIAMETER AT ROOT OF THREAD IN WOOD RECEIVING THREAD.

c. LAG SCREWS - LEAD HOLE DIAMETER EQUALS SHANK DIAMETER FOR EXTENT OF UNTHREADED SHANK, AND 60% OF SHANK DIAMETER FOR THREADED PORTION OF SHANK.

d. THRU BOLTS - LEAD HOLE DIAMETER 1/32" TO 1/16" LARGER THAN NOMINAL BOLT DIAMETER.

5. INSERT THREADED SCREW TYPE FASTENERS BY TURNING WITH SCREWDRIVER OR WRENCH. DO NOT DRIVE BY HAMMERING. FACILITATE INSTALLATION BY PLACING SOAP OR OTHER LUBRICANT ON THREADS.

6. PROVIDE STANDARD ROUND WASHERS UNDER THE HEADS OF ALL THRU BOLTS AND LAG SCREWS AND UNDER ALL NUTS UNLESS OTHERWISE INDICATED ON THE PLANS. TIGHTEN FASTENERS WITHOUT CRUSHING WOOD FIBERS UNDER WASHERS.

HEADER SCHEDULE

SPAN	HEADER SIZE
2'-0" TO 3'-0"	(3) 2x8 W/ BLOCKING
3'-0" TO 4'-0"	(3) 2x10 W/ BLOCKING
4'-0" TO 5'-0"	(3) 1-3/4"x9 1/2" MICROLLAM
5'-0" TO 6'-0"	(3) 1-3/4"x11 7/8" MICROLLAM
6'-0" OR GREATER	TO BE SIZED BY ENGINEER/PER DRAWINGS

FRAMING CONNECTION SCHEDULE

CONNECTION	SIMPSON HARDWARE
2X JOIST/RAFTER	LUS SERIES
2X POST	AC CAP / ABU BASE
LALLY COLUMN	LLC CAP
TJI JOIST (FLUSH)	MIU SERIES
MICROLLAM/PARALLAM	HHUS SERIES
EAVE - RAFTER	H SERIES "HURRICANE" CLIP

NOTES:
1. ALL HANGERS TO BE GALVANIZED.
2. ALL HANGERS TO BE FULL DEPTH.
3. SEE PLAN FOR SKEW/SLOPE REQUIREMENTS.
4. SIMPSON HANGER OR APPROVED EQUIVALENT.
5. CONNECTORS SHALL BE INSTALLED CONCURRENT WITH FRAMING.

GENERAL NOTES

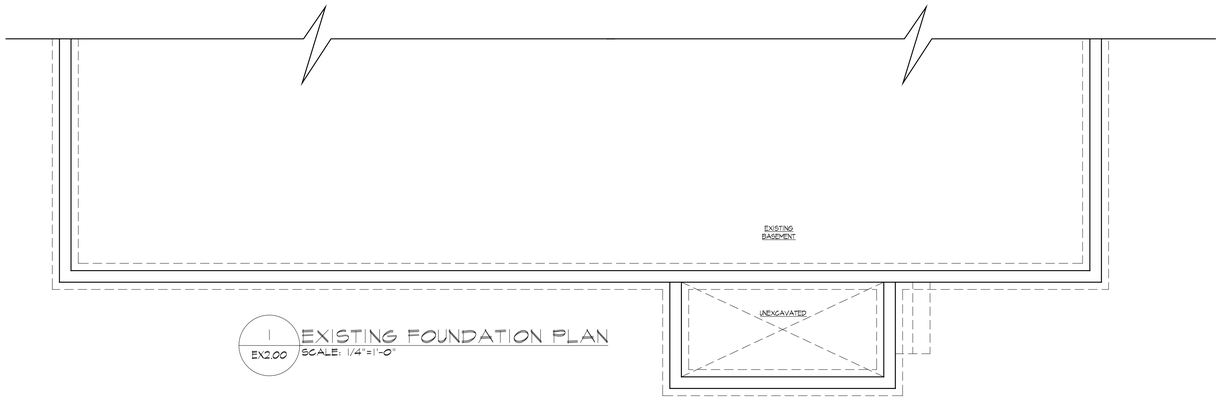
1. THE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. THEY ARE NOT TO BE USE FOR ANY PROJECT WITHOUT THE CONSENT OF THE ARCHITECT.

2. THE GENERAL CONTRACTOR (G.C.) SHALL READ AND UNDERSTAND THE "CONTRACT AND GENERAL CONDITIONS" SECTION OF THE CONTRACT

3. THE G.C. SHALL BE RESPONSIBLE FOR ANY AND ALL MEANS AND METHODS OF CONSTRUCTION

4. THE G.C. SHALL BE RESPONSIBLE TO MAKE CERTAIN THAT ALL WORK MATERIALS AND CONSTRUCTION METHODS COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL BUILDING,HEALTH, FIRE, AND ENERGY CODES.

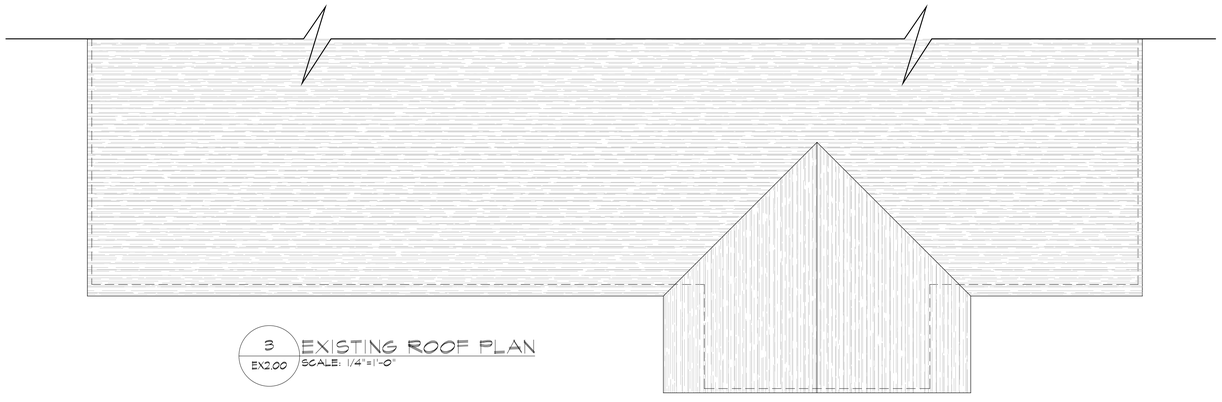
5. ALL DISCREPANCIES OR OMISSIONS IN THE CONTRACT DOCUMENTS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE START OF ANY WORK. FAILURE BY THE G.C. TO IDENTIFY ERRORS OR OMISSIONS SHALL NOT BE GROUNDS FOR EXTRAS. WHEN IN DOUBT ABOUT ANY PART OF THE CONTRACT DOCUMENTS OR OF THE WORK, THE G.C. IS TO CONTACT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING. AFT



1 EX2.00 EXISTING FOUNDATION PLAN
SCALE: 1/4"=1'-0"



2 EX2.00 EXISTING FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



3 EX2.00 EXISTING ROOF PLAN
SCALE: 1/4"=1'-0"

High Rock Design Studio

46 High Rock Road
Sandy Hook, CT. 06482
203.260.8088
HighRockDesignStudio@gmail.com

04.11.2026	EXISTING CONDITIONS

SEAL:



DRAWING NOT VALID
UNLESS SIGNED & SEALED HERE

PROJECT:
PRIVATE RESIDENCE

73 KILLIAN AVENUE
TRUMBULL, CT.

DRAWING TITLE:

EXISTING FLOOR PLANS

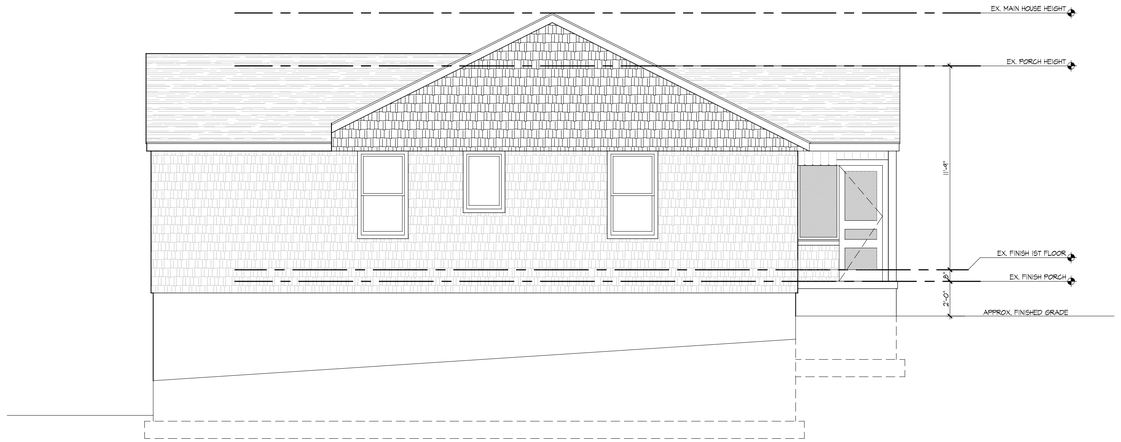
SCALE:	AS NOTED
DATE:	04.10.2026
DRAWN:	JW
PROJECT MGR:	JW

Ownership and Use of Documents:

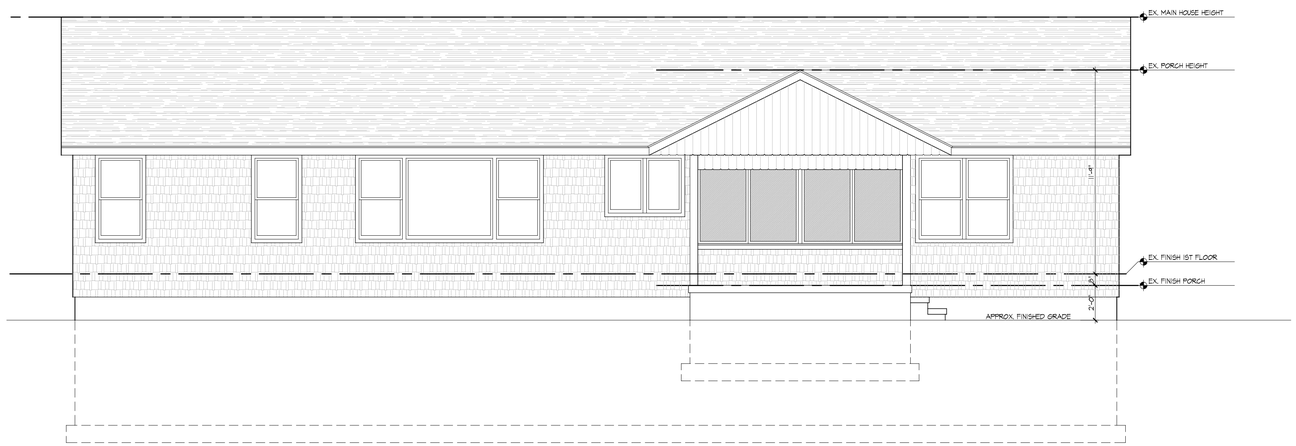
Drawings and specifications as instruments of service are and shall remain the property of the Design Firm. These documents are not to be used in whole or in part for any other projects or purposes or by any other parties than those properly authorized by contract without the specific written authority of High Rock Design Studio

DRAWING NUMBER:

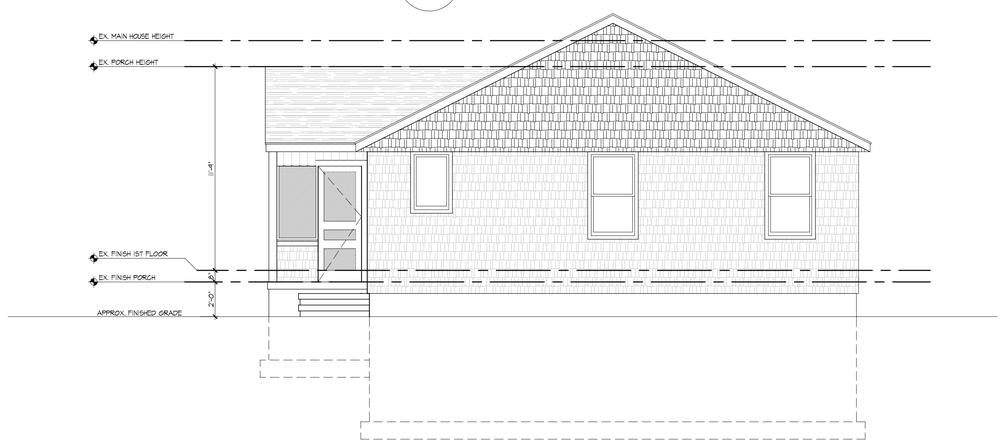
EX2.00



1 EX2.01 EXISTING SIDE (RIGHT) ELEVATION
SCALE: 1/4"=1'-0"



2 EX2.01 EXISTING REAR ELEVATION
SCALE: 1/4"=1'-0"



3 EX2.01 EXISTING SIDE ELEVATION
SCALE: 1/4"=1'-0"

High Rock Design Studio

46 High Rock Road
Sandy Hook, CT. 06482
203.260.8088
HighRockDesignStudio@gmail.com

	04.11.2026	EXISTING CONDITIONS

SEAL:

STATE OF CONNECTICUT JAMES HARGEDON NO. 9852 LICENSED ARCHITECT

DRAWING NOT VALID
UNLESS SIGNED & SEALED HERE

PROJECT:
PRIVATE RESIDENCE

73 KILLIAN AVENUE
TRUMBULL, CT.

DRAWING TITLE:

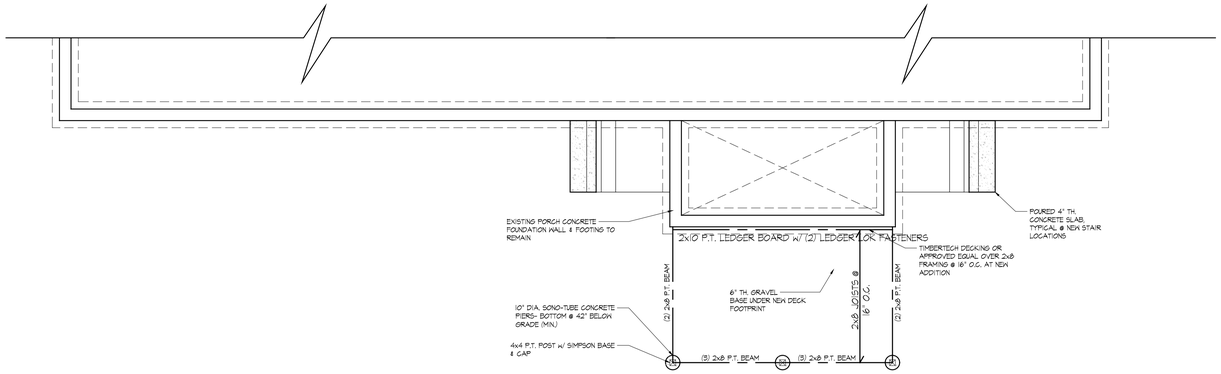
EXISTING FLOOR PLANS
FLOOR PLAN

SCALE:	AS NOTED
DATE:	04.10.2026
DRAWN:	JW
PROJECT MGR:	JW

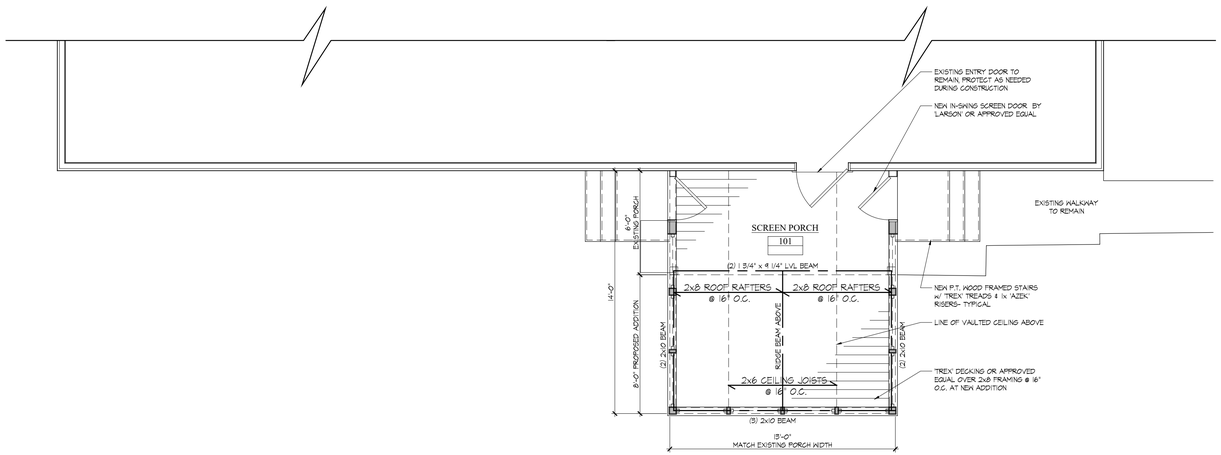
Ownership and Use of Documents:

Drawings and specifications as instruments of service are and shall remain the property of the Design Firm. These documents are not to be used in whole or in part for any other projects or purposes or by any other parties than those properly authorized by contract without the specific written authority of High Rock Design Studio.

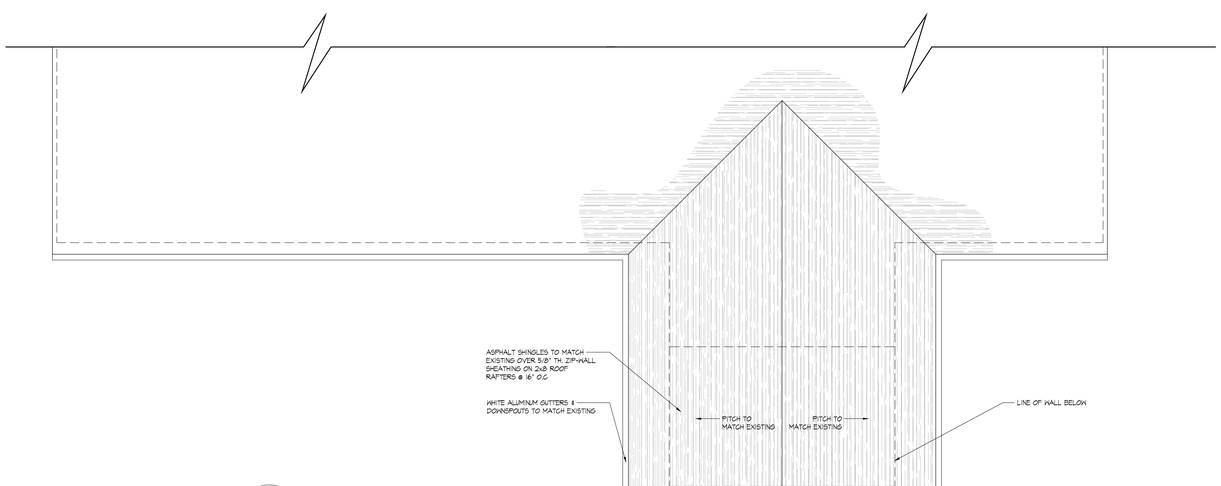
DRAWING NUMBER:
EX2.01



1 A2.00 PROPOSED FOUNDATION PLAN
SCALE: 1/4"=1'-0"



2 A2.00 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



3 A2.00 PROPOSED ROOF PLAN
SCALE: 1/4"=1'-0"

High Rock Design Studio

46 High Rock Road
Sandy Hook, CT. 06482
203.260.8088
HighRockDesignStudio@gmail.com

	04.13.2026	PERMIT SUBMISSION
	04.11.2026	EXISTING CONDITIONS

SEAL:

STATE OF CONNECTICUT JAMES MARGEOTES NO. 9852 LICENSED ARCHITECT

DRAWING NOT VALID UNLESS SIGNED & SEALED HERE

PROJECT:
PRIVATE RESIDENCE

73 KILLIAN AVENUE
TRUMBULL, CT.

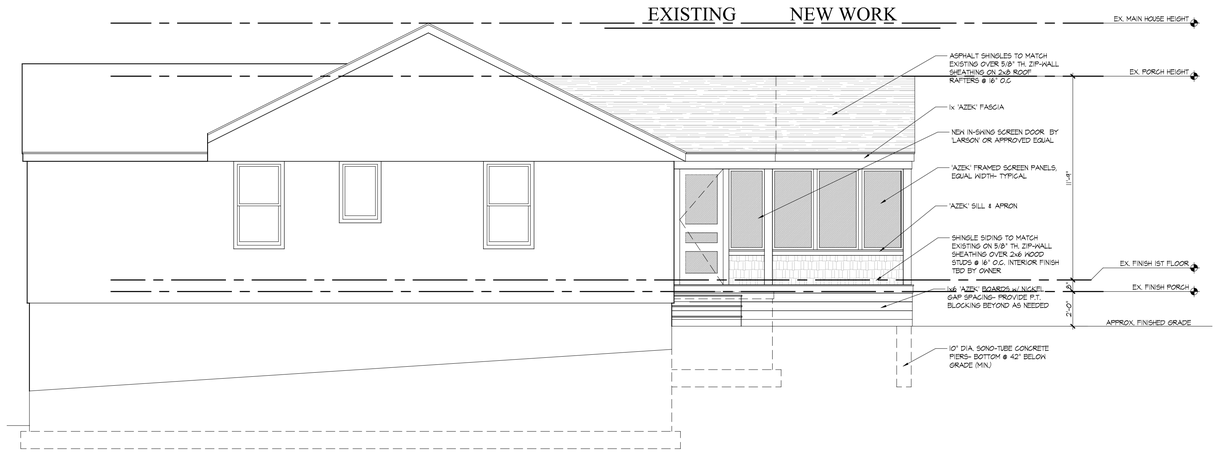
DRAWING TITLE:
PROPOSED FLOOR PLANS

SCALE:	AS NOTED
DATE:	04.10.2026
DRAWN:	JW
PROJECT MGR:	JW

Ownership and Use of Documents:

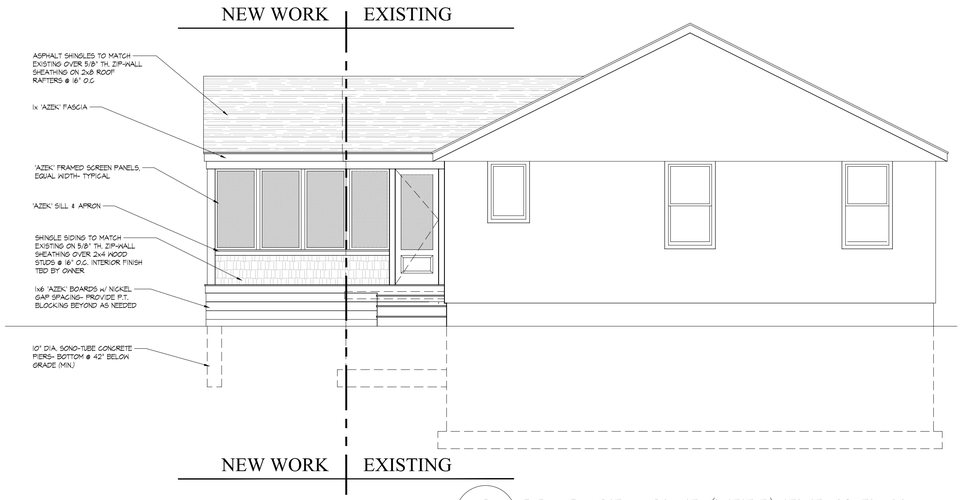
Drawings and specifications as instruments of service are and shall remain the property of the Design Firm. These documents are not to be used in whole or in part for any other projects or purposes or by any other parties than those properly authorized by contract without the specific written authority of High Rock Design Studio

DRAWING NUMBER:
A2.00



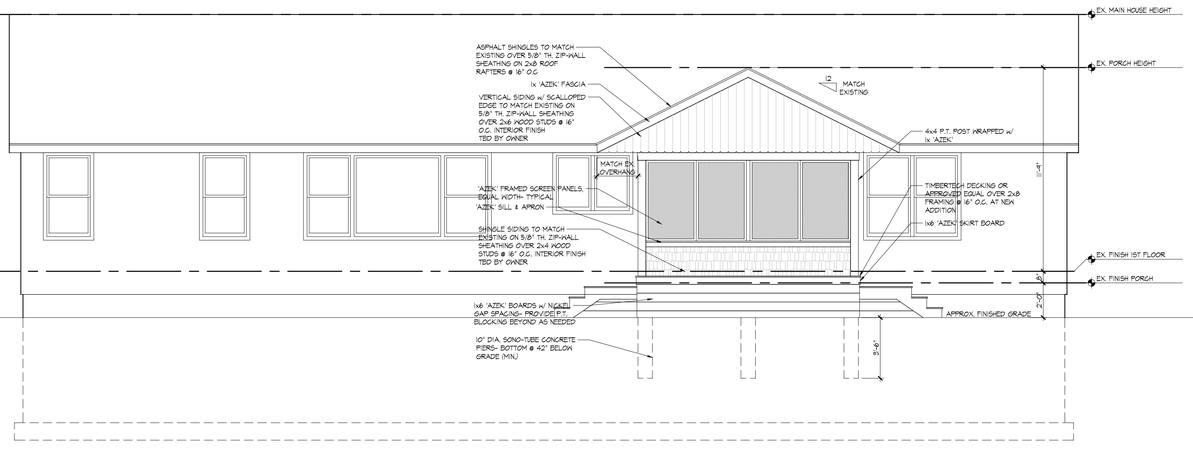
1 / A2.01 PROPOSED SIDE (RIGHT) ELEVATION

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



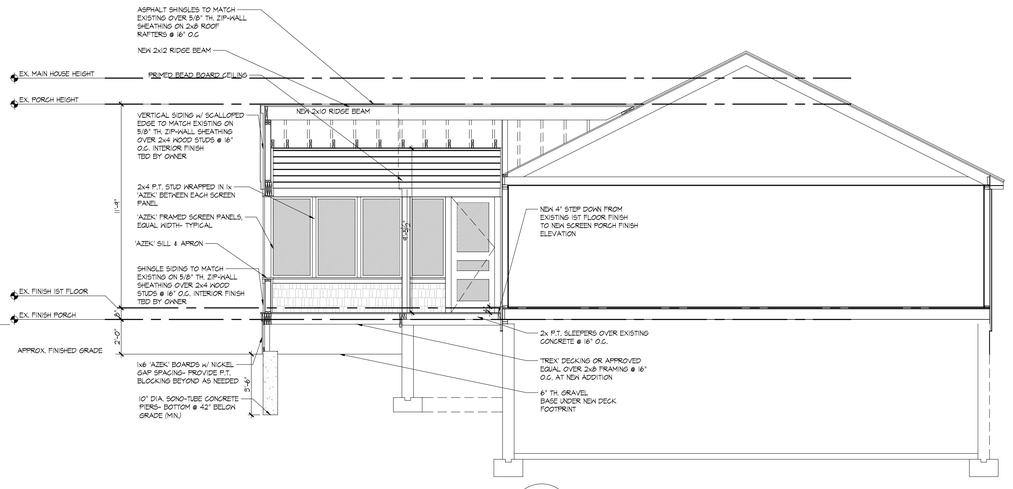
3 / A2.01 PROPOSED SIDE (LEFT) ELEVATION

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



2 / A2.01 PROPOSED REAR ELEVATION

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



4 / A2.01 PROPOSED BUILDING SECTION

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

High Rock Design Studio

46 High Rock Road
Sandy Hook, CT. 06482
203.260.8088
HighRockDesignStudio@gmail.com

04.13.2026	PERMIT SUBMISSION
04.11.2026	EXISTING CONDITIONS

SEAL:

STATE OF CONNECTICUT · JAMES MARGOSIAN · NO. 28521 · LICENSED ARCHITECT

DRAWING NOT VALID UNLESS SIGNED & SEALED HERE

PROJECT:
PRIVATE RESIDENCE

73 KILLIAN AVENUE
TRUMBULL, CT.

DRAWING TITLE:

PROPOSED ELEVATIONS & BUILDING SECTION

SCALE:	AS NOTED
DATE:	04.10.2026
DRAWN:	JW
PROJECT MGR:	JW

Ownership and Use of Documents:

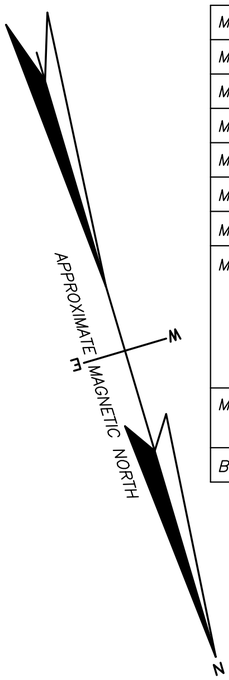
Drawings and specifications as instruments of service are and shall remain the property of the Design Firm. These documents are not to be used in whole or in part for any other projects or purposes or by any other parties than those properly authorized by contract without the specific written authority of High Rock Design Studio

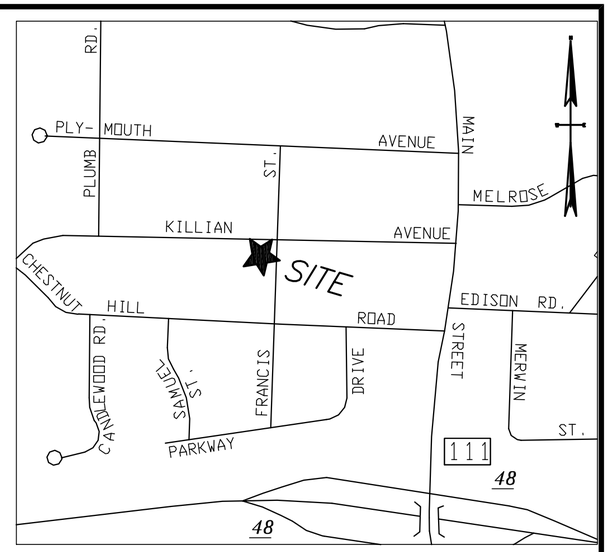
DRAWING NUMBER:

A2.01

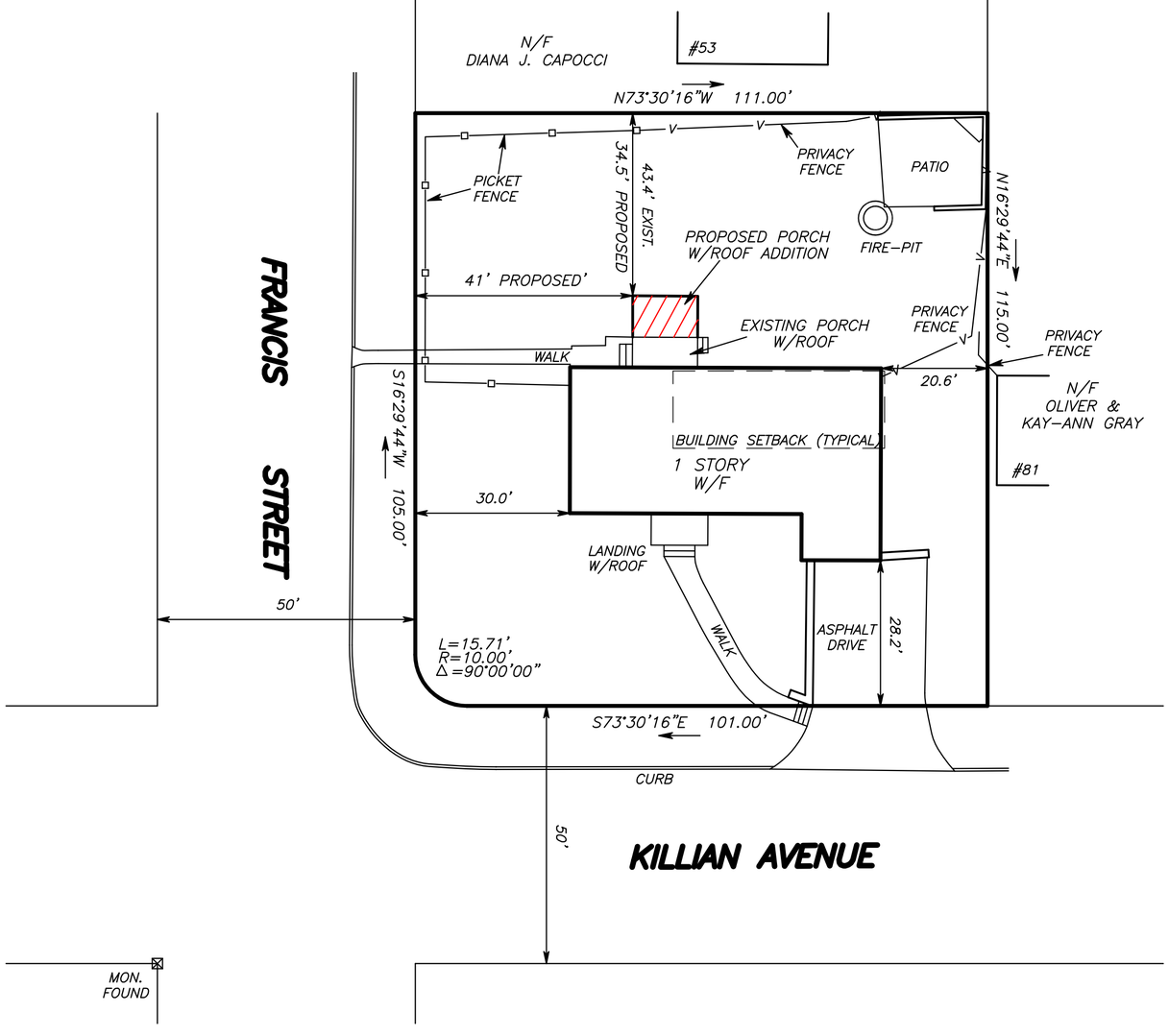
RESIDENCE A ZONING CHART

REGULATION	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	0.5 ACRE (21,780 S.F.)	0.2926 AC. (12,746 S.F.)	0.2926 AC. (12,746 S.F.)
MIN. ROAD FRONTAGE	125 FEET	216.00 FEET	216.00 FEET
MAX. BUILDING HEIGHT	40'	15.6 FEET	12 FEET PORCH
MIN. FRONT YARD KILLIAN AVE	50 FEET	28.2 FEET	71 FEET PORCH
MIN. FRONT YARD FRANCIS STREET	50 FEET	30.0 FEET	41 FEET PORCH
MIN SIDE YARD	20 FEET	20.6 FEET	56 FEET PORCH
MIN REAR YARD	50 FEET	43.4 FEET	34.5 FEET PORCH
MIN. FLOOR AREA	FIRST FLOOR 1 STORY = 1,200 S.F 1.5 STORY = 900 S.F. 2 STORY = 900 S.F. SECOND FLOOR 1.5 STORY = 500 S.F. 2 STORY = 800 S.F.	FIRST FLOOR LIVING AREA = 1,815 S.F. 2ND FLOOR LIVING AREA = N/A	FIRST FLOOR LIVING AREA = 1,815 S.F. 2ND FLOOR LIVING AREA = N/A
MAXIMUM FLOOR AREA RATIO	.29 PRINCIPAL BUILDING .1 ACCESSORY BUILDING	.15 PRINCIPAL BUILDING N/A ACCESSORY BUILDING	.16 PRINCIPAL BUILDING N/A ACCESSORY BUILDING
BUILDING COVERAGE	25% MAXIMUM	15.6%	16.4%





LOCATION MAP
SCALE: 1"= 500'



LOT AREA:
12,746 S.F.= 0.2926 AC.

MAP REFERENCES:

1. Parkway Village Plan 1, Plan of Building Lots in Trumbull, Conn. for The Bridgeport City Trust Co., Trustees dated April 16, 1939, scale: 1"= 40' by Fuller & Co., Inc., Trumbull Town Clerk Map No. 193.

NOTES:

1. This survey and map has been prepared in accordance with Sections 20–300b–1 thru 20–300b–20 of the Regulations of Connecticut State Agencies – "Minimum Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. The Boundary Determination is a Dependent Resurvey conforming to Horizontal Accuracy Class A–2. The survey type is Zoning Location Survey.
2. Municipal zone designation is Residential A.
3. Reference is made to Architectural Plans by High Rock Design Studio.

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

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

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

ZONING LOCATION SURVEY
AS–BUILT DECK ADDITION
LOT 40
"PARKWAY VILLAGE"

PROPERTY LOCATED AT

73 KILLIAN AVENUE AND
FRANCIS STREET
TRUMBULL, CONNECTICUT

PREPARED FOR

ERIN AND CHRISTIAN D'AMATO

SCALE: 1"= 20' DATE: 4–8–2026

20 0 20 40
SCALE IN FEET

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

Date Received: 4/15/26 Application #: 26-09

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: 11 George St
   Assessor's Map No. E06 Parcel No. 333 Lot No. —
   Trumbull Land Records: Volume(s) 831 Page(s) 49
   Zoning District: A

3. **Name of Applicant:** Robert Cloutier
   Street Address: 11 George St
   City: Trumbull ST: Ct Zip: 06611
   Phone: Day 475-223-5626 Evening —
   SIGNATURE OF APPLICANT _____
   (If agent, state capacity)

4. **Owner of Record:** Robert Cloutier
   Street Address: 11 George St
   City: Trumbull ST: Ct Zip: 06611
   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:**

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

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

   ARTICLE(S) 3 SECTION(S)_____ PARAGRAPH(S)_____

   SUBPARAGRAPH(S)_____

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

   NO

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

4. Explain the requested variance; PLEASE INDICATE DISTANCES FROM PROPERTY WHEN APPLICABLE:

   15 ft. side setback where 25 ft is required and 10 is proposed
   a 4 ft rear setback where 25 ft is required and 21 ft is proposed

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:

   NON-CONFORMING LOT

Property Location 11 GEORGE STREET | Map ID E/06 / 00333/ 000/ | Bldg Name | State Use 101
Vision ID 2079 | Account # 00408700 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 04-14-2026 2:44:06 P

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	03	Colonial
Model	01	Residential
Grade:	11	C+2
Stories:	2	2 Stories
Occupancy	1	
Exterior Wall 1	14	Wood Shingle
Exterior Wall 2		
Roof Structure:	03	Gable
Roof Cover	03	Asph/F Gls
Interior Wall 1	05	Drywall
Interior Wall 2		
Floor Covering	12	Hardwood
Alt. Floor Cover		
Heat Fuel	03	Gas
Heat Type:	05	Hot Water
AC Type:	01	None
Total Bedrooms	04	4 Bedrooms
Total Bthrms:	2	2 Full Baths
Total Half Baths	0	
Total Xtra Fixtrs		
Total Rooms:	8	8 Rooms
Bath Style:	02	Average
Kitchen Style:	02	Average
Total Kitchens	1	
Total Elec Meter	1	

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

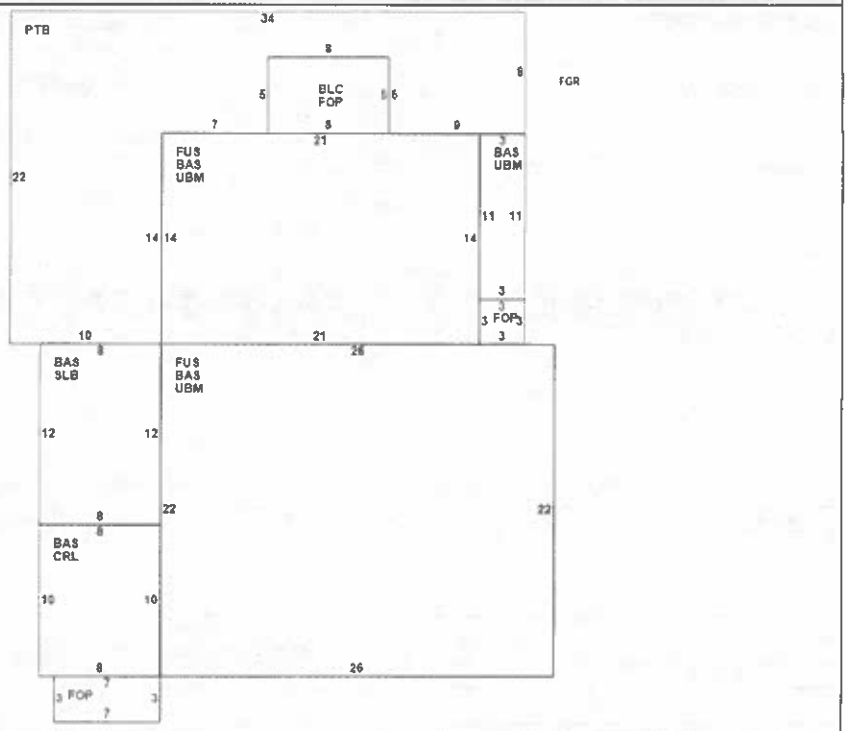
CONDO DATA

Parcel Id		C		Owne	
			B		S

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	442,963
Year Built	1935
Effective Year Built	2000
Depreciation Code	G
Remodel Rating	
Year Remodeled	2001
Depreciation %	26
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	74
RCNLD	327,800
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	





E06-333 05/03/2015

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

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL	Fireplace	B	1	5000.00	1995		74	00	1.00	3,700
FGR1	Gar Fr	L	360	50.00	1940	A	50	3	1.00	9,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,075	1,075	1,075		0
BLC	Balcony	0	40	6		0
CRL	Crawl Space	0	80	0		0
FOP	Open Porch	0	70	14		0
FUS	Finished Upper Story	866	866	866		0
PTB	Brick Patio	0	372	37		0
SLB	Slab	0	96	0		0
UBM	Unfinished Basement	0	899	180		0
	Ttl Gross Liv / Lease Area	1,941	3,498	2,178		0

Property Location 11 GEORGE STREET | Map ID E/06 / 00333/ 000/ | Parcel Name | State Use 101
Vision ID 2079 | Account # 00408700 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 04-14-2026 2:44:05 P

CURRENT OWNER

CLOUTIER ROBERT G

11 GEORGE ST

TRUMBULL CT 06611

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID	00408700	Dev Lot:	LOT 6
Census Tr	0902	Survey Ma	
Fire Dist:	L:	Survey Ma	
Border Pro		Section # :	B1
Voting Dist		CB Letter:	X
	2026 Data Mailer Returned		
GIS ID	00408700	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RES LAND	1-1	202,900	142,030
DWELLING	1-3	340,700	238,490
	Total	543,600	380,520

6144

TRUMBULL, CT

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
CLOUTIER ROBERT G	0831	0049	01-14-1994		I	175,000	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2025	1-1	139,860	2024	1-1	139,860	2023	1-1	139,860
	1-3	132,300		1-3	132,300		1-3	132,300
	Total	272,160		Total	272,160		Total	272,160

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
1				

NOTES

2001 = ADD BEDROOM, BATH, LAUNDRY

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	327,800
Appraised Xf (B) Value (Bldg)	3,700
Appraised Ob (B) Value (Bldg)	9,200
Appraised Land Value (Bldg)	202,900
Special Land Value	0
Total Appraised Parcel Value	543,600
Valuation Method	C
Total Appraised Parcel Value	543,600

BUILDING PERMIT RECORD

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

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
03-04-2026	BC	7		58	Field Review
01-14-2026	VA			65	Datamailer No Change
08-05-2021	MVS	1		65	Datamailer No Change
08-05-2015	PG	6	1	61	Data Mailer Return
07-26-2005	RM			10	Measu/LtrSnt-Letter Sent n
04-29-2005	MJ	7		11	QC - Check
04-05-2005	JE	1		01	Measured

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	LA	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	101	Single Family Re	A	L		0.240	AC	210,000.00	3.35449	5	1.00	110	1.200		1.0000	845,334	202,900
		Total Card Land Units				0.24	AC	Parcel Total Land Area		0.24					Total Land Value		202,900

ZONING LOCATION SURVEY

OF PROPERTY KNOWN AS

#11 GEORGE STREET

TRUMBULL, CONNECTICUT

PREPARED FOR

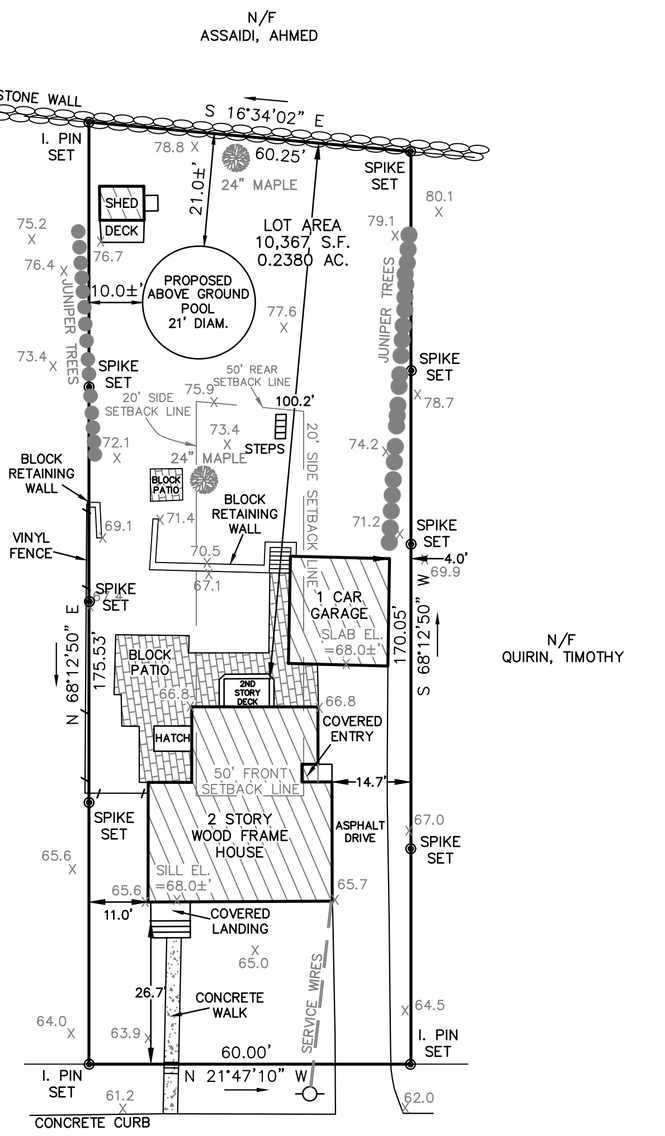
ROBERT G. CLOUTIER

SCALE: 1"=20' DATE: APRIL 2, 2026

BY DAVID E. WILSON L.S.

0' 20' 40' 60'

*REVISED 4/15/26, PROPOSED POOL.



NOTES:

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20–300B–1 THROUGH 20–300B–20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
2. SURVEY TYPE: "ZONING LOCATION SURVEY". SURVEY CLASS: "A–2" HORIZONTAL, "T–2" VERTICAL. BOUNDARY DETERMINATION CATEGORY: "RESURVEY".
3. THE PROPERTY IS TAX ASSESSOR'S LOT 333, TAX MAP E–06.
4. THE PURPOSE OF THIS SURVEY IS TO DEPICT EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS ON THE PROPERTY RELATIVE TO APPLICABLE ZONING REQUIREMENTS.
5. X 100.0 = SPOT ELEVATION. DATUM ASSUMED.
6. REFERENCE IS MADE TO THE FOLLOWING MAPS ON FILE IN THE TOWN OF TRUMBULL TOWN CLERK'S OFFICE: MAPS #103 & 1232.
7. DISTANCES SHOWN +/– FROM BUILDINGS TO PROPERTY LINES ARE NOT TO BE USED TO ESTABLISH BOUNDARIES.
8. THE PROPERTY IS LOCATED IN RESIDENCE "A" ZONE.
9. ALL BUILDINGS ARE MORE THAN 3 YEARS OLD.
10. THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.
11. 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.
12. THE LOCATION OF UNDERGROUND UTILITIES IS UNKNOWN AND THIS MAP IS NOT TO BE USED TO DETERMINE THE LOCATION OF SUCH.
13. THIS MAP DOES NOT CONSTITUTE A SUBDIVISION OF LAND AS DEFINED BY CONNECTICUT STATE STATUTES SECTIONS 8–18 THROUGH 8–29.

ZONE A	MINIMUM LOT SIZE (sq. ft.)	MINIMUM ROAD FRONTAGE	MINIMUM FLOOR AREA SQUARE FEET 1.5 STORY	MAXIMUM BUILDING HEIGHT	MINIMUM YARDS FRONT	SIDE	REAR	MAXIMUM BUILDING COVERAGE	MAXIMUM FLOOR AREA RATIO
REQUIRED/ ALLOWED	21,780	125'	900 1ST FLOOR 500 2ND FLOOR	40'	50'	20'	50'	25%	.29 PRINCIPLE BUILDING
EXISTING	10,367	60.0±'	1,163 1ST FLOOR 871 2ND FLOOR	22.9±'	26.7±'	11.0±'	100.2±'	15.6%	.196 PRINCIPLE BUILDING
PROPOSED									
AS–BUILT									

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

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

26015.DWG

Date Received: 4/15/20 Application #: 20-10

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: 125 Fernwood Rd
   Assessor's Map No. E-08 Parcel No. 56 Lot No. _____
   Trumbull Land Records: Volume(s) 1406 Page(s) 399
   Zoning District: A
3. **Name of Applicant:** Timoth K Owen
   Street Address: 125 Fernwood Rd
   City: Trumbull ST: CT Zip: 06611
   Phone: Day 203 218 1317 Evening 203 218 1317
   SIGNATURE OF APPLICANT Timothy K Owen
   (If agent, state capacity)
4. **Owner of Record:** Timothy K Owen
   Street Address: 125 Fernwood Rd
   City: Trumbull ST: CT Zip: 06611
   SIGNATURE OF OWNER OF RECORD Timothy K Owen

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

A. VARIANCE OF THE TRUMBULL ZONING REGULATIONS

1. **This application relates to:**

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

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

   ARTICLE(S) 3 SECTION(S) 2,3 PARAGRAPH(S)_____

   SUBPARAGRAPH(S)_____

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

   NO
   _____

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

4. Explain the requested variance; PLEASE INDICATE DISTANCES FROM PROPERTY WHEN APPLICABLE: Requesting a variance of 4.4' where 50' is required and 45.6' is proposed

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: Pre existing non conforming structure on corner lot. Therefore, I have a larger setback than normal on side street making up the corner (50' vs 25')

Property Location 125 FERNWOOD ROAD | Map ID E/08 / 00056/ 000/ | Bldg Name | State Use 101
Vision ID 3745 | Account # 00319700 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 3/25/2026 1:29:11 PM

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	03	Colonial
Model	01	Residential
Grade:	15	B+1
Stories:	2	2 Stories
Occupancy	1	
Exterior Wall 1	11	Clapboard
Exterior Wall 2		
Roof Structure:	03	Gable
Roof Cover	10	Wood Shingle
Interior Wall 1	05	Drywall
Interior Wall 2	04	Plywood Panel
Floor Covering	12	Hardwood
Alt. Floor Cover	14	Carpet
Heat Fuel	03	Gas
Heat Type:	05	Hot Water
AC Type:	03	Central
Total Bedrooms	03	3 Bedrooms
Total Bthrms:	2	2 Full Baths
Total Half Baths	1	1 Half Bath
Total Xtra Fixtrs		
Total Rooms:	8	8 Rooms
Bath Style:	02	Average
Kitchen Style:	02	Average
Total Kitchens	1	
Total Elec Meter	1	

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

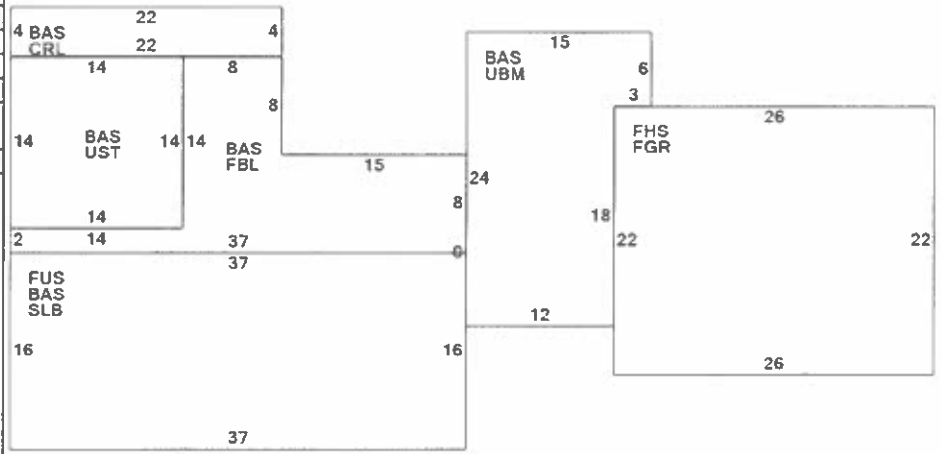
CONDO DATA

Parcel Id		C		Owne	
			B		S

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	354,260
Year Built	1969
Effective Year Built	1998
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	23
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	77
RCNLD	272,800
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



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

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL	Fireplace	B	2	5000.00	1998		77	00	1.00	7,700
FBM	FBsmt	B	306	30.00	1998		77	3	1.00	7,100
TUB	Whirlpool Tub	B	1	2000.00	1998		77		0.00	1,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,458	1,458	1,458		0
CRL	Crawl Space	0	88	0		0
FBL	Fin Bsmt Living Area	276	276	166		0
FGR	Attached Garage	0	572	229		0
FHS	Finished Half Story	343	572	343		0
FUS	Finished Upper Story	592	592	592		0
SLB	Slab	0	592	0		0
UBM	Unfinished Basement	0	306	61		0
UST	Utility Storage	0	196	88		0
	Ttl Gross Liv / Lease Area	2,669	4,652	2,937		0



E08-56 05/01/2015

Property Location 125 FERNWOOD ROAD | Map ID E/08 / 00056/ 000/ | Parcel Name | State Use 101
Vision ID 3745 | Account # 00319700 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 3/25/2026 1:29:10 PM

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION
OWEN TIMOTHY K & DEBRA A				
125 FERNWOOD ROAD				
TRUMBULL CT 06611				

SUPPLEMENTAL DATA

Alt Prcl ID	00319700	Dev Lot:	LOT 26
Census Tr	0903	Survey Ma	
Fire Dist:	L:	Survey Ma	
Border Pro		Section # :	A1
Voting Dist		CB Letter:	
GIS ID	00319700	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RES LAND	1-1	240,200	168,140
DWELLING	1-3	289,100	202,370
	Total	529,300	370,510

6144

TRUMBULL, CT

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
OWEN TIMOTHY K & DEBRA A	1406	0399	11-02-2006	Q	I	685,000	00
GUNTHER FREDERICK W & CHRISTINA	1384	0719	05-08-2006	Q	I	520,000	00
PUHY SARAH F TRUSTEE &	1279	0942	04-19-2004	U	I	0	O

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2025	1-1	168,140	2024	1-1	168,140	2023	1-1	168,140
	1-3	202,370		1-3	202,370		1-3	202,370
	Total	370,510		Total	370,510		Total	370,510

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
1				

NOTES

5/4/2007 PJG INT INSP EXT MEASURE
UPDATED SKETCH TO REFLECT ADDITION AND
CHG EAF OVER GARAGE TO FHS DUE TO DORMER

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	272,800
Appraised Xf (B) Value (Bldg)	16,300
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	240,200
Special Land Value	0
Total Appraised Parcel Value	529,300
Valuation Method	C
Total Appraised Parcel Value	529,300

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
6836E	05-25-2006	AD	Addition	20,000	11-03-2006	100	11-03-2006	4 X 22 ADD TO MASTER BED

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
05-04-2007	PG	2	1	53	Permit - Measured&Inspect
05-01-2007	PG	2	5	54	Permit - Not home left card
12-22-2004	DW	1	1	00	Measur+Listed

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	LA	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	101	Single Family Re	A			0.500	AC	202,400.00	1.82608	5	1.00	130	1.300		1.0000	480,477.3	240,200
Total Card Land Units						0.50	AC	Parcel Total Land Area		0.50					Total Land Value		240,200

NOTES:

1. THIS SURVEY (OR MAP) HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20–300b–1 THRU 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. IT IS A IMPROVEMENT LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A–2 AND VERTICAL ACCURACY CLASS V–2 AND INTENDED TO BE USED FOR REGULATORY APPROVAL.

2. REFERENCE IS MADE TO THE FOLLOWING MAPS ON FILE IN THE TRUMBULL LAND RECORDS:
   A)RM#1505:"SUBDIVISION MAP OF BEACHCROFT MANOR SECTION VI, TRUMBULL, CONN." SCALE 1"=50'. DATED AUG. 30, 1968. PREPARED BY JOHN J. COWLEY.

   B)RM#281:"MAP No. 1, PROPERTY OF F. SMITH, TRUMBULL. CONN." SCALE 1"=40 FT. DATED JULY 1, 1946. PREPARED BY JOSEPH KASPER.

3. PLAN PREPARED FOR OWNER.

4. LOT CORNER MARKERS DEPICTED HEREON WERE FOUND AND/OR SET DURING COMPLETION OF THIS SURVEY. ALL CORNER MARKERS FOR THIS LOT ARE TO BE PLACED AS PART OF SUBDIVISION IMPROVEMENTS AND HAVE BEEN BONDED TO THE TOWN.

5. BEARINGS BASED ON NAD83.

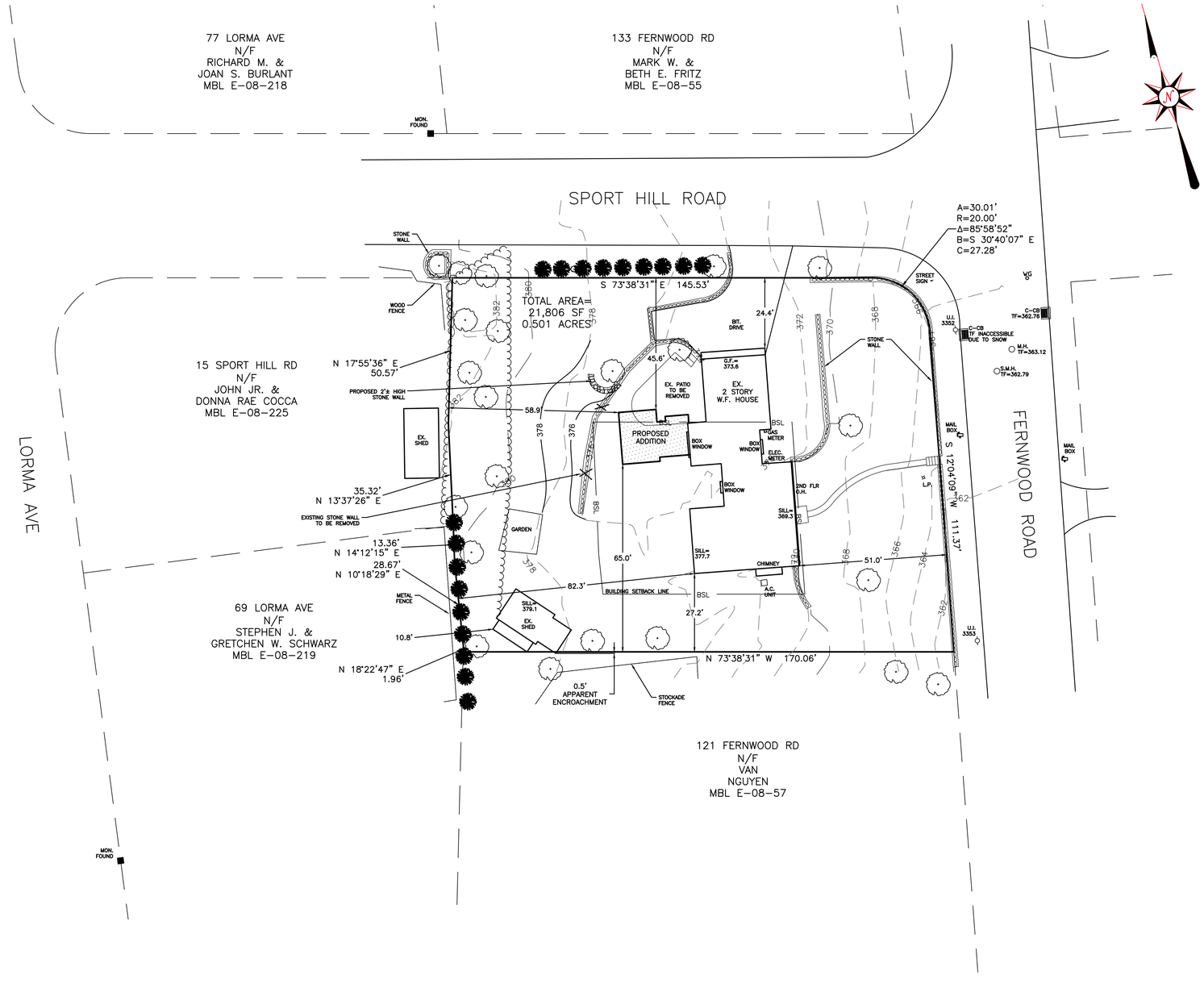
6. LOCATION OF UNDERGROUND UTILITIES DEPICTED HEREON ARE APPROXIMATE.

7. CERTIFICATION OF THIS MAP APPLIES TO CONDITIONS AS OF THE ORIGINAL DATE OR REVISED DATE DEPICTED HEREON. EXISTING CONDITIONS ON THIS PROPERTY MAY HAVE CHANGED SINCE THAT DATE AND AN UPDATED SURVEY IS RECOMMENDED TO ACCURATELY DEPICT THE CURRENT CONDITIONS.

8. PROPERTY IS LOCATED IN RESIDENTIAL ZONE A.

ZONE CHART

Requirement	Zoning Requirement (A Zone)	Existing Conditions	Proposed Conditions
Minimum Lot Size	0.5 acre (21,780 sq ft)	0.5 acre (21,806 sq ft)	0.5 acre (21,806 sq ft)
Minimum Road Frontage	125 ft	286.91'	286.91'
Maximum Building Height	40 ft	15'±	15'±
Minimum Front Yard Setback	50 ft	51.0' / 24.4'	51.0' / 24.4'
Minimum Side Yard Setback	20 ft	27.2'	27.2'
Minimum Rear Yard Setback	50 ft	82.3'	58.9'
Maximum Floor Area Ratio (FAR)	0.29 (principal building)	0.12 (principal building)	0.14 (principal building)
Minimum Floor Area – 1 Story	1,200 sq ft	1458 sq ft	1938 sq ft
Minimum Floor Area – 1.5 Story	900 sq ft (1st floor) / 500 sq ft (2nd floor)	N/A	N/A
Minimum Floor Area – 2 Story	900 sq ft (1st floor) / 800 sq ft (2nd floor)	592 / 572	592 / 572
Maximum Building Coverage	25%	9.3%	11.1%



IMPROVEMENT LOCATION SURVEY

M–B–L E–08–56
125 FERNWOOD ROAD
TRUMBULL, CONNECTICUT

0 20 40 60

SCALE 1"=20' APRIL 14, 2026

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
THIS MAP IS NOT VALID UNLESS EMBOSSED WITH SEAL OR AFFIXED WITH THE LIVE STAMP OF SIGNATORY

J. EDWARDS & ASSOCIATES, LLC
Engineering and Surveying
227 Stepney Road
Easton, CT. 06612
(203) 268–4205
www.leassoc.com

STATE OF CONNECTICUT JASON EDWARDS LICENSED LAND SURVEYOR

JASON EDWARDS No. 70308

FILE NO.: 3186