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, JUNE 3, 2020**

The Zoning Board of Appeals will hold a Regular Meeting on Wednesday, June 3, 2020 at 7:00 p.m. online via videoconference.

AGENDA

PUBLIC MEETING
7:00 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL

REGULAR MEETING

ACCEPTANCE OF MINUTES
Acceptance of the Minutes from the March 4, 2020 Zoning Board of Appeals Meeting.

Acceptance of the Minutes from the May 11, 2020 Zoning Board of Appeals Special Meeting.

APPLICATIONS

Application #20-14 – 39 Maple Street - Gregory Sheehan - Variance of Art. I, Sec. 4.3.1 and Art. III, Sec. I to construct a 12’ x 16’ deck with stairs 29.2’ from rear lot line and 42.2’ from front lot line.

Application #20-15 – 26 Ridgeview Avenue - Pawel Szymko - Variance of Art. III, Sec. I and Art. II, Sec. 1.3.2.3. (1) (2) to have a 271 sq. ft. shed remain on the premises 7.2’ from rear lot line and 11.6’ from W/S lot line.

Application #20-16 – 155 Killian Avenue – Tracy Vonick - Variance of Art. II, Sec. 1.3.2.3 to construct a shed with 192 sq. ft. of floor space and 11 ft. in height.

Application #20-17 – 2949 Reservoir Avenue – Alan Watcke - Variance of Art. I, Sec 4.3.1 and Art. III, Sec.1 to enclose front porch and add living space, 35' from the front lot line and 8.5' from the N/S lot line at its closest point.

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

Join the meeting online:
https://zoom.us/j/92092811224?pwd=RDAzN0Z1SWRpSFV2Vzl4azNGT29jUT09
Webinar ID: 920 9281 1224
Password: 445068

Join by telephone:
(929) 205-6099
Webinar ID: 920 9281 1224

Dated at Trumbull, CT this 27th day of May, 2020.

By: Linda Finger, Clerk

COMMISSION MEMBERS: PLEASE NOTIFY Linda Finger, Clerk, AT 203-452-5044 or lfinger@trumbull-ct.gov, IF YOU ARE UNABLE TO ATTEND.

Engineering Department
William C. Maurer, PE, LS
Town Engineer

TOWN OF TRUMBULL
CONNECTICUT

Town Hall
5866 Main Street
Trumbull, Connecticut 06611
Phone: 203.452.5050
Fax: 203.452.5061

MEMORANDUM

To: Z.B.A. Commission

From: Tatiana Solovey, PE
Assistant Town Engineer

May 29, 2020

Re: Comments for Public Hearing – June, 3 2020 Meeting

Dear Commissioners,

Below in *italic* are our comments on the submitted applications

Application #20-14 – 39 Maple Street
Gregory Sheehan

Variance of Art. I, Sec. 4.3.1 and Art. III, Sec. I to construct a 12' x 16' deck with stairs 29.2' from rear lot line and 42.2' from front lot line.

Crushed stone must be installed under the deck. It is advisable to locate existing sanitary sewer lateral prior to footings installation. As-built will be provided by the Engineering department.

Application #20-15 – 26 Ridgeview Avenue
Pawel Szymko

Variance of Art. III, Sec. I and Art. II, Sec. 1.3.2.3. (1) (2) to have a 271 sq. ft. shed remain on the premises 7.2' from rear lot line and 11.6' from W/S lot line.

We offer no comments at this time.

Application #20-16 – 155 Killian Avenue
Tracy Vonick

Variance of Art. II, Sec. 1.3.2.3 to construct a shed with 192 sq. ft. of floor space and 11 ft. in height.

We offer no comments at this time.

Application #20-17 – 2949 Reservoir Avenue
Alan Watcke

Variance of Art. I, Sec 4.3.1 and Art. III, Sec.1 to enclose front porch and add living space, 35' from the front lot line and 8.5' from the N/S lot line at its closest point.

Crushed stone must be installed under the structure.

STAFF REPORT
ZONING BOARD OF APPEALS
June 1, 2020

Application #20-14 – 39 Maple Street, Gregory Sheehan. Variance of Art. I, Sec. 4.3.1 and Art. III, Sec. I to construct a 12' x 16' deck with stairs 29.2' from rear lot line and 44.2' from a front lot line.
Applicant proposes adding a deck to the rear of this dwelling as shown above. The lots in this area are all 100' x 100', so just about any improvement on this property would require a variance.This appears to be a minor variance request.

Application #20-15 – 26 Ridgeview Avenue, Pawel Szymko. Variance of Art. III, Sec. I and Art. II, Sec. 1.3.2.3. (1) (2) to have a 271 sq. ft. shed remain on the premises 7.2' from rear lot line and 11.6' from W/S lot line.
Staff received a complaint about this shed being too big and too close to his property line. A site visit showed that the shed did look oversized for the lot. A Notice of Violation was sent to the Homeowner, who came in regarding same. He requested that he be able to keep where it is, at which time he was told to get a survey to see it's actual size and placement. The survey revealed the shed to be 271 sq. ft. where 150 sq. ft. is allowed. The shed is placed properly as the requirement is a minimum of 5' from both the rear and side yard lot lines.
The Board may wish to consider doing a site visit here. Several neighbors have expressed concern over the construction material piled around the shed. In particular, the neighbor most directly affected stated to Staff that the Applicant had agreed to put up a privacy fence in that area but it was never constructed. She has requested that if the shed is to remain there that the material be removed and a fence be put up as promised.

Application #20-16 – 155 Killian Avenue – Tracy Vonick - Variance of Art. II, Sec. 1.3.2.3 to construct a shed with 192 sq. ft. of floor space and 11 ft. in height.
Applicant resides in a ranch style home with a small garage and an unfinished basement that is constantly damp to wet. As such, he has no useable storage space for miscellaneous items. He is requesting a variance as shown above to maximize the needed storage space outside of his home. It should be noted that the regulation rewrite committee will be proposing a change to the regulations to allow for a maximum shed size in all zones to 192 sq. ft. rather than limiting the size to 150 sq. ft. for lot sizes under ½ acre. Staff considers this to be a minor variance request.

Application #20-17 – 2949 Reservoir Avenue – Alan Watcke - Variance of Art. I, Sec 4.3.1 and Art. III, Sec.1 to enclose front porch and add living space, 35' from the front lot line and 8.5' from the S/S lot line at its closest point.
Applicant requests modifying his front porch by enclosing it and adding living space. While the modification does not expand the footprint, he is enlarging the pre-existing non- conforming dwelling as it currently encroaches into the front and side lot lines thus requiring a variance. This appears to be a minor variance request.

Linda Finger

From: Virginia Imri <vrimri@aol.com>
Sent: Thursday, May 21, 2020 7:55 PM
To: Linda Finger
Cc: Vrimri@aol.com; vimri@auroraproduct.com
Subject: 26 Ridgeview Ave, Trumbull, CT 06611

Follow Up Flag: Follow up
Flag Status: Flagged

We received this notice of application regarding a shed on the above property.

No date is indicated for the Zoning Board of Appeals Public Hearing. Please provide.

Also, please confirm this application is for the already existing shed on this property and NOT for a second one that might be built.

If this is for the existing shed, it had multiple footings poured before it was built and it appears to be over 10' high. Isn't that considered a permanent structure, and not a 'shed'? The size appears to be extensive for the property. After it was built, an additional dog shed extension was added to the rear of the structure.

We are fine with the existing shed with no additional add-ons as long as the property owner puts up a (minimum) 6' high fence to screen off all the building scraps currently being stored behind and along our side of the shed, quite visible to us. The fence would need to run perpendicular from the exiting stockade fence in the back of the yard to at least beyond the front of the shed to reduce the eyesore visible from our property. If a fence cannot be installed, what would then be our recourse?

Respectfully,

Douglas & Virginia Imri
32 Ridgeview Ave
Trumbull, CT 06611

Our shed was placed in an area of the yard where there were mounds of dirt, stones, weeds and remnants of some previous kind of building. I cleaned and flattened the area over three weekends and thought that the beautifully cleaned square that I created would make for a perfect spot for a shed. I was unaware of any regulations regarding sheds as far as square footage or distance to borders. Many sheds in the neighborhood and across town appear much closer to borders than ours. I intentionally left space around the building to provide access to all sides. The shed is designed for gardening, power tools for landscaping.

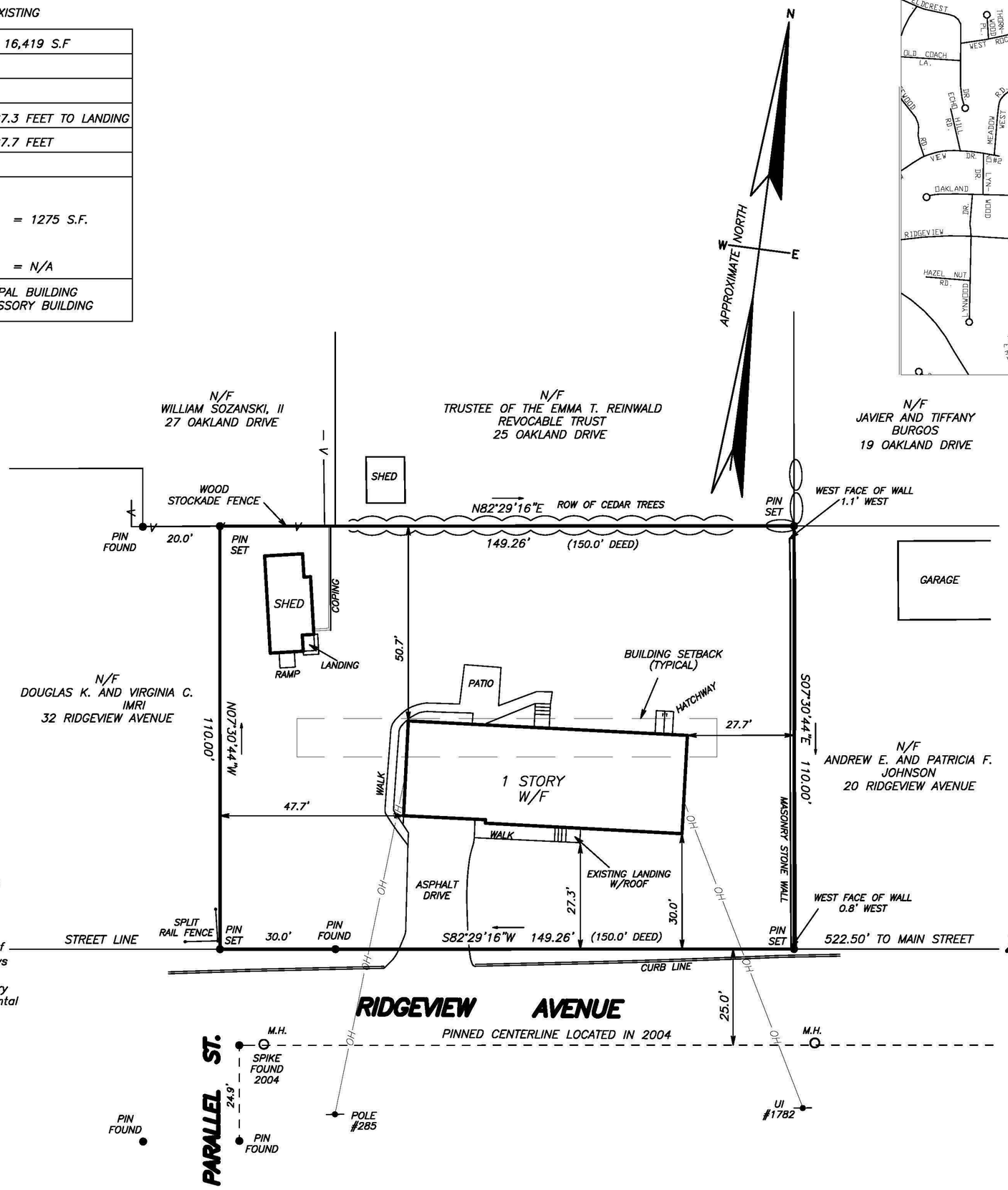
I built the shed by myself because I could not afford a prefabricated one and knew that it would be of better quality and appearance. It was a personal project that added value and space to my family's home. I have received many compliments on its construction and many neighbors have asked if I could build a similar one for them. In my opinion, the shed has improved the look of our yard, street and neighborhood. Instead of a small dump there is now a lovely shed.

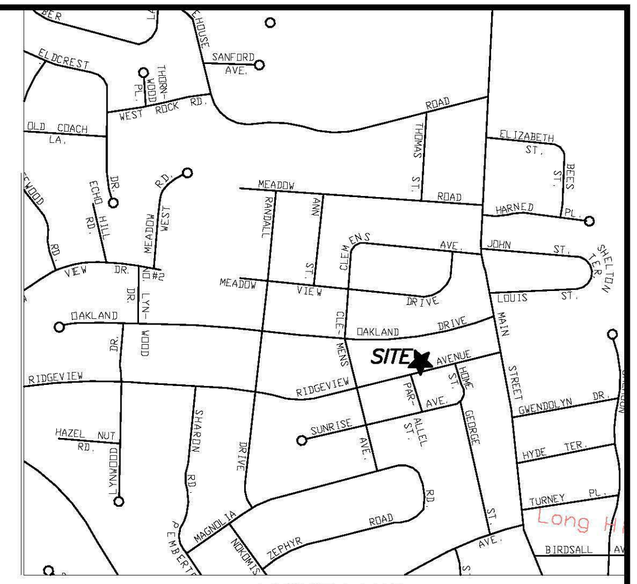
RESIDENCE A ZONING CHART

	REQUIRED	EXISTING
MIN. LOT SIZE	0.5 ACRE (21,780 S.F.)	0.3769 AC.= 16,419 S.F
MIN. ROAD FRONTAGE	125 FEET	149.26 FEET
MAX. BUILDING HEIGHT	40'	13.5'±
MIN. FRONT YARD	50 FEET	30.0 FEET/27.3 FEET TO LANDING
MIN SIDE YARD	20 FEET	47.7 FEET/27.7 FEET
MIN REAR YARD	50 FEET	50.7 FEET
MIN. FLOOR AREA	FIRST FLOOR 1 STORY = 1,200 S.F 1.5 STORY = 900 S.F. 2 STORY = 900 S.F. SECOND FLOOR 1.5 STORY = 500 S.F. 2 STORY = 800 S.F.	FIRST FLOOR LIVING AREA = 1275 S.F. 2ND FLOOR LIVING AREA = N/A
MAXIMUM FLOOR AREA RATIO	.29 PRINCIPAL BUILDING .1 ACCESSORY BUILDING	.08 PRINCIPAL BUILDING .002 ACCESSORY BUILDING

LEGEND

- PROPERTY LINE
- —OH —OH— OVERHEAD UTILITIES
- CURB LINE
- M.H. MANHOLE
- UTILITY POLE
- STONEWALL
- —Λ—Λ— WOOD STOCKADE FENCE
- BUILDING SETBACK LINE





VICINITY MAP
SCALE: 1"= 800'

MAP REFERENCES:

1. Revised map E.W. & G.H. Griffin, Trumbull, Conn., scale: 1"=100' dated July 30, 1937 by Frank B. Jaynes, Trumbull Town Clerk Map No. 172.
2. Connecticut State Highway Department Right of Way Map Town of Trumbull, Bridgeport–Newtown Road, Route No. 25, scale: 1"= 40' dated Dec. 30, 1938 state proj. No. 144–13 sheet 1 of 2.

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.
2. Property comprises Lot 16 and 16A and 30' of former Parallel Street on Trumbull Town Clerk Map No. 172 referenced above.
3. Centerline of Ridgeview Avenue and Parallel Street determined from pinning information provided by the Town of Trumbull Engineering Department.
4. Municipal Zone Designation is Residence A.

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

OF PROPERTY LOCATED AT

26 RIDGEVIEW AVENUE
TRUMBULL, CONNECTICUT

PREPARED FOR

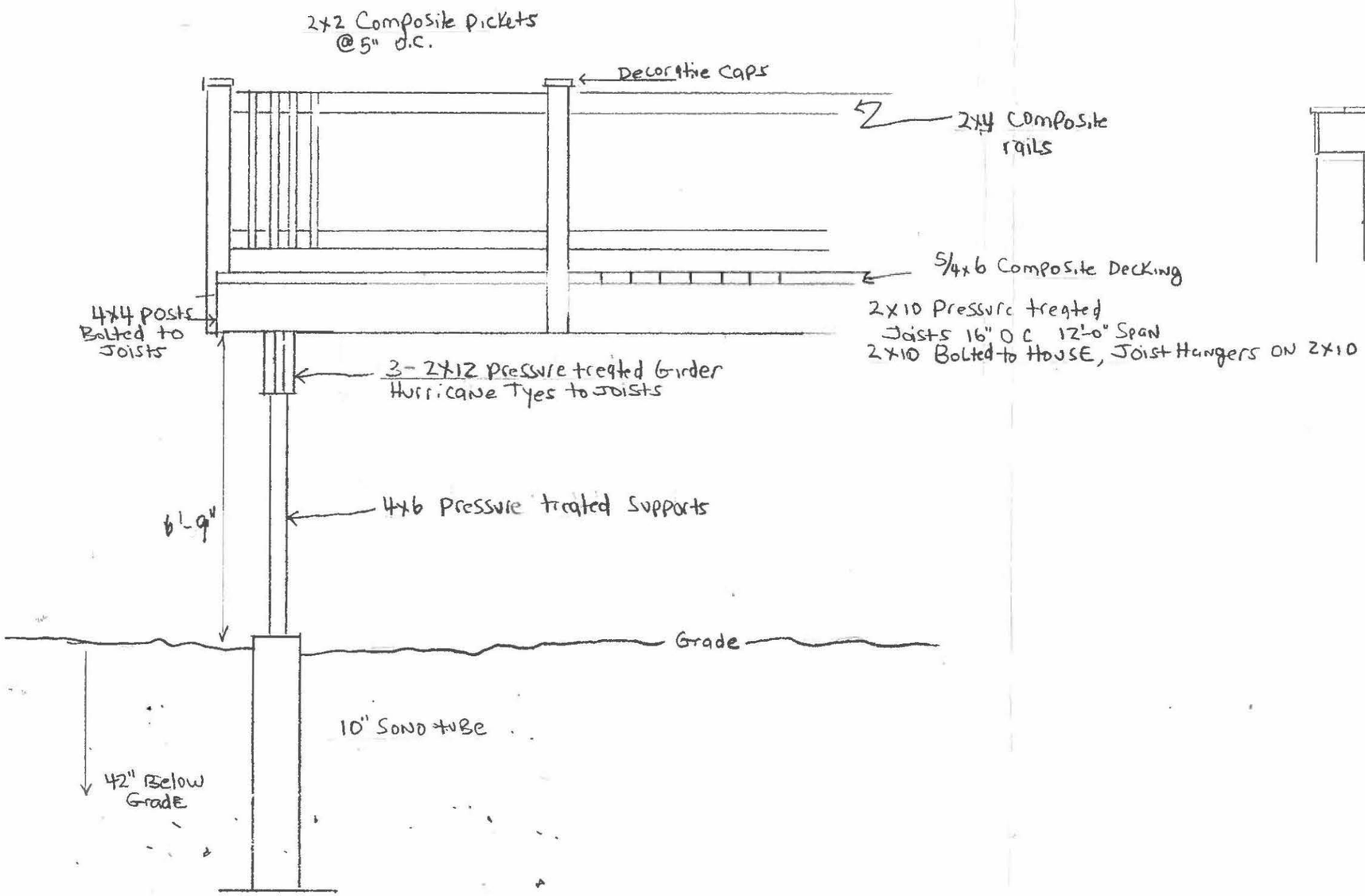
PAWEL SZYMKO
AND
ELZBIETA GREJNER

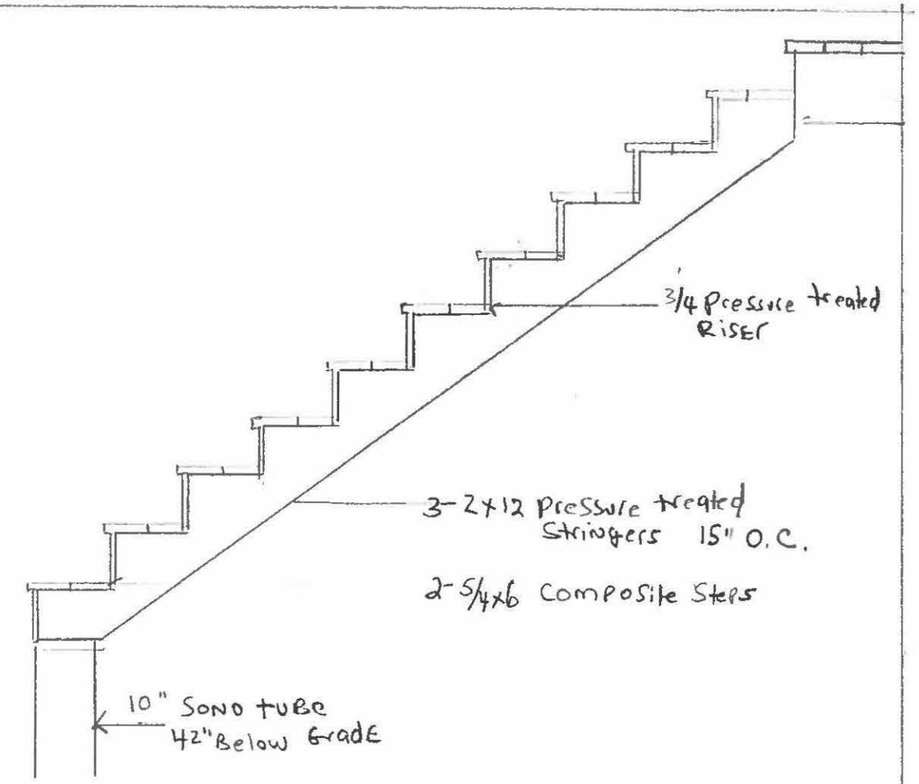
SCALE: 1"= 20' DATE: 7–1–2019

20 0 20 40
SCALE IN FEET

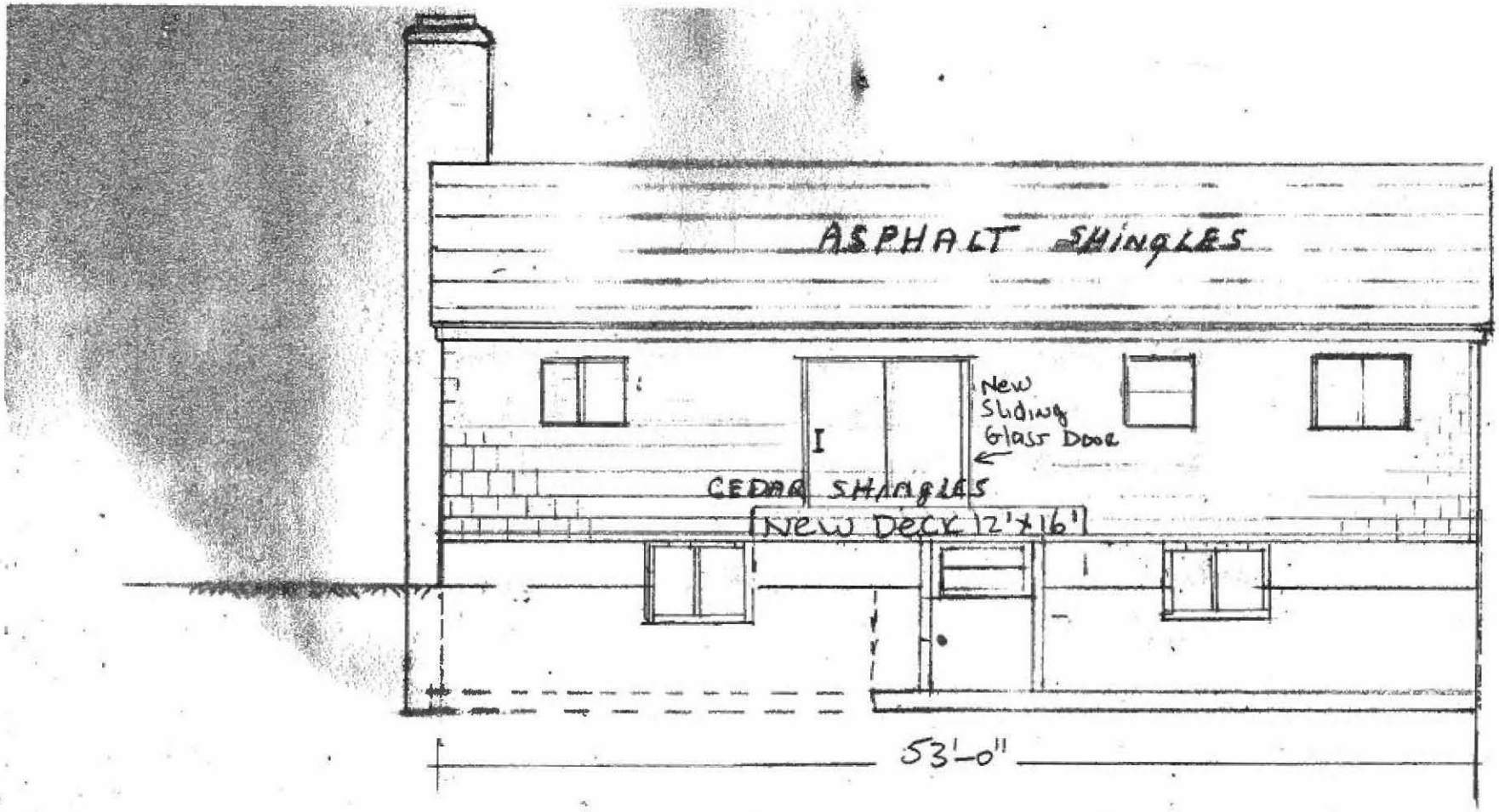
LEWIS ASSOCIATES
LAND SURVEYING AND CIVIL ENGINEERING
260 MAIN STREET, MONROE, CONNECTICUT
PHONE: 203–261–8648

12'0" X 16'-0" Pressure treated Deck
Off Back of Existing House





Owner
Gregory Sheehan
Address
29 [illegible] Street Trumbull Ct

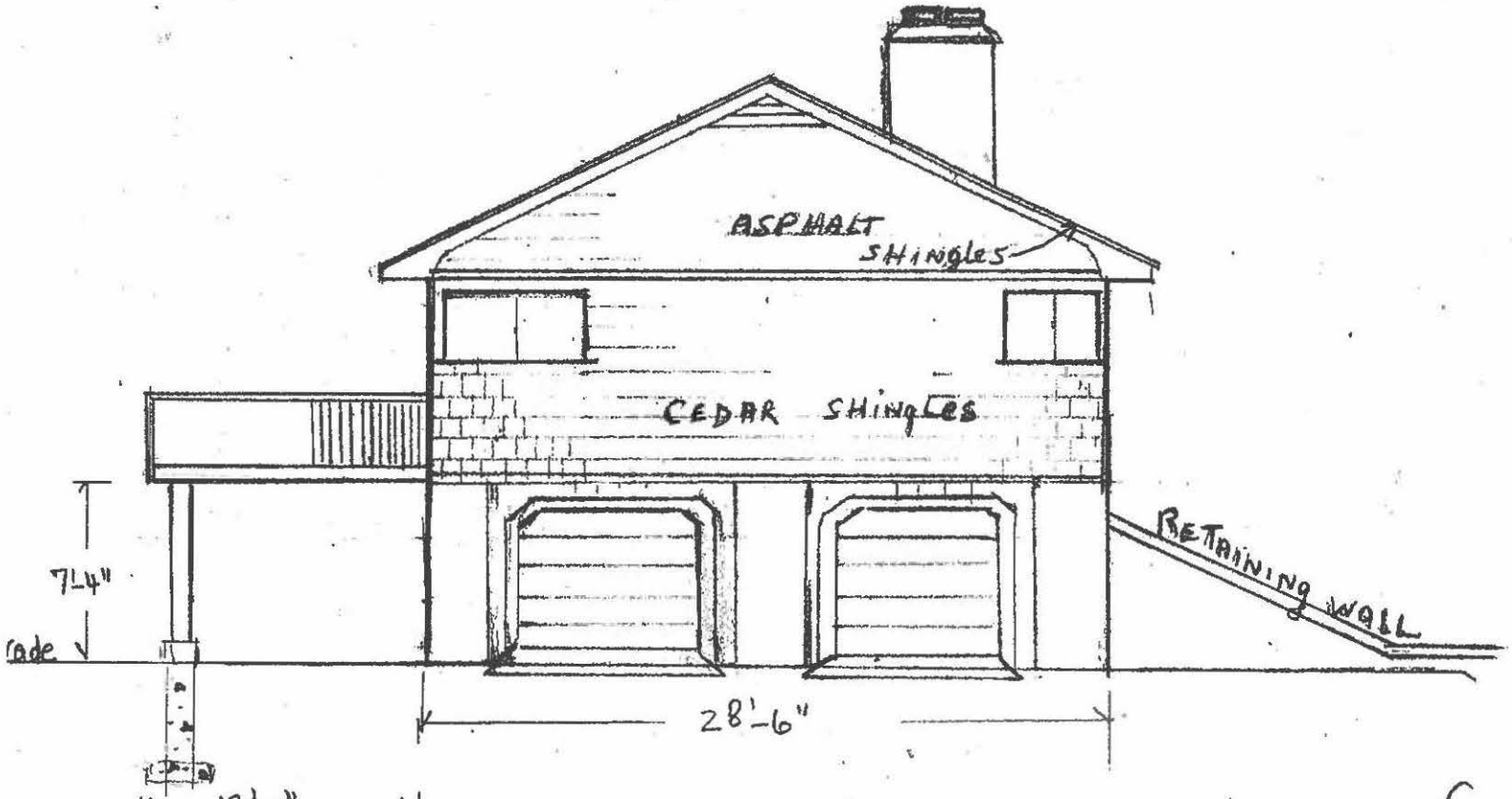


REAR ELEVATION

Gregory Sheehe
39 maple Stre
Trumbull Ct

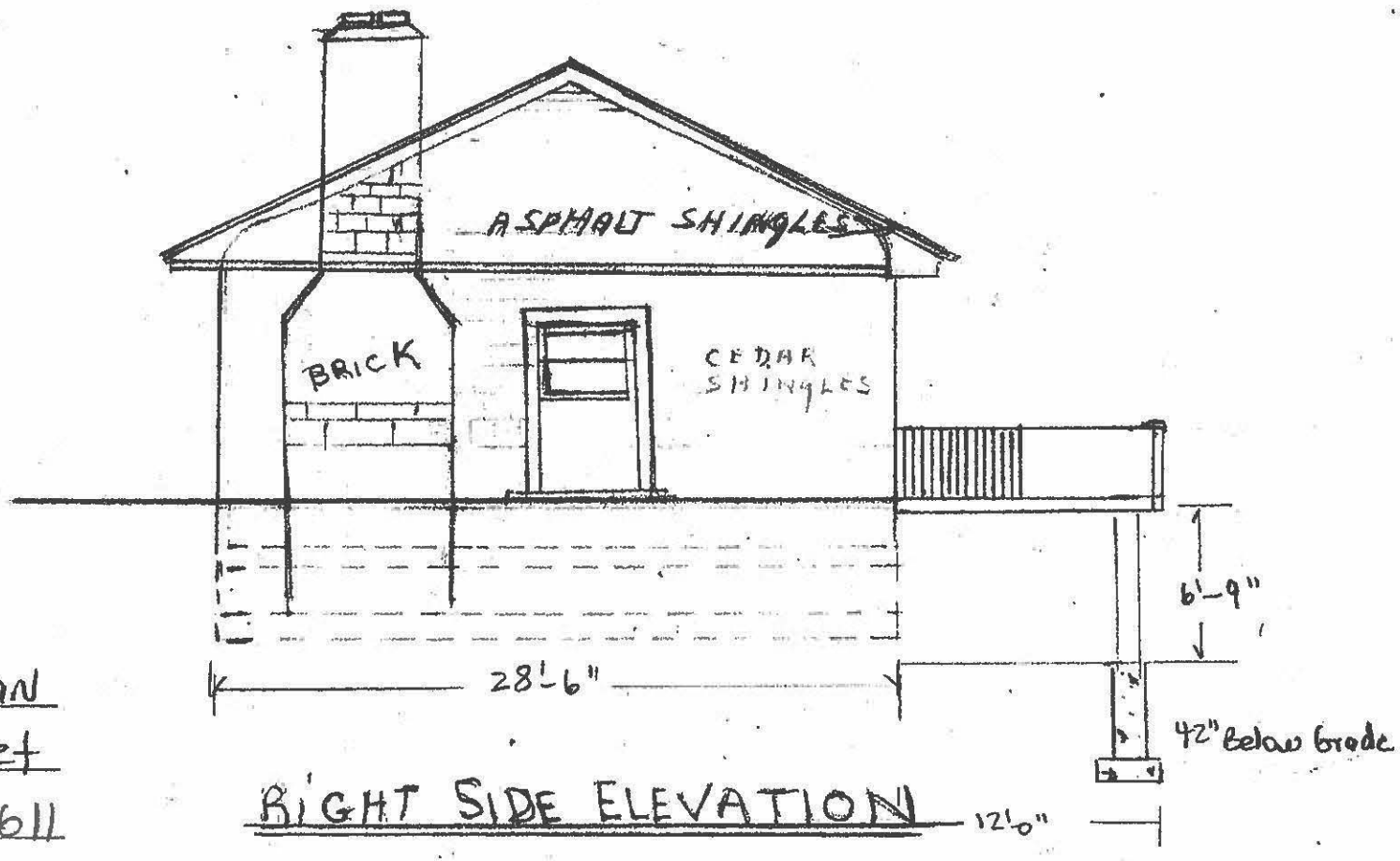
SCALE: 1/8" = 1'-0"

RECEIVED
MAR 9 2020
By ZBA # 20-14
PLANNING & ZONING



LEFT SIDE ELEVATION

Gregory Sheehan
39 maple Street
Trumbull, Ct 06611



RIGHT SIDE ELEVATION

Gregory Sheehan
9 Maple Street
Trumbull, CT 06611

A. VARIANCE OF THE TRUMBULL ZONING REGULATIONS

1. This application relates to:
✓ Setback (front, side, rear)
_____Floor Area
_____Lot Area
_____Lot Coverage
_____Damage Reconstruction
_____Parking
_____Extension of enlargement of non-conforming use or building
_____Other (explain)

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

ARTICLE(S)_____SECTION(S)_____PARAGRAPH(S)_____

SUBPARAGRAPH(S) _____

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

NO

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

4. Explain the requested variance; PLEASE INDICATE DISTANCES FROM PROPERTY WHERE APPLICABLE: To Build a New Deck 12'x16' to the rear of the Existing Property

5. Section 8-6 of the Connecticut General Statutes requires that the applicant must show that a literal enforcement of the Zoning Regulations would result in exceptional difficulty or unusual hardship owing to conditions especially affecting such parcel, but not affecting generally the district in which it is situated. Please state the difficulty or hardship which you claim in support of this application: Sub-division was Built Prior to zoning regulations and Set Back requirements.

ZBA

Application #: 20-14

Date: March 9, 2020

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: 39 maple Street

   Assessor's Map No. D-10 Parcel No. 00120 Lot No. 225

   Trumbull Land Records: Volume(s) 1762 Page(s) 17

   Zoning District: A

3. Name of Applicant: Gregory Sheehan

   Street Address: 39 maple Street

   City: Trumbull ST: Ct Zip: 06611 Email: GerryKrom@Att.net

   Phone: Day 203-880-4881 Evening 203-809-1338

   SIGNATURE OF APPLICANT _____
   (If agent, state capacity)

4. Owner of Record: Same

   Street Address: _____

   City: _____ ST: _____ Zip: _____ Email: _____

   SIGNATURE OF OWNER OF RECORD [signature]

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

Application #: ZBA #20-15

Date: 3/10/2020

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: 26 RIDGEVIEW AVE

   Assessor's Map No. E-05 Parcel No. 00067 Lot No. 16

   Trumbull Land Records: Volume(s) 1690 Page(s) 939

   Zoning District: A

3. Name of Applicant: PAWEL SZYMKO

   Street Address: 26 RIDGEVIEW AVE

   City: TRUMBULL ST: CT Zip: 06611 Email: funela1@hotmail.com

   Phone: Day 203 964 7449 Evening 203 969 4156

   SIGNATURE OF APPLICANT Pawel Szymko
   (If agent, state capacity)

4. Owner of Record: (same)

   Street Address: _____

   City: _____ ST: _____ Zip: _____ Email: _____

   SIGNATURE OF OWNER OF RECORD _____

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

A. VARIANCE OF THE TRUMBULL ZONING REGULATIONS

1. This application relates to:

_____Setback (front, side, rear)
_____Floor Area
_____Lot Area
_____Lot Coverage
_____Damage Reconstruction
_____Parking
✓ Extension of enlargement of non-conforming use or building
_____Other (explain)
Oversized Shed, shed setback rear

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

ARTICLE(S)_____SECTION(S)_____PARAGRAPH(S)_____

SUBPARAGRAPH(S) _____

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

no

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

4. Explain the requested variance; PLEASE INDICATE DISTANCES FROM PROPERTY WHERE APPLICABLE: 7.2' back and 11.6' on the side of property

5. Section 8-6 of the Connecticut General Statutes requires that the applicant must show that a literal enforcement of the Zoning Regulations would result in exceptional difficulty or unusual hardship owing to conditions especially affecting such parcel, but not affecting generally the district in which it is situated. Please state the difficulty or hardship which you claim in support of this application:

answer is on the nex page

Application #: 70-16

Date: _____

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: 155 KILLIAN AVE TRUMBULL

   Assessor's Map No._____ Parcel No._____ Lot No. _____

   Trumbull Land Records: Volume(s)_____ Page(s)_____

   Zoning District:_____

3. Name of Applicant: TRACY VONICK

   Street Address: 155 KILLIAN AVE

   City: TRUMBULL ST: CT Zip: 06611 Email:_____

   Phone: Day 268-1212 Evening 268-1212

   SIGNATURE OF APPLICANT Tracy Vonick
   (If agent, state capacity)

4. Owner of Record: TRACY VONICK

   Street Address: 155 KILLIAN AVE

   City: TRUMBULL ST: CT Zip: 06611 Email:_____

   SIGNATURE OF OWNER OF RECORD Tracy Vonick

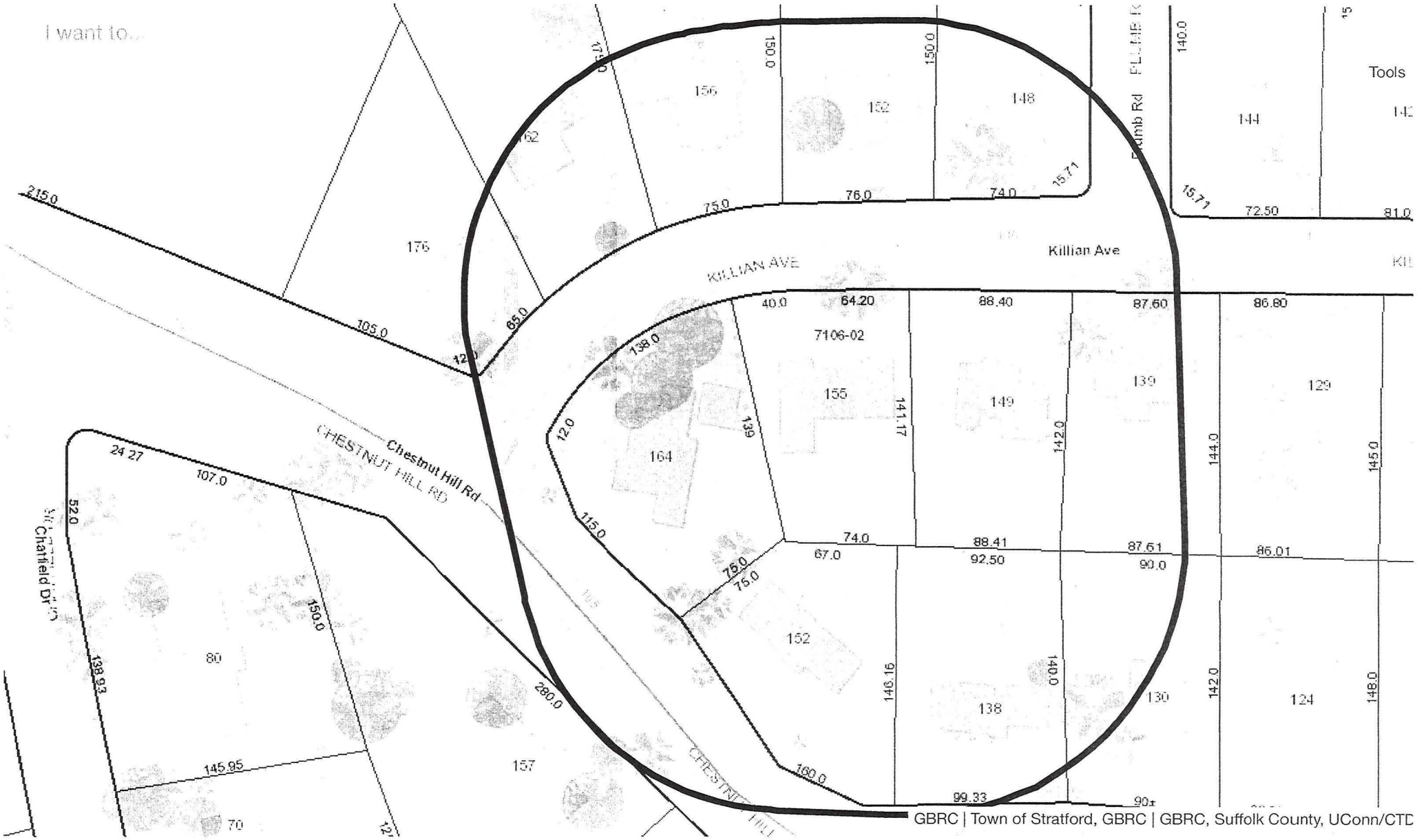
Please complete the following sections which correspond to your answer In question #1 above:

Search...

Sign i

I want to...

Tools



GBRC | Town of Stratford, GBRC | GBRC, Suffolk County, UConn/CTD

A. VARIANCE OF THE TRUMBULL ZONING REGULATIONS

1. This application relates to:

_____ Setback (front, side, rear)
_X_ Floor Area
_____ Lot Area
_____ Lot Coverage
_____ Damage Reconstruction
_____ Parking
_____ Extension of enlargement of non-conforming use or building
_X_ Other (explain) HEIGHT & TOTAL SQ FT

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

ARTICLE(S) II SECTION(S) 1, 3, 2 PARAGRAPH(S) 3, a

SUBPARAGRAPH(S) 1

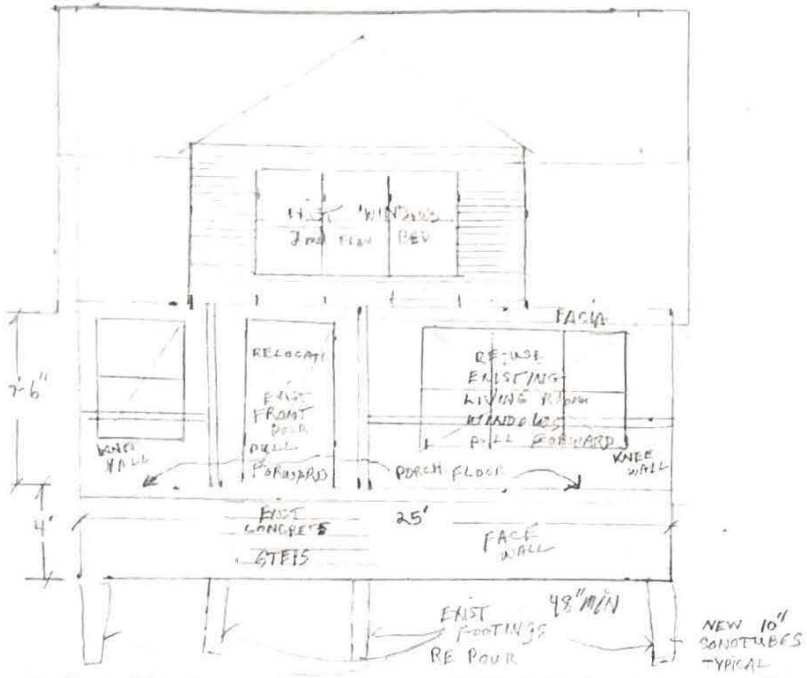
3. Has any previous application been submitted for this property? If so, please give date of hearing and action taken by the Board:

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

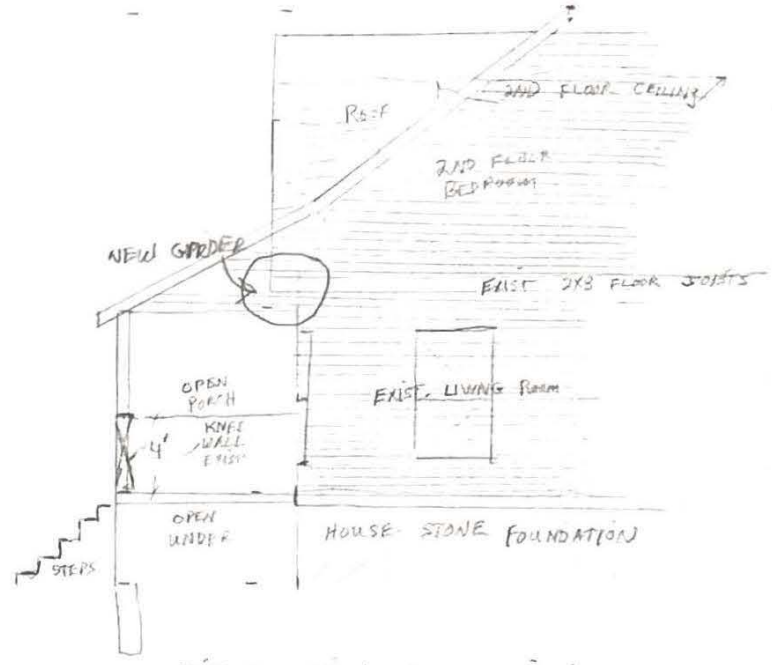
4. Explain the requested variance; PLEASE INDICATE DISTANCES FROM PROPERTY WHERE APPLICABLE: Request variance for square footage and height to maximize storage capacity roofline is 11ft high

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:

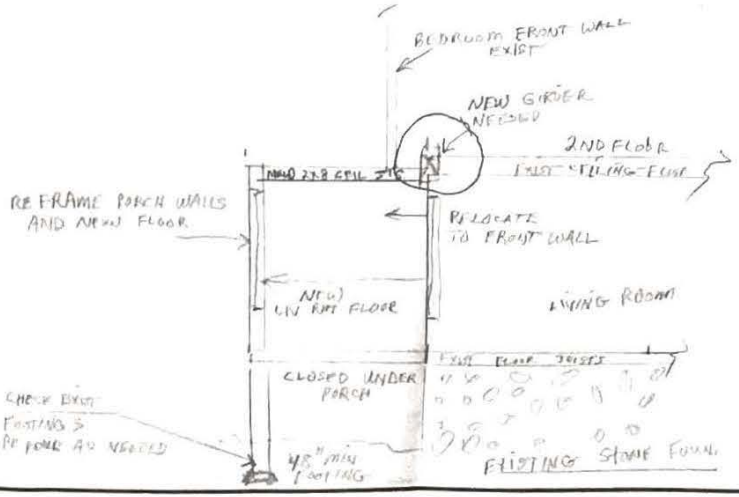
Older home with no usable storage space
basement is too damp and Storage not feasible



FRONT VIEW - EAST EXISTING



SIDE ELEVATION - NORTH - EXISTING



SIDE VIEW - NORTH ELEVATION

ALAN WATOKE 2849 RESERVOIR AVE TRUMBULL CT		203-261-9278
SCALE: 1/4" = 1'	APPROVED BY:	DRAWN BY: Bill W.
DATE: 4-20-20		REVISED
LIVING ROOM ADDITION ENCLOSE FRONT PORCH		
		DRAWING NUMBER 2

Application #:_____

Date: 5-9-2020

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: 2949 Reservoir Ave.

   Assessor's Map No. 5 Parcel No._____ Lot No. 2

   Trumbull Land Records: Volume(s)_____ Page(s)_____

   Zoning District:_____

3. Name of Applicant: Alan R. Watcke + Deborah A. Watcke

   Street Address: 2949 Reservoir Ave.

   City: Trumbull ST: CT Zip: 06611 Email: watcke54@yahoo.com

   Phone: Day 203-257-1102 Evening 203-261-9278

   SIGNATURE OF APPLICANT Alan R Watcke / Deborah Watcke
   (If agent, state capacity)

4. Owner of Record: Alan + Deborah Watcke

   Street Address: 2949 Reservoir Ave.

   City: Trumbull ST: CT Zip: 06611 Email: watcke54@yahoo.com

   SIGNATURE OF OWNER OF RECORD Alan R Watcke / Deborah Watcke

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

A. *VARIANCE OF THE TRUMBULL ZONING REGULATIONS*

1. *This application relates to:*
   - ✓ Setback (front, side, rear)
   - _____ Floor Area
   - _____ Lot Area
   - _____ Lot Coverage
   - _____ Damage Reconstruction
   - _____ Parking
   - _____ Extension of enlargement of non-conforming use or building
   - _____ Other (explain)

   _____

   _____

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

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

   SUBPARAGRAPH(S) _____

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

   _____

   _____

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

4. Explain the requested variance; PLEASE INDICATE DISTANCES FROM PROPERTY WHERE APPLICABLE: You say we're to close to property lines. This house was built in 1923 so house to road has changed.

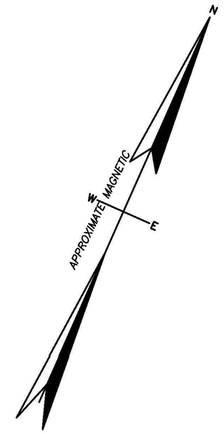
   _____

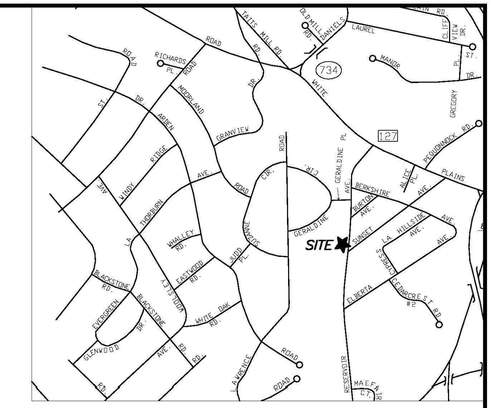
   _____

5. Section 8-6 of the Connecticut General Statutes requires that the applicant must show that a literal enforcement of the Zoning Regulations would result in exceptional difficulty or unusual hardship owing to conditions especially affecting such parcel, but not affecting generally the district in which it is situated. Please state the difficulty or hardship which you claim in support of this application: We're just enclosing front porch – 3 sides – roof already exists. Dimensions remain same –

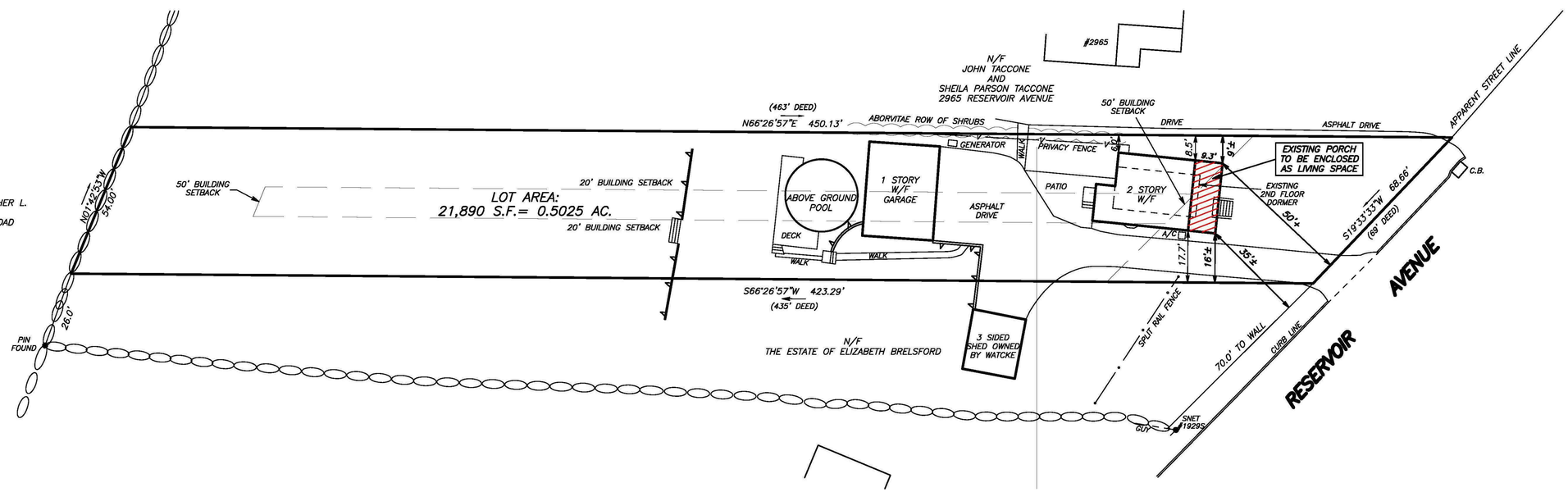
RESIDENCE A ZONING CHART

REGULATION	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	0.5 ACRE (21,780 S.F.)	0.5025 ACRE (21,890 S.F.)	0.5025 ACRE (21,890 S.F.)
MIN. ROAD FRONTAGE	125 FEET	68.68 FEET	68.68 FEET
MAX. BUILDING HEIGHT	40'	23.5± FEET	23.5± FEET
MIN. FRONT YARD	50 FEET	35'±	35'±
MIN SIDE YARD	20 FEET	6.0 FEET	6.0 FEET
MIN REAR YARD	50 FEET	250'± GARAGE	250'± GARAGE
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 = 696 S.F. 2ND FLOOR LIVING AREA = 374	FIRST FLOOR LIVING AREA = 920 S.F. 2ND FLOOR LIVING AREA = 374
MAXIMUM FLOOR AREA RATIO	.29 PRINCIPAL BUILDING .1 ACCESSORY BUILDING	.05 PRINCIPAL BUILDING .03 ACCESSORY BUILDING	.06 PRINCIPAL BUILDING .03 ACCESSORY BUILDING
BUILDING COVERAGE	25% MAXIMUM	9%	9%





VICINITY MAP
SCALE: 1"= 800'



MAP REFERENCE:

Map of Building Lots situated on New Road, Trumbull, Conn., the property of E.J. Hawley, scale: 1"= 40' dated Sept. 1915 by Palmer & Goodell, Trumbull Town Clerk Map No. 5.

NOTES:

1. This survey and map has been prepared in accordance with Sections 20–300b–1 thru 20–300b–20 of the Regulations of Connecticut State Agencies – "Minimum Standards for Surveys and Maps in The State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. The Boundary Determination is Dependent Resurvey conforming to Horizontal Accuracy Class A–2.
2. Municipal Zone Designation is Residence A.
3. Property is shown and designated as Lot 2 on Trumbull Town Clerk Map No. 5 as referenced above.

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

OF PROPERTY LOCATED AT

2949 RESERVOIR AVENUE
TRUMBULL, CONNECTICUT

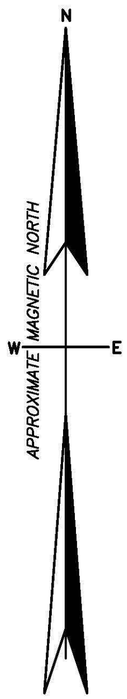
PREPARED FOR

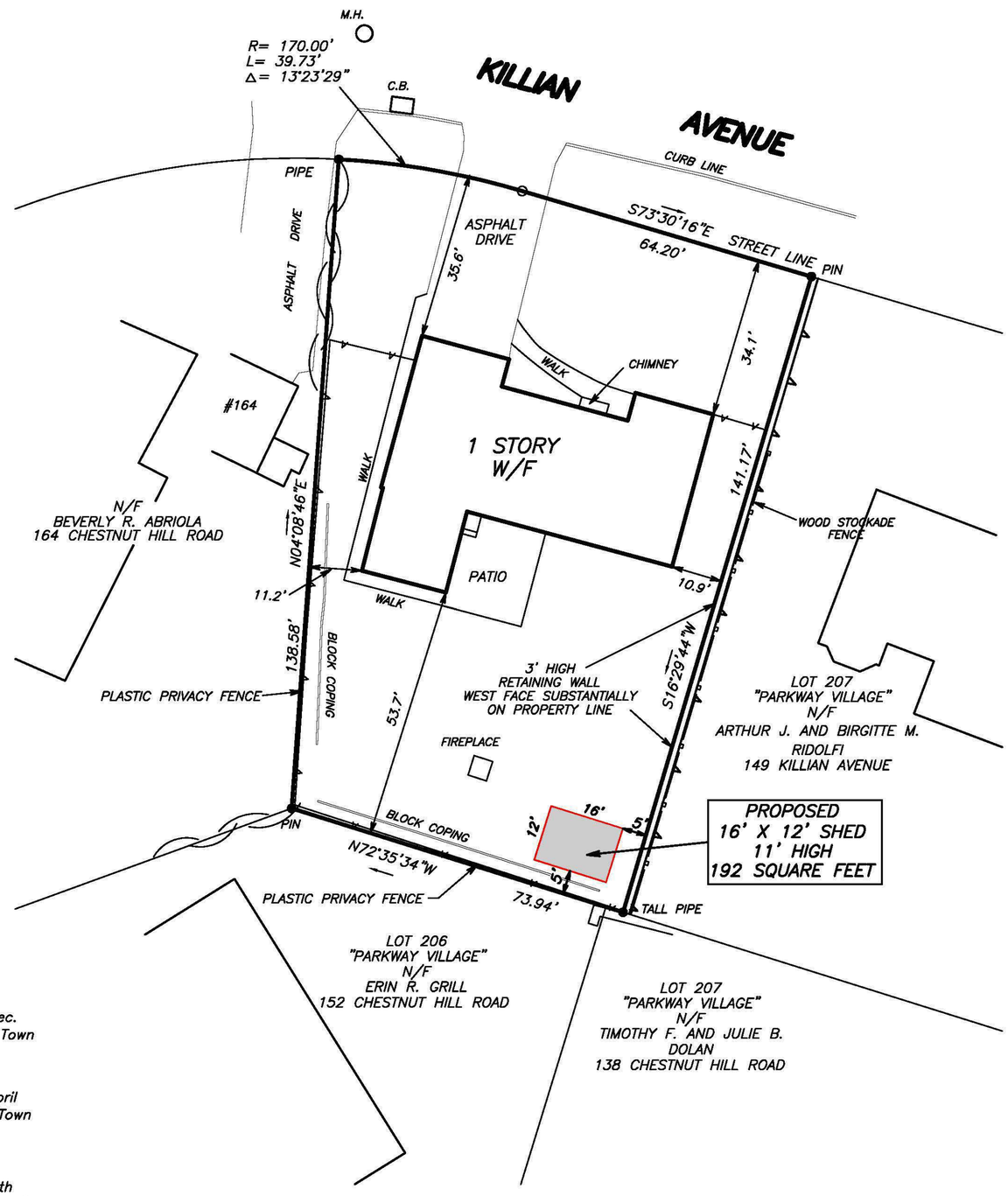
ALAN AND DEBORAH WATCKE

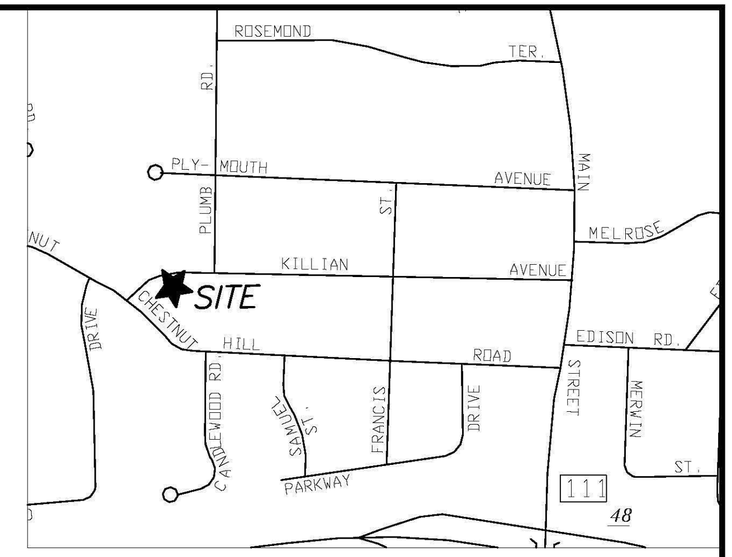
SCALE: 1"= 20' DATE: 5–5–2020

20 0 20 40
SCALE IN FEET

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







VICINITY MAP
SCALE: 1"= 500'

LEGEND

PROPERTY LINE	WOOD STOCKADE FENCE
CURB LINE	PLASTIC PRIVACY FENCE
EDGE OF PAVEMENT	RETAINING WALL (HIGH / LOW)
CB — CATCH BASIN	HEDGE LINE
M.H. — MANHOLE	

MAP REFERENCES:

1. Parkway Village Plan 5, Plan of Building Lots in Trumbull, Conn. for The Bridgeport City Trust Co., Trustees dated Dec. 20, 1939, scale: 1"= 40' by Fuller & Co., Inc., Trumbull Town Clerk Map No. 204.
2. 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.
2. Municipal Zone Designation is Residence A.

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
PROPOSED SHED
LOT 215
"PARKWAY VILLAGE"

PROPERTY LOCATED AT

155 KILLIAN AVENUE
TRUMBULL, CONNECTICUT

PREPARED FOR

TRACY AND ALLISON VONICK

SCALE: 1"= 20' DATE: 9–11–2009
UPDATED 5–1–2020

20 0 20 40
SCALE IN FEET

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

Patrica Zablocky

From: Bill Sozanski <sozconstsol@att.net>
Sent: Tuesday, June 2, 2020 7:00 AM
To: Linda Finger
Subject: 26 Ridgeview Ave zoning waver

To whom it may concern,

I am writing this in reference to a application for a zoning waver for 26 Ridgeview Ave for a shed. I believe if the shed is to stay they need to put up a 8-10 foot fence so neighbors don't have to look at it. The shed is very tall and has a lot of junk around it. It appears they a running a construction business out of the home and have a lot of debris around and 3 trucks with advertising in the driveway and road. I also do not agree with the property markers where they done by a certified surveyor?

The thing I would want is a fence that is tall enough so I do not have to see the shed and mess. They seem to put the junk on the opposite side of the shed so it is out of their view but so neighbors have to look at it. They did the same thing on the other end of the property with the children's play set on that property line.

Bill Sozanski
27 Oakland Dr

Patrica Zablocky

From: Dean Pelligra <deanpelligra@gmail.com>
Sent: Wednesday, June 3, 2020 3:42 PM
To: Linda Finger
Subject: Public Comment re: application on 6/3 agenda

Dear Ms. Finger & Members of the Commission:

Please allow me to offer a public comment regarding an application a neighbor of mine has brought before the commission for a small shed on their property at 26 Ridgeview Ave.

I've lived at 23 Ridgeview Ave for over twenty years and have a great deal of appreciation for the upgrades and beautification that Mr. Szymko and his family have brought to our neighborhood over the last few years. Everything that they have done, including construction of their shed is of a quality that brings value to our neighborhood.

A few years back, I received a variance from the commission that allowed me to add an addition to the rear of our home and members of the commission who commented on our plans said that it represented well the look and feel of the neighborhood. The shed on my neighbor's property does the same and I would encourage commission members to grant permission for it to remain. I'd hate to see a well-built structure replaced by a cheap prefab shed which several homes in my area have (that seem to offer little value to the look and feel of the neighborhood).

Please feel free to contact me with any questions or concerns you may have. Thank you,

Dean Pelligra
23 Ridgeview Ave
Trumbull, CT 06611
203-451-3699

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Dean Pelligra