**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, 2026

The Zoning Board of Appeals will hold a Regular Meeting on Wednesday, June 3, 2026, at 7:00p.m. in the Town Hall Council Chambers (5866 Main Street).

## AGENDA

PUBLIC MEETING
7:00 P.M.

**Pledge of Allegiance**

**Roll Call**

**Regular Meeting:**

**Acceptance of Minutes**

Acceptance of the May 6, 2026, Zoning Board of Appeals Regular Meeting minutes.

**Applications**

**Application 26-11: 29 Merrill Rd., John Foreman.** The applicant is requesting a 5.2’ rear lot setback variance, where 50’ is required and 44.8’ is proposed, to construct a deck in Residential Zone A under Article III of the Trumbull Zoning Regulations.

**Application 26-12: 6 Frederick St., Brian & Timea Kane.** The applicants are requesting a 19’ front lot setback variance, where 50’ is required and 31’ is proposed, to construct a front porch in Residential Zone A under Article III of the Trumbull Zoning Regulations.

**Application 26-13: 222 Lawrence Rd., Katherine Quinn.** The applicant is requesting a 10.2’ rear lot setback variance, where 50’ is required and 39.8’ is proposed, to construct a deck around an existing pool in Residential Zone A under Article III of the Trumbull Zoning Regulations.

**Application 26-14: 43 Woodmere Dr., Anthony Rolleri.** The applicant is requesting a 1.8’ side lot setback variance, where 20’ is required and 18.2’ is proposed, to construct a second-floor addition in Residential Zone AA under Article III of the Trumbull Zoning Regulations.

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

Dated at Trumbull, CT this 27th day of May 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 #: #26-11

# 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: 29 Merrill Rd.
   Assessor's Map No. _____ Parcel No. _____ Lot No. _____
   Trumbull Land Records: Volume(s) _____ Page(s) _____
   Zoning District: _____

3. **Name of Applicant:** John Foreman
   Street Address: 29 Merrill Rd.
   City: Trumbull ST: CT Zip: 06611
   Phone: Day 203-722-3177 Evening 203-722-3177
   SIGNATURE OF APPLICANT _____
   (If agent, state capacity)

4. **Owner of Record:** John + Darcy Foreman
   Street Address: 29 Merrill Rd.
   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)_____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:

   5/2/18, approved ; 11/3/21, approved

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

4. Explain the requested variance; PLEASE INDICATE DISTANCES FROM PROPERTY WHEN APPLICABLE: deck that extends 15' from back of the house, covering the existing patio to the corner of the existing bump out on back of house, totalling approx. 350 square feet

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

   the house was built in 1967 and pre-dates current zoning regulations.

Property Location 29 MERRILL ROAD | Map ID D/10 / 00363/ 000/ | Parcel Name | State Use 101
Vision ID 2555 | Account # 00470900 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 5/8/2026 9:13:17 AM

## CURRENT OWNER

FOREMAN JOHN M & DARCY L

29 MERRILL ROAD

TRUMBULL CT 06611

| TOPO | UTILITIES | STRT / ROAD | LOCATION |
|---|---|---|---|
| | | | |

## SUPPLEMENTAL DATA

| | | | |
|---|---|---|---|
| Alt Prcl ID | 00470900 | Dev Lot: | LOT 154 |
| Census Tr | 0903 | Survey Ma | |
| Fire Dist: | L: | Survey Ma | |
| Border Pro | | Section # : | A1 |
| Voting Dist | | CB Letter: | |
| | 2026 Data Mailer Returned | | |
| GIS ID | 00470900 | Assoc Pid# | |

## CURRENT ASSESSMENT

| Description | Code | Appraised | Assessed |
|---|---|---|---|
| RES LAND | 1-1 | 195,000 | 136,500 |
| DWELLING | 1-3 | 201,800 | 141,260 |
| | Total | 396,800 | 277,760 |

6144

TRUMBULL, CT

**VISION**

## RECORD OF OWNERSHIP

| RECORD OF OWNERSHIP | BK-VOL/PAGE | | SALE DATE | Q/U | V/I | SALE PRICE | VC |
|---|---|---|---|---|---|---|---|
| FOREMAN JOHN M & DARCY L | 1652 | 0143 | 10-30-2013 | U | I | 340,000 | 07 |
| CANI REAL ESTATE INVESTMENT GROUP L | 1638 | 0257 | 06-06-2013 | U | I | 130,000 | 25 |
| DAGOSTINO SALVATORE EST | 1638 | 0256 | 06-06-2013 | U | I | 0 | 10 |
| DAGOSTINO SALVATORE & MARY P | 0185 | 0337 | 06-08-1966 | U | I | 0 | |

## PREVIOUS ASSESSMENTS (HISTORY)

| Year | Code | Assessed | Year | Code | Assessed V | Year | Code | Assessed |
|---|---|---|---|---|---|---|---|---|
| 2025 | 1-1 | 136,500 | 2024 | 1-1 | 136,500 | 2023 | 1-1 | 136,500 |
| | 1-3 | 141,260 | | 1-3 | 141,260 | | 1-3 | 126,770 |
| | Total | 277,760 | | Total | 277,760 | | Total | 263,270 |

## 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

## APPRAISED VALUE SUMMARY

| | |
|---|---|
| Appraised Bldg. Value (Card) | 173,500 |
| Appraised Xf (B) Value (Bldg) | 28,300 |
| Appraised Ob (B) Value (Bldg) | 0 |
| Appraised Land Value (Bldg) | 195,000 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 396,800 |
| Valuation Method | C |
| Total Appraised Parcel Value | 396,800 |

## ASSESSING NEIGHBORHOOD

| Nbhd | Nbhd Name | B | Tracing | Batch |
|---|---|---|---|---|
| 1 | | | | |

## NOTES

8/23/2013 PG COMPLETE HOUSE REMODEL

## BUILDING PERMIT RECORD

| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments |
|---|---|---|---|---|---|---|---|---|
| PLMB-R-20 | 06-14-2022 | PL | Plumbing | 5,000 | | 100 | | ROUGHEN AND PRESSURE |
| AD3223481 | 03-15-2022 | AD | Addition | 70,000 | | 100 | | 8X19 ADDITION MASTER BA |
| 1470-2018 | 06-21-2018 | AD | Addition | 26,880 | 11-20-2018 | 100 | 10-01-2018 | FAMILY ROOM ADD OVER B |
| AD1114199 | 11-24-2014 | AD | Addition | 19,000 | 09-17-2015 | 100 | 02-09-2015 | FINISH BASEMENT FOR RE |
| RR6131527 | 06-17-2013 | RE | Remodel | 15,000 | 08-23-2013 | 100 | 08-23-2013 | COMPLETE INT EXT REMOD |
| 6163 E | 08-26-2005 | RF | Roofing | 5,000 | | 100 | | RE-ROOF |

## VISIT / CHANGE HISTORY

| Date | Id | Type | Is | Cd | Purpose/Result |
|---|---|---|---|---|---|
| 01-14-2026 | VA | | | 65 | Datamailer No Change |
| 03-07-2024 | BC | 2 | | 50 | Permit Check |
| 01-27-2023 | MVS | | | 50 | Permit Check |
| 08-03-2021 | MVS | 1 | | 65 | Datamailer No Change |
| 11-20-2018 | PG | 2 | 5 | 51 | Permit - Measure Bldg |
| 09-17-2015 | PG | 2 | 5 | 50 | Permit Check |
| 08-23-2013 | PG | 2 | 5 | 53 | Permit - Measured&Inspect |

## 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 | | | 0.320 | AC | 202,400.00 | 2.64096 | 5 | 0.95 | 110 | 1.200 | LOCATION | 1.0000 | 609,365.6 | 195,000 |
| Total Card Land Units | | | | | | 0.32 | AC | Parcel Total Land Area | | 0.32 | | | | | Total Land Value | | 195,000 |

Property Location 29 MERRILL ROAD | Map ID D/10 / 00363/ 000/ | Bldg Name | State Use 101
Vision ID 2555 | Account # 00470900 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 5/8/2026 9:13:18 AM

## CONSTRUCTION DETAIL

| Element | Cd | Description |
|---|---|---|
| Style: | 01 | Ranch |
| Model | 01 | Residential |
| Grade: | 11 | C+2 |
| Stories: | 1 | 1 Story |
| Occupancy | 1 | |
| Exterior Wall 1 | 25 | Vinyl Siding |
| 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: | 04 | Forced Air |
| 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 | 1 | |
| Total Rooms: | 6 | 6 Rooms |
| Bath Style: | 03 | Modern |
| Kitchen Style: | 03 | Modern |
| Total Kitchens | 1 | |
| Total Elec Meter | 1 | |

## CONSTRUCTION DETAIL (CONTINUED)

| Element | Cd | Description |
|---|---|---|
| | | |

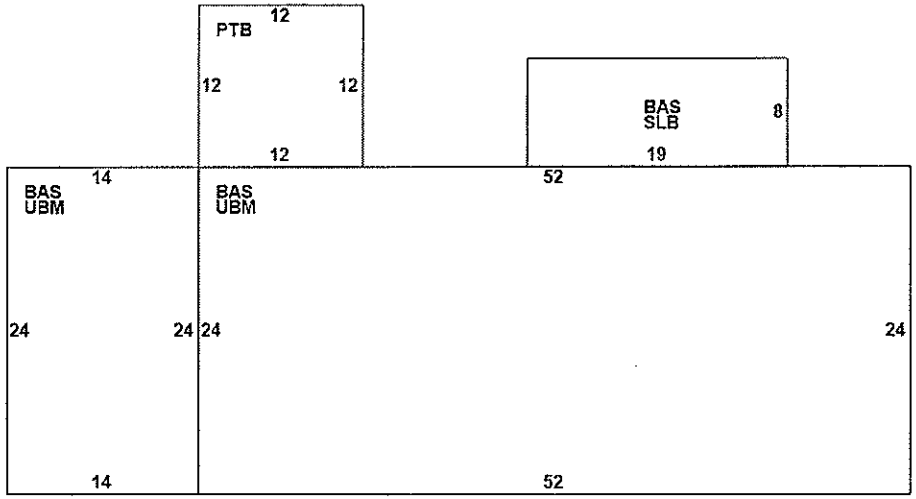
## CONDO DATA

| Parcel Id | | C | | Owne | |
|---|---|---|---|---|---|
| | | | B | | S |

| Adjust Type | Code | Description | Factor% |
|---|---|---|---|
| Condo Flr | | | |
| Condo Unit | | | |

## COST / MARKET VALUATION

| | |
|---|---|
| Building Value New | 211,581 |
| Year Built | 1967 |
| Effective Year Built | 1998 |
| Depreciation Code | G |
| Remodel Rating | M |
| Year Remodeled | 2022 |
| Depreciation % | 18 |
| Functional Obsol | |
| External Obsol | |
| Trend Factor | 1 |
| Condition | |
| Condition % | |
| Percent Good | 82 |
| RCNLD | 173,500 |
| 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 | 1998 | | 82 | 00 | 1.00 | 4,100 |
| BGR | Gar Bsmt | B | 1 | 10000.00 | 1998 | | 82 | | 0.00 | 8,200 |
| FBM | FBsmt | B | 650 | 30.00 | 1998 | | 82 | 3 | 1.00 | 16,000 |

## BUILDING SUB-AREA SUMMARY SECTION

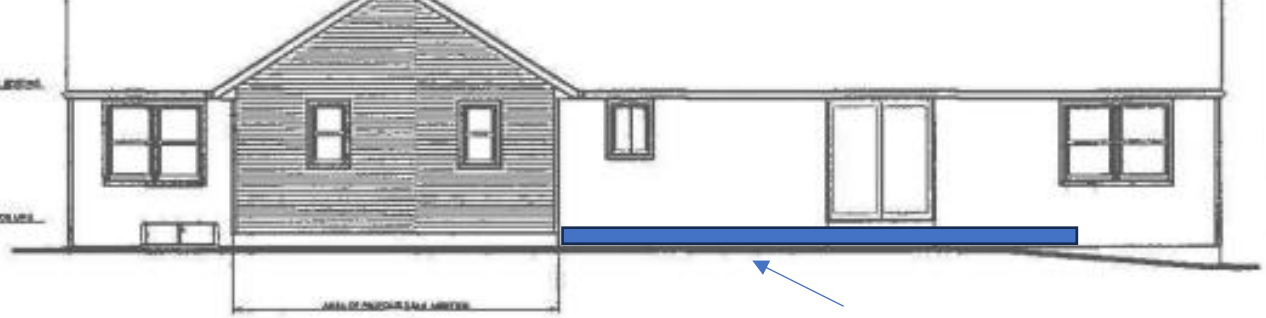
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
|---|---|---|---|---|---|---|
| BAS | First Floor | 1,736 | 1,736 | 1,736 | | 0 |
| PTB | Brick Patio | 0 | 144 | 14 | | 0 |
| SLB | Slab | 0 | 152 | 0 | | 0 |
| UBM | Unfinished Basement | 0 | 1,584 | 317 | | 0 |
| | Ttl Gross Liv / Lease Area | 1,736 | 3,616 | 2,067 | | 0 |



D10-363 04/30/2015



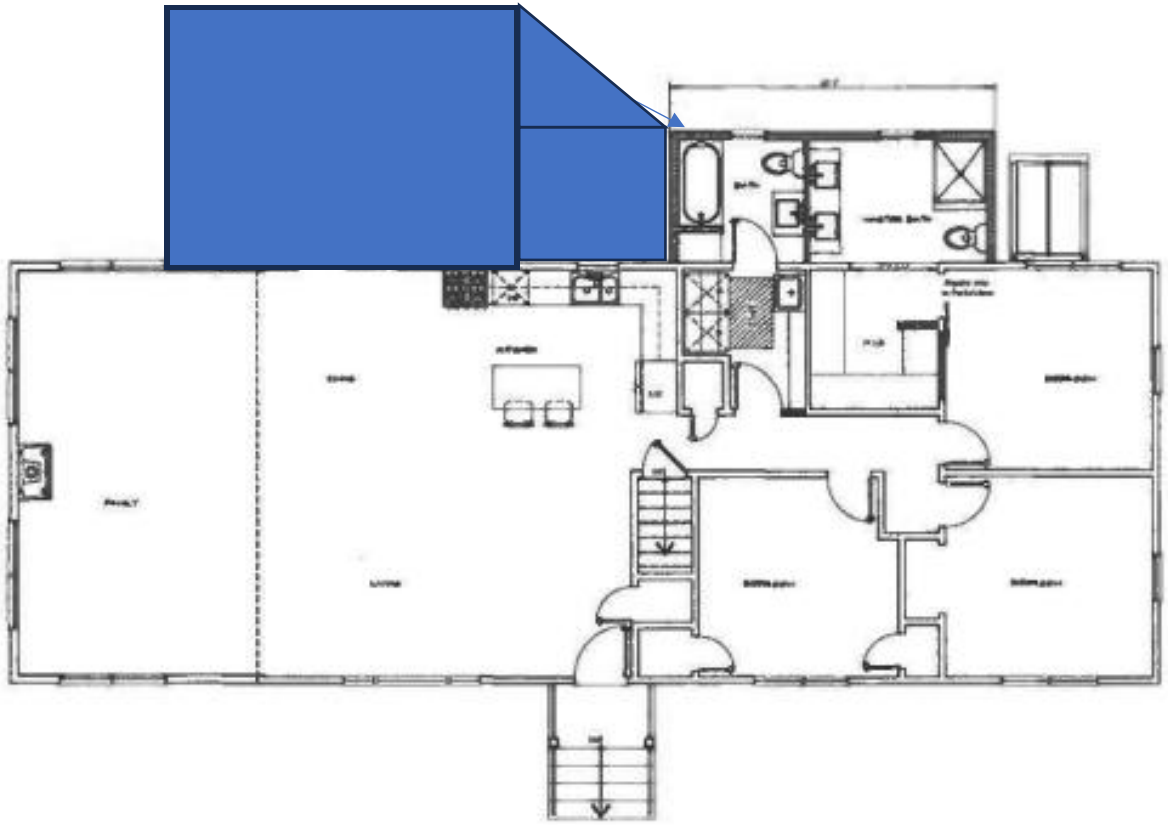
PROPOSED REAR RIGHT SIDE ELEVATION (ADDITION)



PROPOSED REAR ELEVATION (ADDITION)

DECK

View from above



PROPOSED FIRST FLOOR PLAN (REAR ADDITION)

FLOOR PLAN LEGEND:

View from Side of House

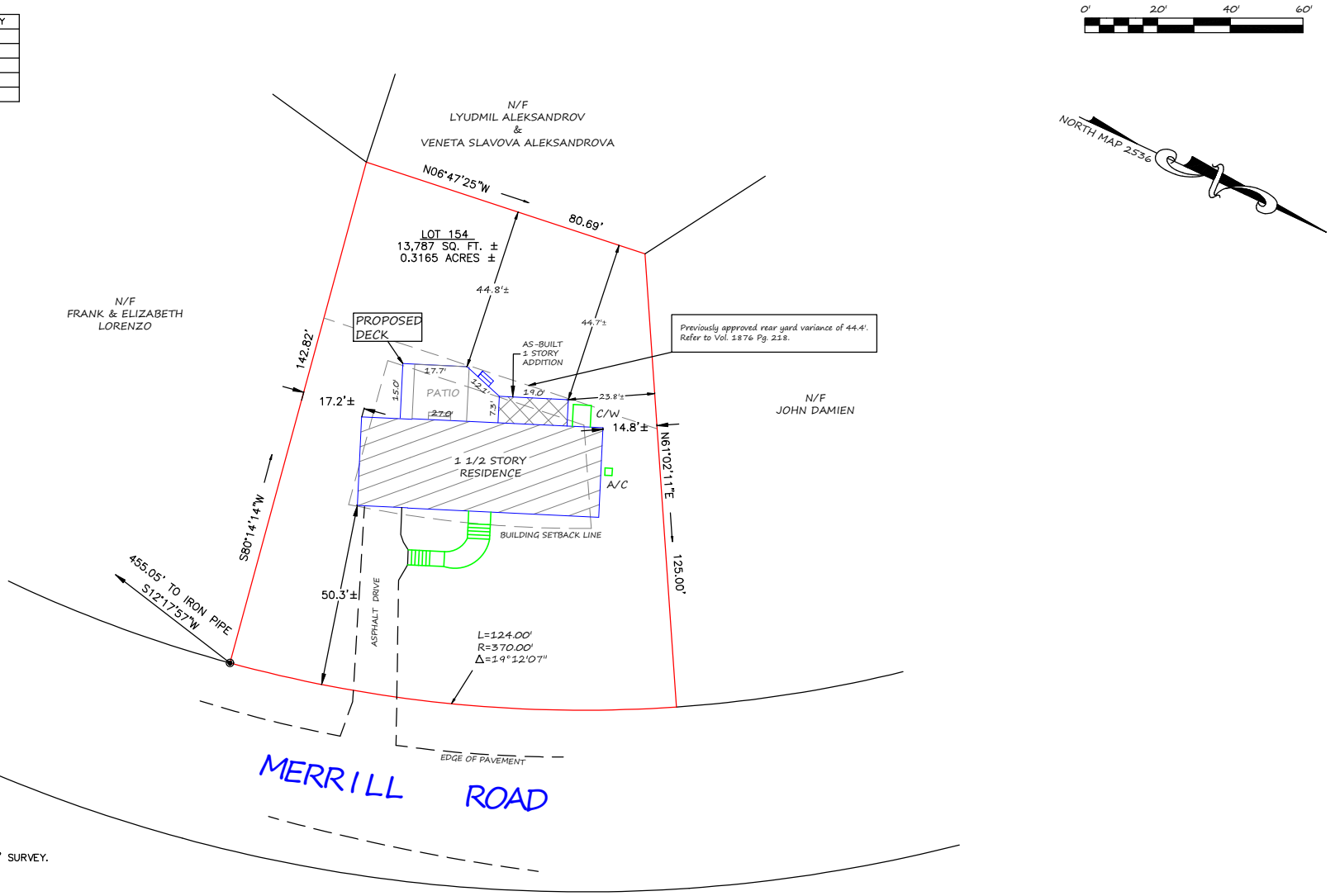


Deck

PROPOSED REAR LEFT SIDE ELEVATION (ADDITION)

REVISIONS

| DATE | DESCRIPTION | | BY |
|---|---|---|---|
| 09/03/21 | PROPOSED ADDITION | JAD | |
| 10/13/21 | PROPOSED ADDITION | JAD | |
| 12/7/22 | FINAL AS-BUILT | BAO | |
| 05/01/26 | PROPOSED DECK | JAD | |
| | | | |




LEGEND

◉ Iron Pin/Pipe (found.)

THIS SURVEY MEETS THE STANDARD OF A CLASS "A-2" SURVEY.

SURVEY TYPE: ZONING LOCATION SURVEY
BOUNDARY DETERMINATION: RESURVEY

THIS SURVEY AND MAP WERE PREPARED IN ACCORDANCE WITH THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT". SEC. 20-300b-1 to 20-300b-20. EFFECTIVE; JUNE 21,1996 AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC., SEPTEMBER 26, 1996

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY, ARE NOT SHOWN.

REFERENCES TO THE ABOVE PROPERTY ARE MADE TO MAP(S) No. 193, 1435, 2536 & 2838

TAX MAP D 10 TAX LOT(S) 363

PROPERTY IS LOCATED IN RESIDENCE ZONE "A"

DISTANCES SHOWN +/- FROM BUILDINGS TO PROPERTY LINES ARE NOT TO BE USED TO ESTABLISH BOUNDARIES.

THIS MAP IS INVALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

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

NOTE: EXISTING BUILDING(S) OVER 3 YEARS OLD

| | REQUIRED/ALLOWED | | EXISTING | PROPOSED | AS-BUILT | PROPOSED DECK |
|---|---|---|---|---|---|---|
| FRONT SETBACK | 50' | MIN. | 50.3'± | 50.3'± | 50.3'± | 50.3'± |
| REAR | 50' | MIN. | 49.1'± | 44.4'± | 44.7'± | 44.8'±* |
| SIDE | 20' | MIN. | 14.8'± | 14.8'± | 14.8'± | 14.8'± |
| FRONTAGE | 125' | MIN. | 124' | 124' | 124' | 124' |
| LOT AREA | 21,780sf | MIN | 13,787 sf | 13,787 sf | 13,787 sf | 13,787 sf |
| HEIGHT | 40' | MAX. | 13' | 13' | 13' | 13' |
| LOT COVERAGE: STRUCTURE | 25% | MAX. | 11.8% | 12.8% | 12.8% | 15.5% |
| FLOOR AREA RATIO (PRINCIPAL BLDG) | .29 | MAX | .118 | .128 | .128 | .128 |

* TO PROPOSED DECK

# ZONING LOCATION SURVEY

## DEPICTING AS-BUILT CONDITIONS

## OF PROPERTY PREPARED FOR

## JOHN & DARCY FOREMAN

29 MERRILL ROAD, TRUMBULL, CONNECTICUT

SCALE: 1" = 20' DATE: NOVEMBER 28, 2017


BY "JAMES A. DENNISON L.S."
203-377-2091

CONNECTICUT REG. # 70059
JAMES A. DENNISON, LAND SURVEYOR, STRATFORD, CT.


17129.DWG

Date Received: _____ Application #: #26-12

# 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: 6 FREDERICK ST, TRUMBULL, CT
   Assessor's Map No. D109 Parcel No. 00175 Lot No. 000
   Trumbull Land Records: Volume(s) 1726 Page(s) 0556
   Zoning District: A

3. **Name of Applicant:** BRIAN & TIMEA KANE
   Street Address: 6 FREDERICK ST.
   City: TRUMBULL ST: CT Zip: 06611
   Phone: Day (203)613-1842 Evening _____
   SIGNATURE OF APPLICANT _____
   (If agent, state capacity)

4. **Owner of Record:** SAME
   Street Address: _____
   City: _____ ST: _____ Zip: _____
   SIGNATURE OF OWNER OF RECORD [signature]

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

A. VARIANCE OF THE TRUMBULL ZONING REGULATIONS

1. **This application relates to:**

   ✓ 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: Applying for a variance to allow the addition of a front porch with roof to my home while remaining consistent with the character and scale of surrounding residences. We would violate the 50ft setback from road by ~20ft, varying in sections.

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: Strict compliance w/ zoning setbacks creates a hardship due to the home's existing location on the lot.

Property Location 6 FREDERICK STREET | Map ID D/09 / 00175/ 000/ | Bldg Name | State Use 101
Vision ID 6198 | Account # 00344700 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 4/29/2026 11:27:22 A

## CONSTRUCTION DETAIL

| Element | Cd | Description |
|---|---|---|
| Style: | 01 | Ranch |
| Model | 01 | Residential |
| Grade: | 10 | C+1 |
| Stories: | 1 | 1 Story |
| 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 | 14 | Carpet |
| Heat Fuel | 02 | Oil |
| Heat Type: | 05 | Hot Water |
| AC Type: | 03 | Central |
| Total Bedrooms | 03 | 3 Bedrooms |
| Total Bthrms: | 2 | 2 Full Baths |
| Total Half Baths | 1 | 1 Half Bath |
| Total Xtra Fixtrs | | |
| Total Rooms: | 7 | 7 Rooms |
| Bath Style: | 02 | Average |
| Kitchen Style: | 02 | Average |
| Total Kitchens | 1 | |
| Total Elec Meter | 1 | |

## CONSTRUCTION DETAIL (CONTINUED)

| Element | Cd | Description |
|---|---|---|
| | | |

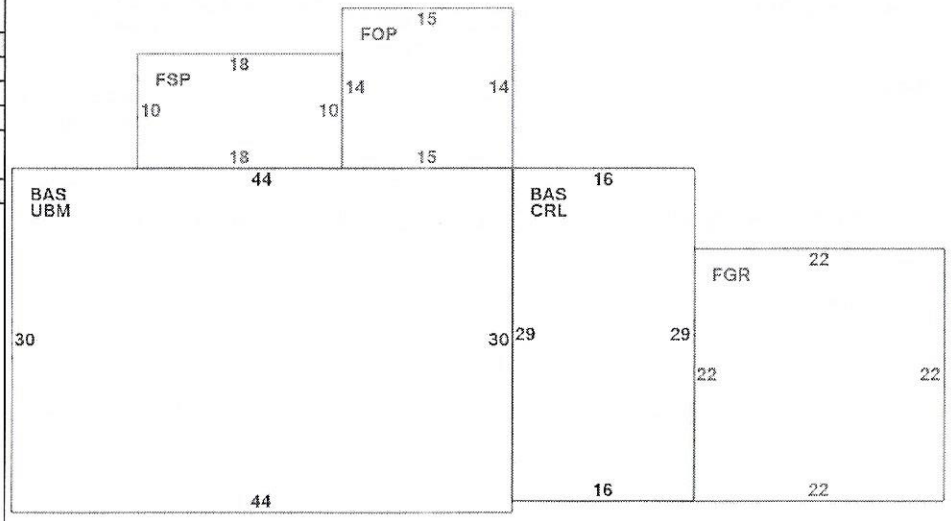
## CONDO DATA

| Parcel Id | | C | | Owne |
|---|---|---|---|---|
| | | | B | S |

| Adjust Type | Code | Description | Factor% |
|---|---|---|---|
| Condo Flr | | | |
| Condo Unit | | | |

## COST / MARKET VALUATION

| | |
|---|---|
| Building Value New | 217,392 |
| Year Built | 1955 |
| Effective Year Built | 1997 |
| Depreciation Code | G |
| Remodel Rating | MD |
| Year Remodeled | 2023 |
| Depreciation % | 16 |
| Functional Obsol | |
| External Obsol | |
| Trend Factor | 1 |
| Condition | |
| Condition % | |
| Percent Good | 84 |
| RCNLD | 182,600 |
| 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 | 1997 | | 84 | 00 | 1.00 | 4,200 |
| FBM | FBsmt | B | 600 | 30.00 | 1997 | | 84 | 00 | 1.00 | 15,100 |

## BUILDING SUB-AREA SUMMARY SECTION

| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
|---|---|---|---|---|---|---|
| BAS | First Floor | 1,784 | 1,784 | 1,784 | | 0 |
| CRL | Crawl Space | 0 | 464 | 0 | | 0 |
| FGR | Attached Garage | 0 | 484 | 194 | | 0 |
| FOP | Open Porch | 0 | 210 | 42 | | 0 |
| FSP | Screen Porch | 0 | 180 | 45 | | 0 |
| UBM | Unfinished Basement | 0 | 1,320 | 264 | | 0 |
| | Ttl Gross Liv / Lease Area | 1,784 | 4,442 | 2,329 | | 0 |



D09-175 04/30/2015

Property Location 6 FREDERICK STREET | Map ID D/09 / 00175/ 000/ | Parcel Name | State Use 101
Vision ID 6198 | Account # 00344700 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 4/29/2026 11:27:21 A

## CURRENT OWNER

KANE BRIAN & TIMEA

6 FREDERICK STREET

TRUMBULL CT 06611

| TOPO | UTILITIES | STRT / ROAD | LOCATION |
|---|---|---|---|
| | | | |

## SUPPLEMENTAL DATA

| | | | |
|---|---|---|---|
| Alt Prcl ID | 00344700 | Dev Lot: | LOT |
| Census Tr | 0903 | Survey Ma | |
| Fire Dist: | L: | Survey Ma | |
| Border Pro | | Section # : | A1 |
| Voting Dist | | CB Letter: | |
| GIS ID | 00344700 | Assoc Pid# | |

## CURRENT ASSESSMENT

| Description | Code | Appraised | Assessed |
|---|---|---|---|
| RES LAND | 1-1 | 213,900 | 149,730 |
| DWELLING | 1-3 | 201,900 | 141,330 |
| | Total | 415,800 | 291,060 |

6144

TRUMBULL, CT

**VISION**

## RECORD OF OWNERSHIP

| RECORD OF OWNERSHIP | BK-VOL/PAGE | | SALE DATE | Q/U | V/I | SALE PRICE | VC |
|---|---|---|---|---|---|---|---|
| KANE BRIAN & TIMEA | 1726 | 0556 | 10-06-2016 | U | I | 1 | 01 |
| KANE BRIAN & | 1505 | 0858 | 08-25-2009 | Q | I | 400,000 | U |
| LAGE DOMINGOS & ANNA | 0919 | 0384 | 03-21-1997 | | I | 210,000 | W |

## PREVIOUS ASSESSMENTS (HISTORY)

| Year | Code | Assessed | Year | Code | Assessed V | Year | Code | Assessed |
|---|---|---|---|---|---|---|---|---|
| 2025 | 1-1 | 149,730 | 2024 | 1-1 | 149,730 | 2023 | 1-1 | 149,730 |
| | 1-3 | 141,330 | | 1-3 | 141,330 | | 1-3 | 141,330 |
| | Total | 291,060 | | Total | 291,060 | | Total | 291,060 |

## 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 | | | | |

## APPRAISED VALUE SUMMARY

| | |
|---|---|
| Appraised Bldg. Value (Card) | 182,600 |
| Appraised Xf (B) Value (Bldg) | 19,300 |
| Appraised Ob (B) Value (Bldg) | 0 |
| Appraised Land Value (Bldg) | 213,900 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 415,800 |
| Valuation Method | C |
| Total Appraised Parcel Value | 415,800 |

## NOTES

## BUILDING PERMIT RECORD

| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments |
|---|---|---|---|---|---|---|---|---|
| PLMB-R-20 | 02-03-2023 | PL | | 2,000 | | 100 | | KITCHEN, LAUNDRY, AND M |
| HVAC-R-20 | 02-03-2023 | HA | | 1,500 | | 100 | | SEE PERMIT 2023-1981 |
| ELEC-R-20 | 02-03-2023 | EL | | 1,500 | | 100 | | ALTERING XISTING HEAT LO |
| BLDG-R-20 | 02-03-2023 | RE | | 26,000 | | 100 | | SEE PERMIT 2023-1981 |
| MI51727259 | 05-05-2017 | RF | Roofing | 14,450 | 10-06-2017 | 100 | 10-01-2017 | KITCHEN, LAUNDRY, MUDR |
| | | | | | | | | SEE PERMIT 2023-1981 |
| | | | | | | | | REMOVE NON-BEARING WA |

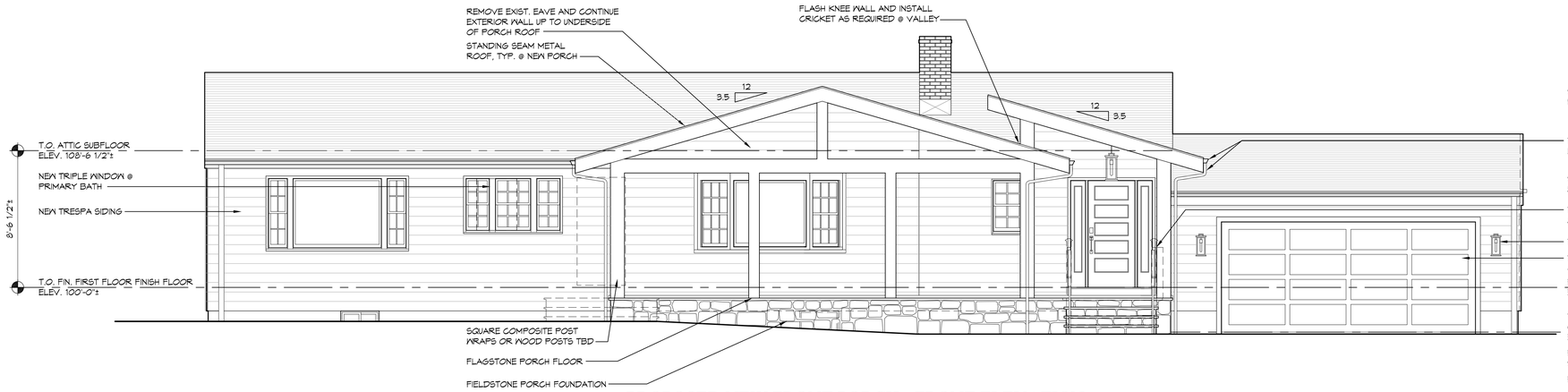
## VISIT / CHANGE HISTORY

| Date | Id | Type | Is | Cd | Purpose/Result |
|---|---|---|---|---|---|
| 02-08-2024 | BC | 2 | | 50 | Permit Check |
| 08-03-2021 | MVS | 1 | | 65 | Datamailer No Change |
| 10-01-2015 | REV | 1 | 1 | 61 | Data Mailer Return |
| 09-01-2009 | PG | 6 | 5 | 63 | Purchase Verification Chan |
| 07-05-2005 | RM | | | 10 | Measu/LtrSnt-Letter Sent n |
| 12-16-2004 | MV | 1 | | 09 | Measu Estmt-Owner non-c |

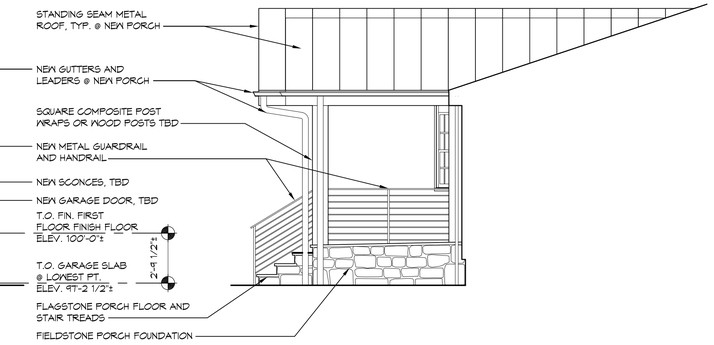
## LAND LINE VALUATION SECTION

| 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 | | | 0.660 | AC | 202,400.00 | 1.40447 | 5 | 0.95 | 120 | 1.200 | TOPO/RESTR | | 1.0000 | 324,062.6 | 213,900 |

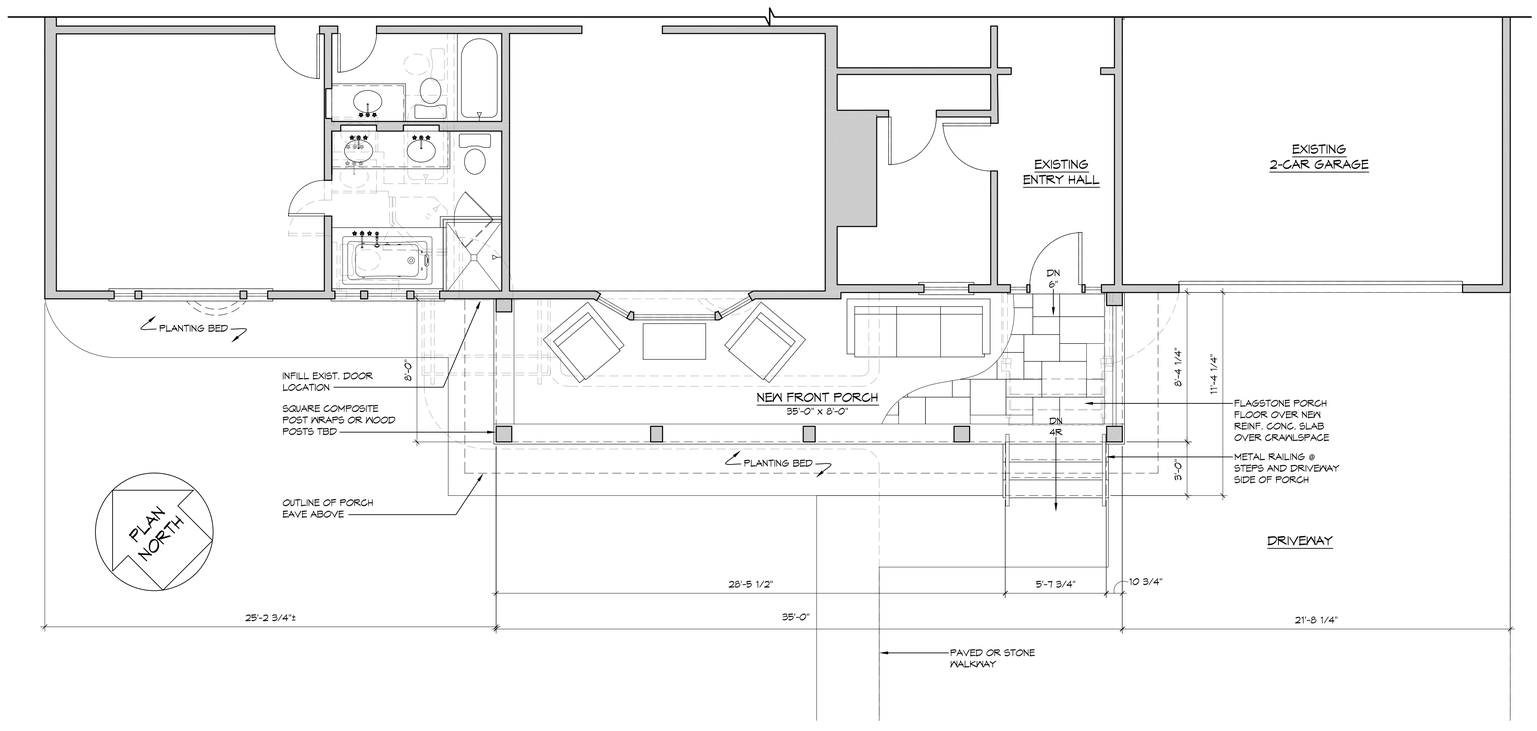
Total Card Land Units 0.66 AC | Parcel Total Land Area 0.66 | Total Land Value 213,900




PROPOSED NEW FRONT PORCH - FRONT ELEVATION




PROPOSED NEW FRONT PORCH - SIDE ELEVATION




PROPOSED NEW FRONT PORCH - PLAN

MEREDITH EVANS ARCHITECT LLC
STAMFORD, CONNECTICUT PHONE: (314) 378-6540

PROPOSED FRONT PORCH ADDITION TO THE:

# KANE RESIDENCE

6 FREDERICK STREET, TRUMBULL, CONNECTICUT 06611

FRONT PORCH SCHEMATIC

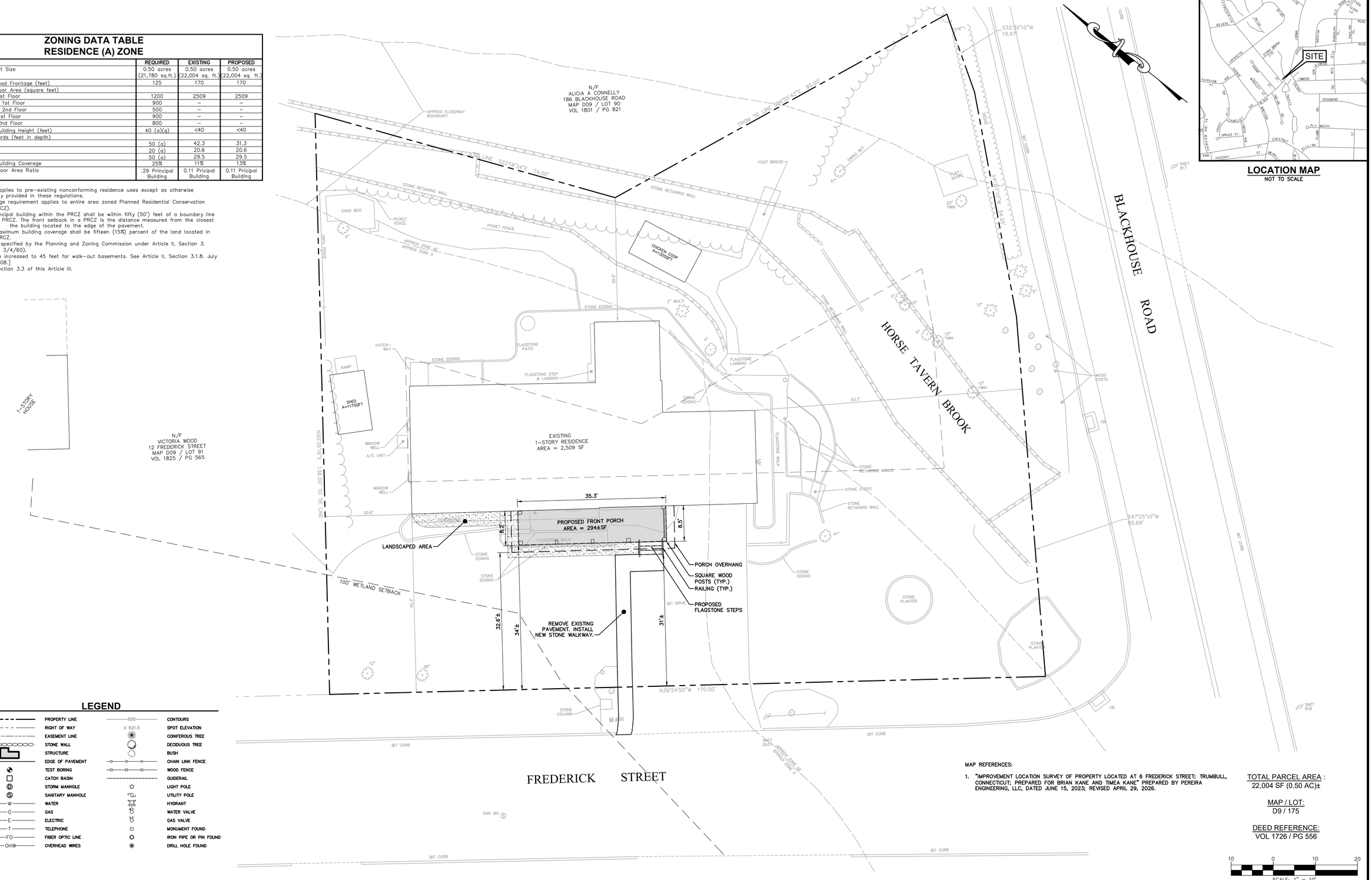
SCALE: 1/4" = 1'-0" DATE: 4 APRIL 2025

Copyright © 2025 Meredith Evans Architect, LLC CONCEPTUAL SCHEMATIC PRESENTATION DRAWINGS ONLY - NOT FOR CONSTRUCTION.

## ZONING DATA TABLE
## RESIDENCE (A) ZONE

| STANDARDS | REQUIRED | EXISTING | PROPOSED |
|---|---|---|---|
| Minimum Lot Size | 0.50 acres (21,780 sq.ft.) | 0.50 acres (22,004 sq. ft.) | 0.50 acres (22,004 sq. ft.) |
| Minimum Road Frontage (feet) | 125 | 170 | 170 |
| Minimum Floor Area (square feet) | | | |
| 1 story 1st Floor | 1200 | 2509 | 2509 |
| 1.5 story 1st Floor | 900 | – | – |
| 1.5 story 2nd Floor | 500 | – | – |
| 2 story 1st Floor | 900 | – | – |
| 2 story 2nd Floor | 800 | – | – |
| Maximum Building Height (feet) | 40 (a)(g) | <40 | <40 |
| Minimum Yards (feet in depth) | | | |
| front | 50 (g) | 42.3 | 31.3 |
| side | 20 (g) | 20.6 | 20.6 |
| rear | 50 (g) | 29.5 | 29.5 |
| Maximum Building Coverage | 25% | 11% | 13% |
| Maximum Floor Area Ratio | .29 Principal Building | 0.11 Pricipal Building | 0.11 Pricipal Building |

NOTES:
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 a PRCZ is the distance measured from the closest part of the building located to the edge of pavement.
d) The maximum building coverage shall be fifteen (15%) percent of the land located in the PRCZ.
e) To be specified by the Planning and Zoning Commission under Article II, Section 3. (Effective 3/4/60).
f) May be increased to 45 feet for walk-out basements. See Article II, Section 3.1.8. July 25, 2008.]
g) See Section 3.3 of this Article III.







**LOCATION MAP**
NOT TO SCALE

### LEGEND

| | | | |
|---|---|---|---|
| PROPERTY LINE | 650 | CONTOURS |
| RIGHT OF WAY | X 621.5 | SPOT ELEVATION |
| EASEMENT LINE | | CONIFEROUS TREE |
| STONE WALL | | DECIDUOUS TREE |
| STRUCTURE | | BUSH |
| EDGE OF PAVEMENT | | CHAIN LINK FENCE |
| TEST BORING | | WOOD FENCE |
| CATCH BASIN | | GUIDERAIL |
| STORM MANHOLE | | LIGHT POLE |
| SANITARY MANHOLE | | UTILITY POLE |
| W WATER | | HYDRANT |
| G GAS | | WATER VALVE |
| E ELECTRIC | | GAS VALVE |
| T TELEPHONE | | MONUMENT FOUND |
| FO FIBER OPTIC LINE | | IRON PIPE OR PIN FOUND |
| OHW OVERHEAD WIRES | | DRILL HOLE FOUND |

MAP REFERENCES:

1. "IMPROVEMENT LOCATION SURVEY OF PROPERTY LOCATED AT 6 FREDERICK STREET; TRUMBULL, CONNECTICUT; PREPARED FOR BRIAN KANE AND TIMEA KANE" PREPARED BY PEREIRA ENGINEERING, LLC, DATED JUNE 15, 2023; REVISED APRIL 29, 2026.

TOTAL PARCEL AREA :
22,004 SF (0.50 AC)±

MAP / LOT:
D9 / 175

DEED REFERENCE:
VOL 1726 / PG 556

10 0 10 20
SCALE: 1" = 10'


PEREIRA ENGINEERING, LLC
Civil • Environmental • Land Surveying
One Enterprise Drive, Suite 312 Phone: (203) 944-9944
Shelton, CT 06484 Fax: (203) 944-9945


STATE OF CONNECTICUT — JOSE L. PEREIRA — 21079 — LICENSED PROFESSIONAL ENGINEER

| REVISIONS | | | |
|---|---|---|---|
| NO. | BY | DATE | REMARKS |
| | | | |

DES MK
DWN MK
CKD JCP

PREPARED FOR
**BRIAN KANE AND TIMEA KANE**
FOR PROPERTY LOCATED AT
6 FREDERICK STREET
TRUMBULL, CONNECTICUT

**PROPOSED PORCH ADDITION**

# SITE PLAN

SCALE: 1" = 10'

COPYRIGHT © 2026

DATE 04/27/2026
C SHEET 1 OF 1
CAD REF. NO. 0801BASE

G:\0801\dwg\0801BASE.dwg, C01, 4/29/2026 1:48:40 PM, rotondo, 1:1

#26-13

Date Received: _____ Application #: _____

# 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: 222 Lawrence Rd.

   Map ID 6/09/00155/000

   Assessor's Map No. 6/09 Parcel No. 00155 Lot No. 000

   Trumbull Land Records: Volume(s) 1489 Page(s) 472-474

   Zoning District: A

3. **Name of Applicant:** Katherine Quinn ~~and~~

   Street Address: 222 Lawrence Rd.

   City: Trumbull ST: CT Zip: 06611

   Phone: Day 203-246-9853 Evening 203-246-9853

   SIGNATURE OF APPLICANT Katherine Quinn
   (If agent, state capacity)

4. **Owner of Record:** Katherine Quinn

   Street Address: 222 Lawrence Rd

   City: Trumbull ST: CT Zip: 06611

   SIGNATURE OF OWNER OF RECORD Katherine Quinn

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) 9' PARAGRAPH(S) 9.7'

   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: We are requesting a variance to permit construction of a new deck attached to an existing above ground pool. The proposed deck will be located 39.8 feet from the ~~property~~ rear property line where 50' is required. A variance of 10.2' is requested

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:

Literal enforcement of the regulations would impose practical difficulty due to physical conditions unique to this parcel. Our lot is largely sloped and not easily suitable for pool and deck installation. One flat area of the lot contains exposed bedrock, lacks sufficient space ~~of~~ for a deck, and is closer to the rear property line than the proposed area. The proposed location is the sole viable site given these pre-existing natural conditions.

Property Location 222 LAWRENCE ROAD | Map ID G/09 / 00155/ 000/ | Parcel Name | State Use 101
Vision ID 6472 | Account # 01086900 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 4/30/2026 3:09:53 PM

| CURRENT OWNER | TOPO | UTILITIES | STRT / ROAD | LOCATION |
|---|---|---|---|---|
| SOLIS JASON C & | | | | |
| QUINN KATHERINE T | | | | |
| 222 LAWRENCE ROAD | | | | |
| TRUMBULL CT 06611 | | | | |

**SUPPLEMENTAL DATA**

| | | | |
|---|---|---|---|
| Alt Prcl ID | 01086900 | Dev Lot: | LOT 54 |
| Census Tr | 0904 | Survey Ma | |
| Fire Dist: | T: | Survey Ma | |
| Border Pro | | Section # : | A2 |
| Voting Dist | | CB Letter: | |
| GIS ID | 01086900 | Assoc Pid# | |

**CURRENT ASSESSMENT**

| Description | Code | Appraised | Assessed |
|---|---|---|---|
| RES LAND | 1-1 | 225,100 | 157,570 |
| DWELLING | 1-3 | 184,900 | 129,430 |
| | Total | 410,000 | 287,000 |

6144

TRUMBULL, CT

**VISION**

**RECORD OF OWNERSHIP**

| | BK-VOL/PAGE | | SALE DATE | Q/U | V/I | SALE PRICE | VC |
|---|---|---|---|---|---|---|---|
| SOLIS JASON C & | 1489 | 0472 | 04-14-2009 | Q | I | 486,000 | U |
| LIS GRZEGORZ & MALGORZATA | 1363 | 0808 | 11-03-2005 | Q | I | 497,000 | 00 |
| DIMEGLIO VINCENT J & ROBIN S | 1332 | 0633 | 04-07-1998 | | I | 385,000 | 00 |
| LEWKOWICZ ALEC A & KATHLEEN | 0957 | 0088 | 04-07-1998 | | I | 240,000 | W |

**PREVIOUS ASSESSMENTS (HISTORY)**

| Year | Code | Assessed | Year | Code | Assessed V | Year | Code | Assessed |
|---|---|---|---|---|---|---|---|---|
| 2025 | 1-1 | 157,570 | 2024 | 1-1 | 157,570 | 2023 | 1-1 | 157,570 |
| | 1-3 | 129,430 | | 1-3 | 129,430 | | 1-3 | 129,430 |
| | Total | 287,000 | | Total | 287,000 | | Total | 287,000 |

**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**

1992 ADD EXF 12X26 BAS

SHD=NV

**APPRAISED VALUE SUMMARY**

| | |
|---|---|
| Appraised Bldg. Value (Card) | 167,100 |
| Appraised Xf (B) Value (Bldg) | 17,800 |
| Appraised Ob (B) Value (Bldg) | 0 |
| Appraised Land Value (Bldg) | 225,100 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 410,000 |
| Valuation Method | C |
| Total Appraised Parcel Value | 410,000 |

**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 |
|---|---|---|---|---|---|
| 03-25-2005 | AH | 1 | 1 | 00 | Measur+Listed |
| 02-17-2005 | PB | 1 | | 02 | 2nd Attempt @ Int Insp |
| 02-16-2005 | PB | 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 | | | 0.660 | AC | 202,400.00 | 1.40447 | 5 | 1.00 | 110 | 1.200 | | 1.0000 | 341,124.9 | 225,100 |
| Total Card Land Units | | | | | | 0.66 | AC | Parcel Total Land Area | | 0.66 | | | | | Total Land Value | | 225,100 |

Property Location 222 LAWRENCE ROAD | Map ID G/09 / 00155/ 000/ | Bldg Name | State Use 101
Vision ID 6472 | Account # 01086900 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 4/30/2026 3:09:54 PM

## CONSTRUCTION DETAIL

| Element | Cd | Description |
|---|---|---|
| Style: | 02 | Split-Level |
| Model | 01 | Residential |
| Grade: | 10 | C+1 |
| Stories: | 1 | 1 Story |
| Occupancy | 1 | |
| Exterior Wall 1 | 14 | Wood Shingle |
| Exterior Wall 2 | 21 | Stone Masonry |
| 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 | 14 | Carpet |
| Heat Fuel | 02 | Oil |
| Heat Type: | 03 | Hot Air-No Duc |
| AC Type: | 03 | Central |
| Total Bedrooms | 05 | 5 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 |
|---|---|---|
| | | |

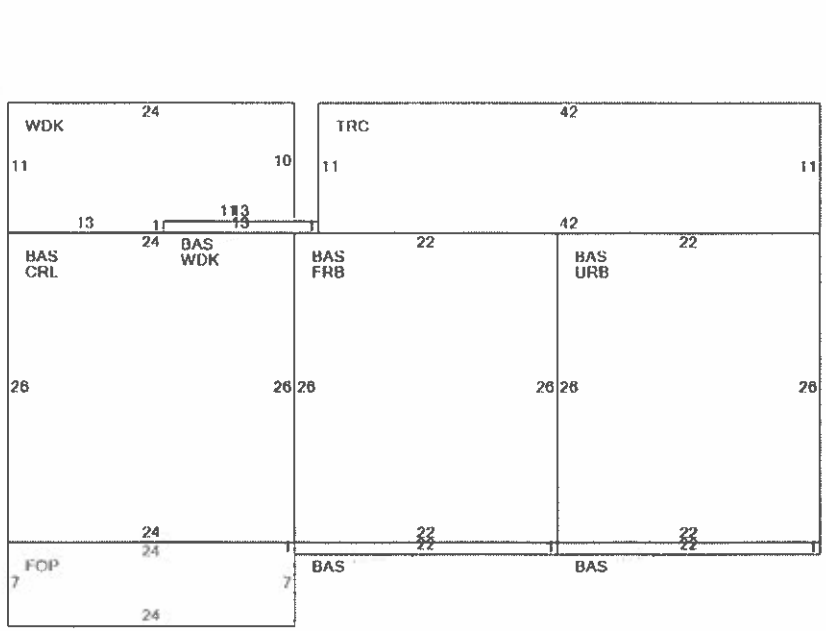
## CONDO DATA

| Parcel Id | | C | | Owne | |
|---|---|---|---|---|---|
| | | B | | S | |

| Adjust Type | Code | Description | Factor% |
|---|---|---|---|
| Condo Flr | | | |
| Condo Unit | | | |

## COST / MARKET VALUATION

| | |
|---|---|
| Building Value New | 235,396 |
| Year Built | 1958 |
| Effective Year Built | 1992 |
| Depreciation Code | A |
| Remodel Rating | |
| Year Remodeled | 1992 |
| Depreciation % | 29 |
| Functional Obsol | |
| External Obsol | |
| Trend Factor | 1 |
| Condition | |
| Condition % | |
| Percent Good | 71 |
| RCNLD | 167,100 |
| 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 |
| BGR | Gar Bsmt | B | 2 | 10000.00 | 1992 | | 71 | | 0.00 | 14,200 |

## BUILDING SUB-AREA SUMMARY SECTION

| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
|---|---|---|---|---|---|---|
| BAS | First Floor | 1,825 | 1,825 | 1,825 | | 0 |
| CRL | Crawl Space | 0 | 624 | 0 | | 0 |
| FOP | Open Porch | 0 | 168 | 34 | | 0 |
| FRB | Finished Raised Bsmt | 0 | 572 | 343 | | 0 |
| TRC | Concrete Terrace | 0 | 462 | 69 | | 0 |
| URB | Unfin Raised Bsmt | 0 | 572 | 172 | | 0 |
| WDK | Wood Deck | 0 | 266 | 27 | | 0 |
| | Ttl Gross Liv / Lease Area | 1,825 | 4,489 | 2,470 | | 0 |



G09-155 05/10/2015

# NORTH ELEVATION

32'-0" long face — faces side street, no stairs

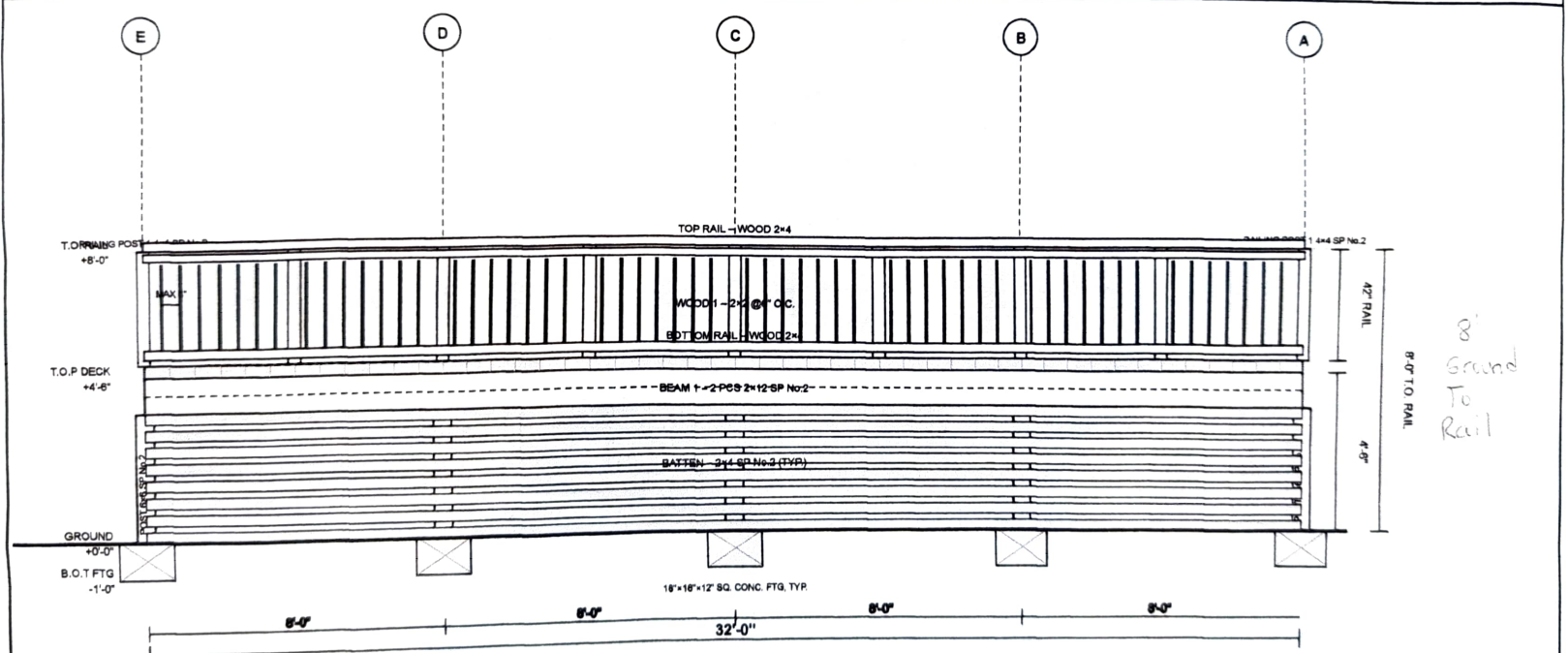
SCALE: 1/4" = 1'-0"

Oval Pool Deck 26'×32' | 222 Lawrence Rd, Trumbull, CT

**SHEET A.7-N**

*DRAFT – NOT FOR CONSTRUCTION*

| |
|---|
| **STREET ADDRESS OF CONSTRUCTION**<br>(OR use Assessor's Map No., Parcel No., & Premises Zone)<br>**222 Lawrence Rd, Trumbull, CT** |
| **APPLICANT'S NAME, ADDRESS, PHONE NO.**<br>Katherine Quinn<br>222 Lawrence Rd, Trumbull, CT \| 203-246-9853 |
| **OWNER OF RECORD'S NAME, ADDRESS, PHONE NO.**<br>Katherine Quinn<br>222 Lawrence Rd, Trumbull, CT \| 203-246-9853 |
| **DESCRIPTIVE TITLE / PROPOSED CONSTRUCTION**<br>(OR use original date of plan & subsequent revision dates)<br>New Deck for Above Ground Pool |
| **PREPARER'S NAME, COMPANY, ADDRESS, PHONE NO.**<br>Nicolae Chirila \| N&G Home Improvement<br>141 Isinglass Rd, Shelton, CT 06484 \| 203-606-3517 |



# SOUTH ELEVATION

32'-0" long face — stairs on south side

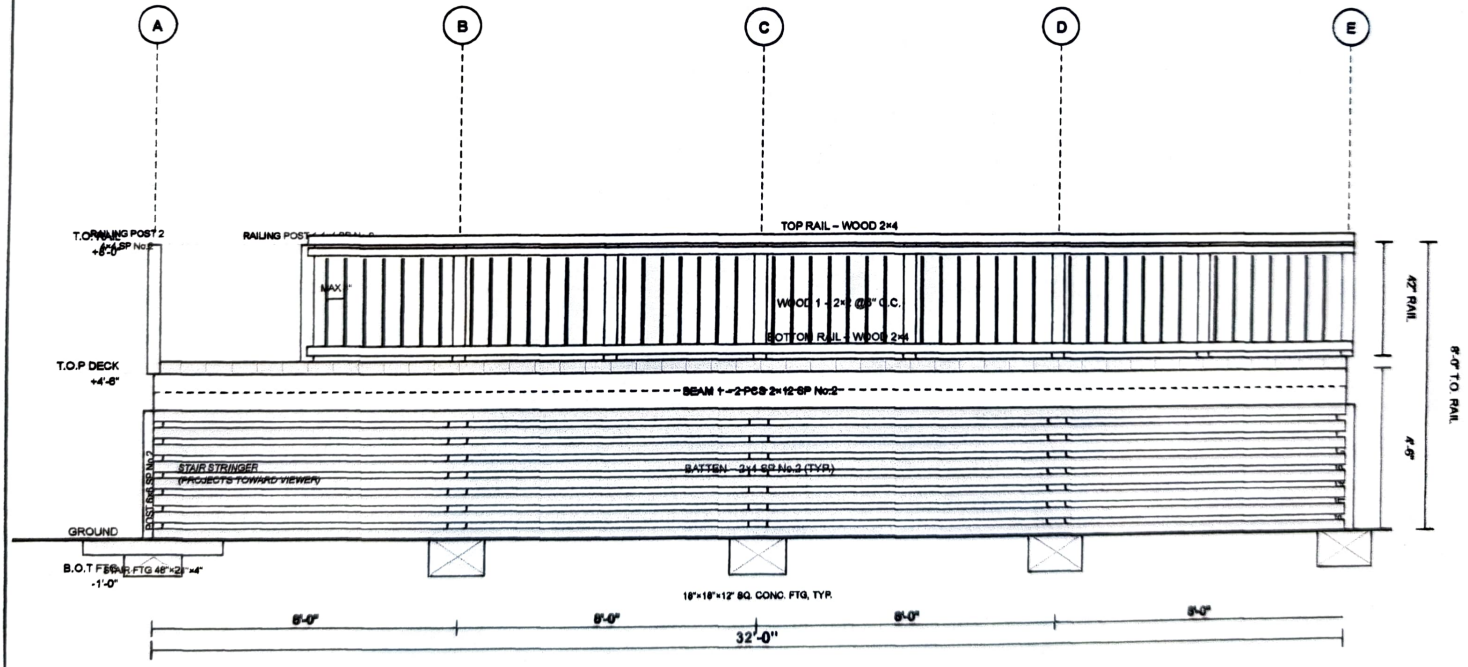
SCALE: 1/4" = 1'-0"

Oval Pool Deck 26'×32' | 222 Lawrence Rd, Trumbull, CT

**SHEET A.7-S**

*DRAFT – NOT FOR CONSTRUCTION*

| |
|---|
| **STREET ADDRESS OF CONSTRUCTION** (OR use Assessor's Map No., Parcel No., & Premises Zone) **222 Lawrence Rd, Trumbull, CT** |
| **APPLICANT'S NAME, ADDRESS, PHONE NO.** Katherine Quinn 222 Lawrence Rd, Trumbull, CT \| 203-246-9853 |
| **OWNER OF RECORD'S NAME, ADDRESS, PHONE NO.** Katherine Quinn 222 Lawrence Rd, Trumbull, CT \| 203-246-9853 |
| **DESCRIPTIVE TITLE / PROPOSED CONSTRUCTION** (OR use original date of plan & subsequent revision dates) New Deck for Above Ground Pool |
| **PREPARER'S NAME, COMPANY, ADDRESS, PHONE NO.** Nicolas Chirita \| N&G Home Improvement 141 Isinglass Rd, Shelton, CT 06484 \| 203-606-3517 |




8' Ground To Rail

# EAST ELEVATION

26'-0" short face — faces front street, no stairs

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

Oval Pool Deck 26'×32' | 222 Lawrence Rd, Trumbull, CT

**SHEET A.7-E**

*DRAFT – NOT FOR CONSTRUCTION*

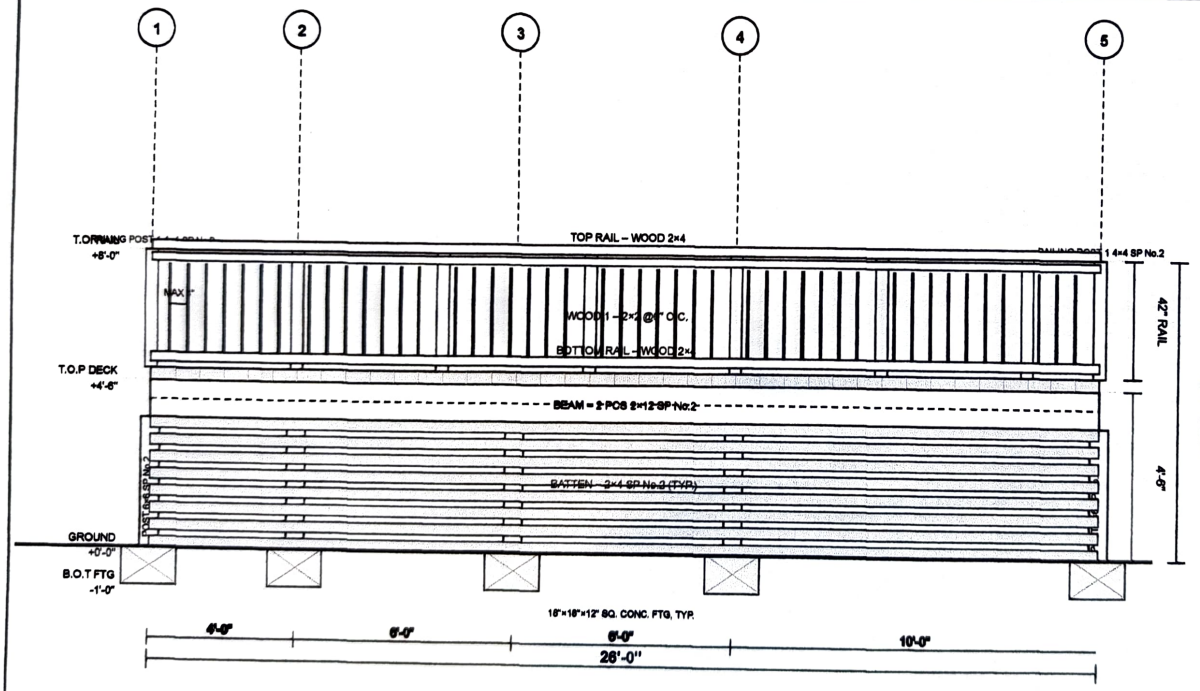
**STREET ADDRESS OF CONSTRUCTION**
(OR use Assessor's Map No., Parcel No., & Premises Zone)
**222 Lawrence Rd, Trumbull, CT**

**APPLICANT'S NAME, ADDRESS, PHONE NO.**
Katherine Quinn
222 Lawrence Rd, Trumbull, CT | 203-246-9853

**OWNER OF RECORD'S NAME, ADDRESS, PHONE NO.**
Katherine Quinn
222 Lawrence Rd, Trumbull, CT | 203-246-9853

**DESCRIPTIVE TITLE / PROPOSED CONSTRUCTION**
(OR use original date of plan & subsequent revision dates)
New Deck for Above Ground Pool

**PREPARER'S NAME, COMPANY, ADDRESS, PHONE NO.**
Nicolae Chirila | N&G Home Improvement
141 Isinglass Rd, Shelton, CT 06484 | 203-606-3517




3' ground to rail

# WEST ELEVATION

26'-0" short face — faces back yard, no stairs

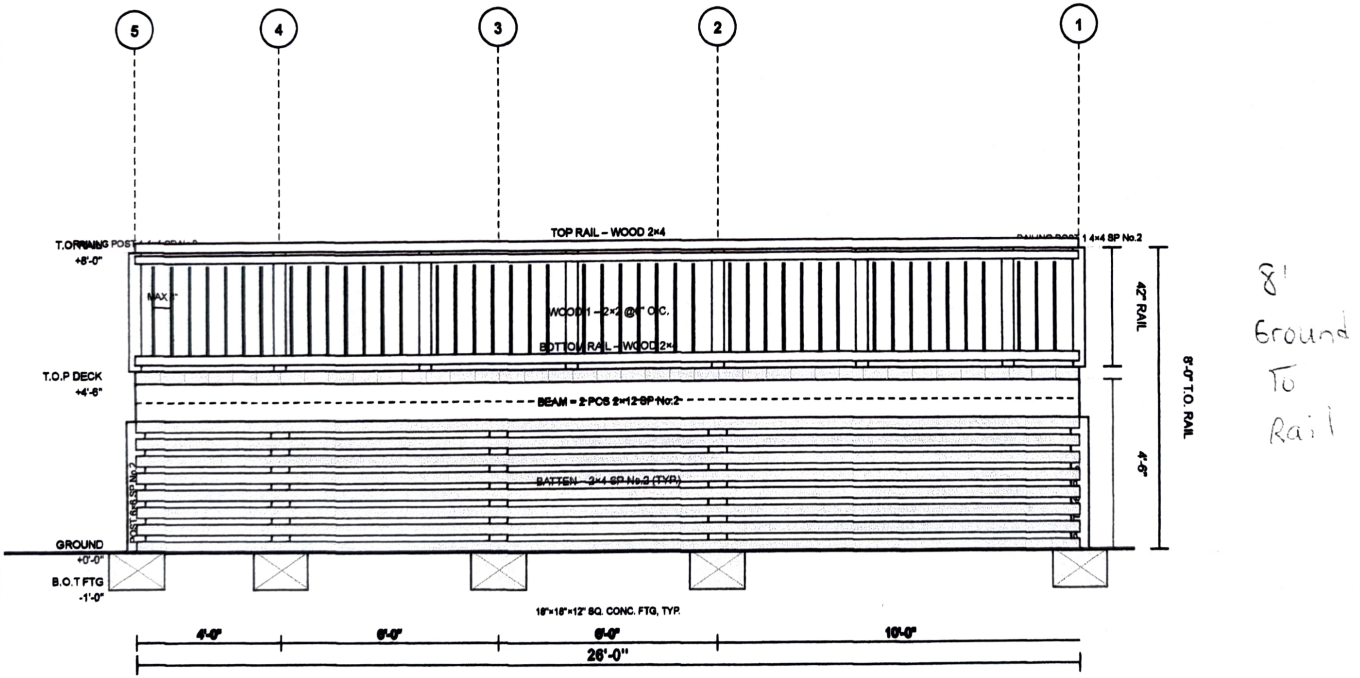
SCALE: 1/4" = 1'-0"

Oval Pool Deck 26'×32' | 222 Lawrence Rd, Trumbull, CT

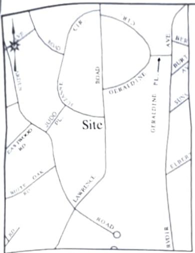
**SHEET A.7-W**

*DRAFT – NOT FOR CONSTRUCTION*

| |
|---|
| **STREET ADDRESS OF CONSTRUCTION**<br>(OR use Assessor's Map No., Parcel No., & Premises Zone)<br>**222 Lawrence Rd, Trumbull, CT** |
| **APPLICANT'S NAME, ADDRESS, PHONE NO.**<br>Katherine Quinn<br>222 Lawrence Rd, Trumbull, CT \| 203-246-9853 |
| **OWNER OF RECORD'S NAME, ADDRESS, PHONE NO.**<br>Katherine Quinn<br>222 Lawrence Rd, Trumbull, CT \| 203-246-9853 |
| **DESCRIPTIVE TITLE / PROPOSED CONSTRUCTION**<br>(OR use original date of plan & subsequent revision dates)<br>New Deck for Above Ground Pool |
| **PREPARER'S NAME, COMPANY, ADDRESS, PHONE NO.**<br>Nicolas Chirila \| N&G Home Improvement<br>141 Isinglass Rd, Shelton, CT 06484 \| 203-605-3517 |




8' Ground To Rail




LOCATION MAP

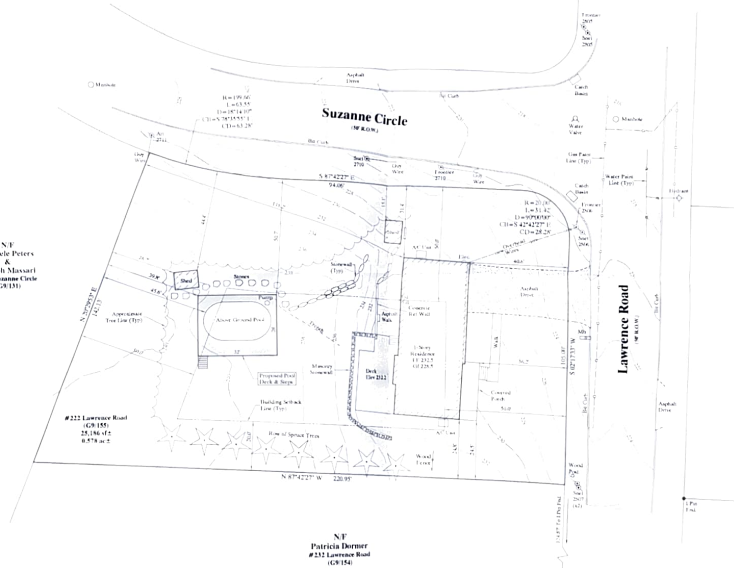
| COVERAGE BREAKDOWN |
|---|
| Building Coverage Existing |
| Residence = 1,850 SF |
| Rear Deck = 528 SF |
| Front Porch = 173 SF |
| Sheds = 147 SF |
| Total = 2,698 SF |

| COVERAGE BREAKDOWN |
|---|
| Building Coverage Proposed |
| Residence = 1,850 SF |
| Rear Deck = 528 SF |
| Front Porch = 173 SF |
| Sheds = 147 SF |
| Pool Deck = 442 sf |
| Total = 3,140 SF |

| RESIDENCE ZONE A | MINIMUM REQUIRED MAXIMUM ALLOWED | EXISTING CONDITIONS | PROPOSED CONDITIONS |
|---|---|---|---|
| Minimum Lot Area | 21,780 SF | 25,186 SF | 25,186 SF |
| Minimum Lot Frontage | 125' | 294.03' | 294.03' |
| MINIMUM SETBACK | | | |
| Setback From Front Property Line | 50 | 31.4' | 31.4' |
| Setback From Side Property Lines | 20 | 24.5' | 24.5' |
| Setback From Rear Property Lines | 50 | 116.2' | 116.2' |
| MINIMUM FLOOR AREA | | | |
| Floor Area - 1 Story | 1,200 | 2,211 SF | 2,211 SF |
| Maximum Height For A Building Or Structure | 40' | 17.3'± | 17.3'± |
| Maximum Building Lot Coverage As A Percentage Of Lot Area | 25% | 10.7% | 12.5% |
| Maximum Building Floor Area As A Percentage Of Lot Area | 29% | 7.3% | 7.3% |

## NOTES:

1. This survey and map has been prepared in accordance with the Sec 20-300b-1 through 20-300b-20 of the Regulations of Connecticut St Agencies - "Minimum Standards for Survey and Maps in the State of Connecticut" as amended October 26, 2018 and endorsed by the C Association of Land Surveyors, Inc., August 29, 2019. It is a Zoning Survey based upon a Resurvey and conforms to: Horizontal Accuracy Class A-2 and Topographical Class T-2
2. Reference is made to the following documents on file in the Trumbu Clerk's Office
   A. RM 608-"Map of Lots in Trumbull, Conn.; for White Plains Esta Dec. 14, 1954; Scale: 1"=100'; By Frank C. Perry."
   B. RM 660-"Revised Map of a Portion of White Plains Estates, in T for The Trumbull Park Development Corp., Oct. 1, 19 by Daniel B. Gason."
   C. Volume 1489 Page 472 (Warranty)
3. The underground utilities shown, if any, have been located from visi field survey information. No attempt has been made as a part of this survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utilities or municipal/public s facilities. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area either in service or abandoned. For information regarding these utilities or facilities, contact the appropriate agencies. Call Before You Dig, Inc. (1-800-
4. Distances shown from buildings to property lines are for reference only and are not to be used to establish boundaries.
5. Zoning information shown on this map must be reviewed and conf by the appropriate Town of Trumbull authorities prior to use.
6. The property is located in Zone X per FEMA Flood Map #09001C Panel 427 of 626, Effective Date: 6/18/2010.
7. Property is served by public water and sanitary sewer.
8. The topography shown hereon is the result of a field survey. The c been adjusted to the Town of Trumbull GIS system.
9. Reference is hereby made to Connecticut General Statute 8-13a, as amended, with regards to existing structures three or more years o
10. Unauthorized alterations or additions to this survey, which bears th surveyor's embossed seal, renders any declaration shown hereon null and void.
11. It is the owner's and/or contractor's responsibility to obtain any an permits and/or variances that may be required prior to any constru
12. Proposed calculations are based on architectural plans submitted t In some cases dimensions are scaled. It is the contractor's respons to adjust for siding that will be added to the structure with respect and setbacks. The surveyor assumes no responsibility for details n submitted for our review.




## LEGEND

- HYDRANT
- MANHOLE
- GAS VALVE
- UTILITY POLE
- WATER VALVE
- LAMP POST
- CATCH BASIN
- ELECTRIC BOX
- SIGN
- MAILBOX
- DECIDUOUS TREE
- CONIFEROUS TREE
- TEST HOLE
- EXISTING IRON PIN
- EXISTING CONCRETE MONUMENT
- STONE BOUND
- HEDGE
- STONEWALL
- INLAND WETLANDS
- METAL FENCE
- WOOD FENCE
- EXISTING CONTOUR LINE
- EXISTING SPOT ELEVATION

NOT VALID UNLESS EMBOSSED WITH SEAL OR FIXED WITH THE LIVE STAMP OF THE SIGNATORY

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

Michael S. Shevlin, Jr. PLS #

ALL WORK, LABOR, AND MATERIALS TO BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES AND LAWS WHICH SHALL TAKE PRECEDENCE OVER THESE DRAWINGS IN THE EVENT OF ERRORS AND OR OMISSIONS HEREIN.

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# ZONING LOCATION SURVEY

PREPARED FOR

## JASON C. SOLIS & KATHERINE T. Q

## #222 LAWRENCE ROAD
## TRUMBULL, CONNECTICUT

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 5 | 5-12-2026 | PROPOSED POOL DECK |
| 4 | 5-8-2026 | ASBUILT |
| 3 | 4-11-2025 | PROPOSED FEATURES |
| 2 | 4-7-2025 | PROPOSED FEATURES |
| 1 | 11-25-2024 | SPOT ELEVATIONS |

REVISIONS

| DATE: | SCALE: | DRAFTER: | JOB NUMBER: |
|---|---|---|---|
| 11-21-2024 | 1" = 20' | DCH | 7824 |

SHEVLIN LAND SURVEYING, LLC

SHEVLIN LAND SURVEYING, LLC
HUNTINGTON-SHEVLIN-OCHMAN
303 Linwood Avenue, Fairfield, CT
(203)-218-5840 - ShevlinLS.com

Date Received: 5-13-26 Application #: 26-14

# 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: 43 Woodmere drive
   Assessor's Map No. 6 Parcel No. H6-74 Lot No. 74
   Trumbull Land Records: Volume(s) 1963 Page(s) 320
   Zoning District: AA

3. **Name of Applicant:** Anthony Rolleri
   Street Address: 43 Woodmere drive
   City: Trumbull ST: CT Zip: 06611
   Phone: Day (718)-887-5114 Evening (718)-887-5114
   SIGNATURE OF APPLICANT Anthony Rolleri
   (If agent, state capacity)

4. **Owner of Record:** Anthony Rolleri
   Street Address: 43 Woodmere Drive
   City: Trumbull ST: CT Zip: 0664
   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: Side setback of 1.3 feet off property line.

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

   pre existing - Non Conforming

Property Location 43 WOODMERE DRIVE | Map ID H/06 / 00074/ 000/ | Parcel Name | State Use 101
Vision ID 7927 | Account # 00656700 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 5/13/2026 3:06:38 PM

## CURRENT OWNER

ROLLERI ANTHONY
ROLLERI STACIE
43 WOODMERE DRIVE
TRUMBULL CT 06611

| TOPO | UTILITIES | STRT / ROAD | LOCATION |
|---|---|---|---|
| | | | |

## SUPPLEMENTAL DATA

| | | | |
|---|---|---|---|
| Alt Prcl ID | 00656700 | Dev Lot: | LOT 52 |
| Census Tr | 0906 | Survey Ma | |
| Fire Dist: | T: | Survey Ma | |
| Border Pro | | Section # : | B2 |
| Voting Dist | | CB Letter: | |
| GIS ID | 00656700 | Assoc Pid# | |

## CURRENT ASSESSMENT

| Description | Code | Appraised | Assessed |
|---|---|---|---|
| RES LAND | 1-1 | 280,000 | 196,000 |
| RES EXCES | 1-2 | 200 | 140 |
| DWELLING | 1-3 | 245,100 | 171,570 |
| | Total | 525,300 | 367,710 |

6144
TRUMBULL, CT

**VISION**

## RECORD OF OWNERSHIP

| | BK-VOL/PAGE | | SALE DATE | Q/U | V/I | SALE PRICE | VC |
|---|---|---|---|---|---|---|---|
| ROLLERI ANTHONY | 1963 | 0320 | 03-09-2026 | Q | I | 575,000 | 00 |
| MURGATROYD MARIE M | 1732 | 0314 | 12-14-2016 | U | I | 0 | 10 |
| MURGATROYD ARNOLD R & MARIE M | 0187 | 0659 | 08-22-1986 | U | I | 0 | |

## PREVIOUS ASSESSMENTS (HISTORY)

| Year | Code | Assessed | Year | Code | Assessed V | Year | Code | Assessed |
|---|---|---|---|---|---|---|---|---|
| 2025 | 1-1 | 158,690 | 2024 | 1-1 | 158,690 | 2023 | 1-1 | 158,690 |
| | 1-2 | 140 | | 1-2 | 140 | | 1-2 | 140 |
| | 1-3 | 88,970 | | 1-3 | 88,970 | | 1-3 | 88,970 |
| | Total | 247,800 | | Total | 247,800 | | Total | 247,800 |

## 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 |
|---|---|---|---|---|
| 3 | | | | |

## NOTES

IA
SHED N/V
FIREPLACE REMOVED

## APPRAISED VALUE SUMMARY

| | |
|---|---|
| Appraised Bldg. Value (Card) | 233,300 |
| Appraised Xf (B) Value (Bldg) | 11,800 |
| Appraised Ob (B) Value (Bldg) | 0 |
| Appraised Land Value (Bldg) | 280,200 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 525,300 |
| Valuation Method | C |
| Total Appraised Parcel Value | 525,300 |

## 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 |
|---|---|---|---|---|---|
| 04-07-2026 | BL | | | 30 | Online Sales Review |
| 07-26-2021 | MVS | 1 | | 65 | Datamailer No Change |
| 04-30-2005 | HH | 1 | 1 | 00 | Measur+Listed |
| 03-29-2005 | SR | 7 | | 11 | QC - Check |
| 03-25-2005 | AL | 1 | 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 | AA | T | | 1.000 | AC | 250,000.00 | 1.00000 | 5 | 1.00 | 310 | 1.120 | | 1.0000 | 280,000 | 280,000 |
| 1 | 101 | Single Family Re | AA | | | 0.010 | AC | 20,000.00 | 1.00000 | 0 | 1.00 | 310 | 1.120 | | 1.0000 | 22,400 | 200 |

Total Card Land Units 1.01 AC | Parcel Total Land Area 1.01 | Total Land Value 280,200

Property Location 43 WOODMERE DRIVE | Map ID H/06 / 00074/ 000/ | Bldg Name | State Use 101
Vision ID 7927 | Account # 00656700 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 5/13/2026 3:06:39 PM

## CONSTRUCTION DETAIL

| Element | Cd | Description |
|---|---|---|
| Style: | 01 | Ranch |
| Model | 01 | Residential |
| Grade: | 04 | C |
| Stories: | 1 | 1 Story |
| Occupancy | 1 | |
| Exterior Wall 1 | 25 | Vinyl Siding |
| 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 | 14 | Carpet |
| Heat Fuel | 02 | Oil |
| Heat Type: | 05 | Hot Water |
| AC Type: | 01 | None |
| Total Bedrooms | 03 | 3 Bedrooms |
| Total Bthrms: | 1 | 1 Full Bath |
| 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 | 1 | |

## CONSTRUCTION DETAIL (CONTINUED)

| Element | Cd | Description |
|---|---|---|
| | | |

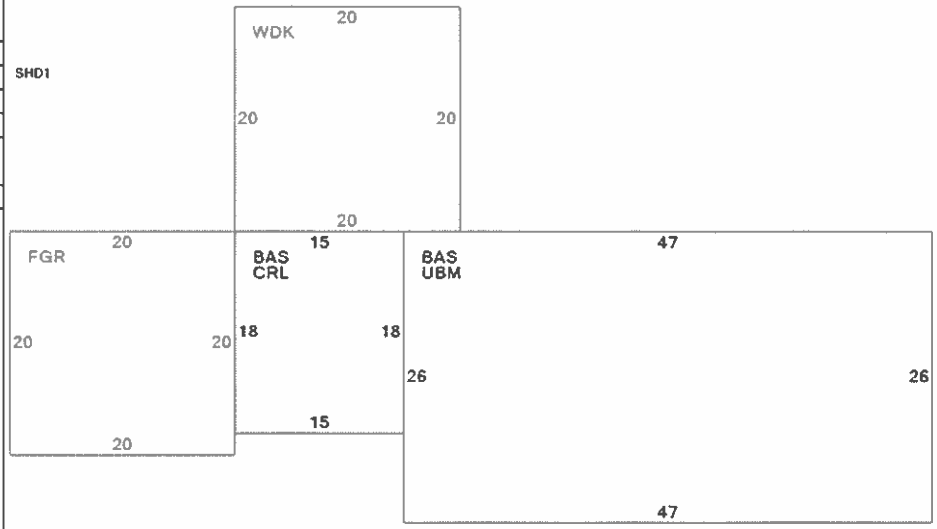
## CONDO DATA

| Parcel Id | | C | | Owne | |
|---|---|---|---|---|---|
| | | | B | | S |

| Adjust Type | Code | Description | Factor% |
|---|---|---|---|
| Condo Flr | | | |
| Condo Unit | | | |

## COST / MARKET VALUATION

| | |
|---|---|
| Building Value New | 370,265 |
| Year Built | 1956 |
| Effective Year Built | 1994 |
| Depreciation Code | A |
| Remodel Rating | |
| Year Remodeled | 1989 |
| Depreciation % | 32 |
| Functional Obsol | 5 |
| External Obsol | |
| Trend Factor | 1 |
| Condition | |
| Condition % | |
| Percent Good | 63 |
| RCNLD | 233,300 |
| 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 | % Gd | Grade | Grade Adj. | Appr. Value |
|---|---|---|---|---|---|---|---|---|---|---|
| FBM | FBsmt | B | 624 | 30.00 | 1992 | | 63 | 00 | 1.00 | 11,800 |

## BUILDING SUB-AREA SUMMARY SECTION

| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
|---|---|---|---|---|---|---|
| BAS | First Floor | 1,492 | 1,492 | 1,492 | | 0 |
| CRL | Crawl Space | 0 | 270 | 0 | | 0 |
| FGR | Attached Garage | 0 | 400 | 160 | | 0 |
| UBM | Unfinished Basement | 0 | 1,222 | 244 | | 0 |
| WDK | Wood Deck | 0 | 400 | 40 | | 0 |
| | Ttl Gross Liv / Lease Area | 1,492 | 3,784 | 1,936 | | 0 |



H06-74 05/05/2015




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




SOUTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"

FRANK J. QUATELA
ARCHITECT, P.C.

36-07 169th STREET
FLUSHING, NY 11358
TEL: 718.886.1600

FRANK@QUATELA-ARCHITECTS.COM
WWW.QUATELA-ARCHITECTS.COM

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTIONS WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN. DRAWINGS ARE NOT TO BE SCALED. FRANK J. QUATELA ARCHITECT, P.C. AND IS PRINCIPAL/EMPLOYEES WERE NOT RETAINED FOR ANY CONSTRUCTION SUPERVISION.

DOB:

| NO. | DATE | REVISION |
|---|---|---|
| | | |

DRAWING TITLE:

BUILDING ELEVATIONS

PREMISES:

43 WOODMERE DR,
TRUMBULL, CT, 06611

STATE OF CONNECTICUT
FRANK JOSEPH QUATELA
No. 0015863
LICENSED ARCHITECT
SEAL

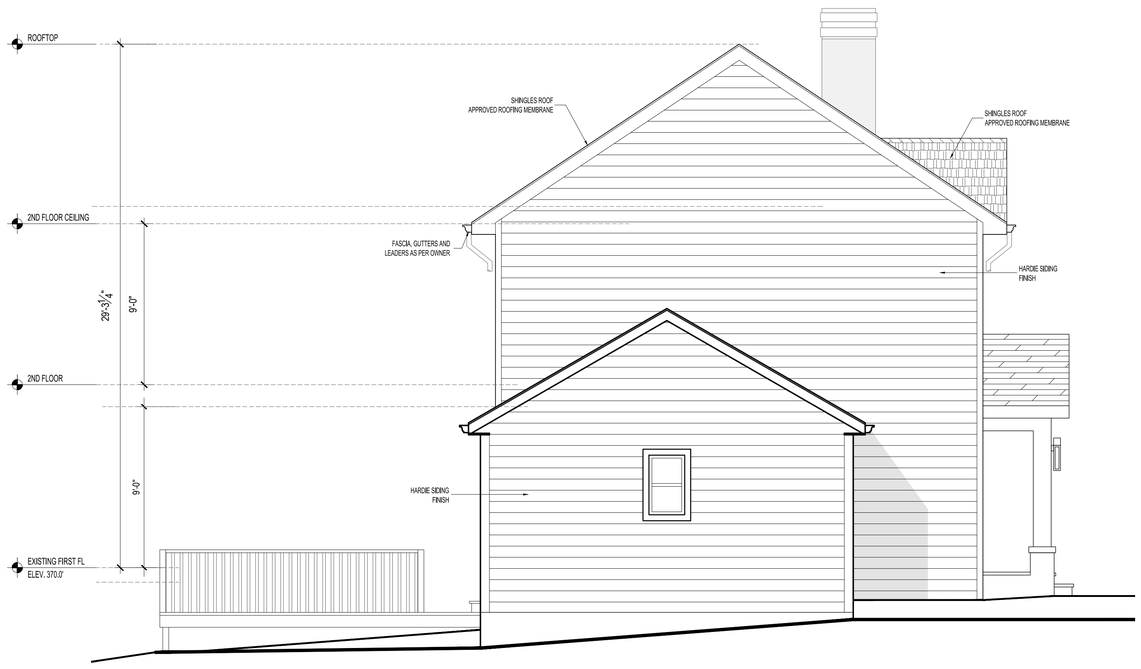
| | |
|---|---|
| DRAWN: | JM |
| CHECKED: | FJQ |
| JOB NO.: | 26025 |
| SCALE: | AS NOTED |
| DATE: | 05 - 12 - 2026 |

DRAWING: 07 of 11

A-201.00




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




NORTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"

FRANK J. QUATELA
ARCHITECT, P.C.

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DOB:

| NO. | DATE | REVISION |
|---|---|---|
| | | |

DRAWING TITLE:

BUILDING ELEVATIONS

PREMISES:

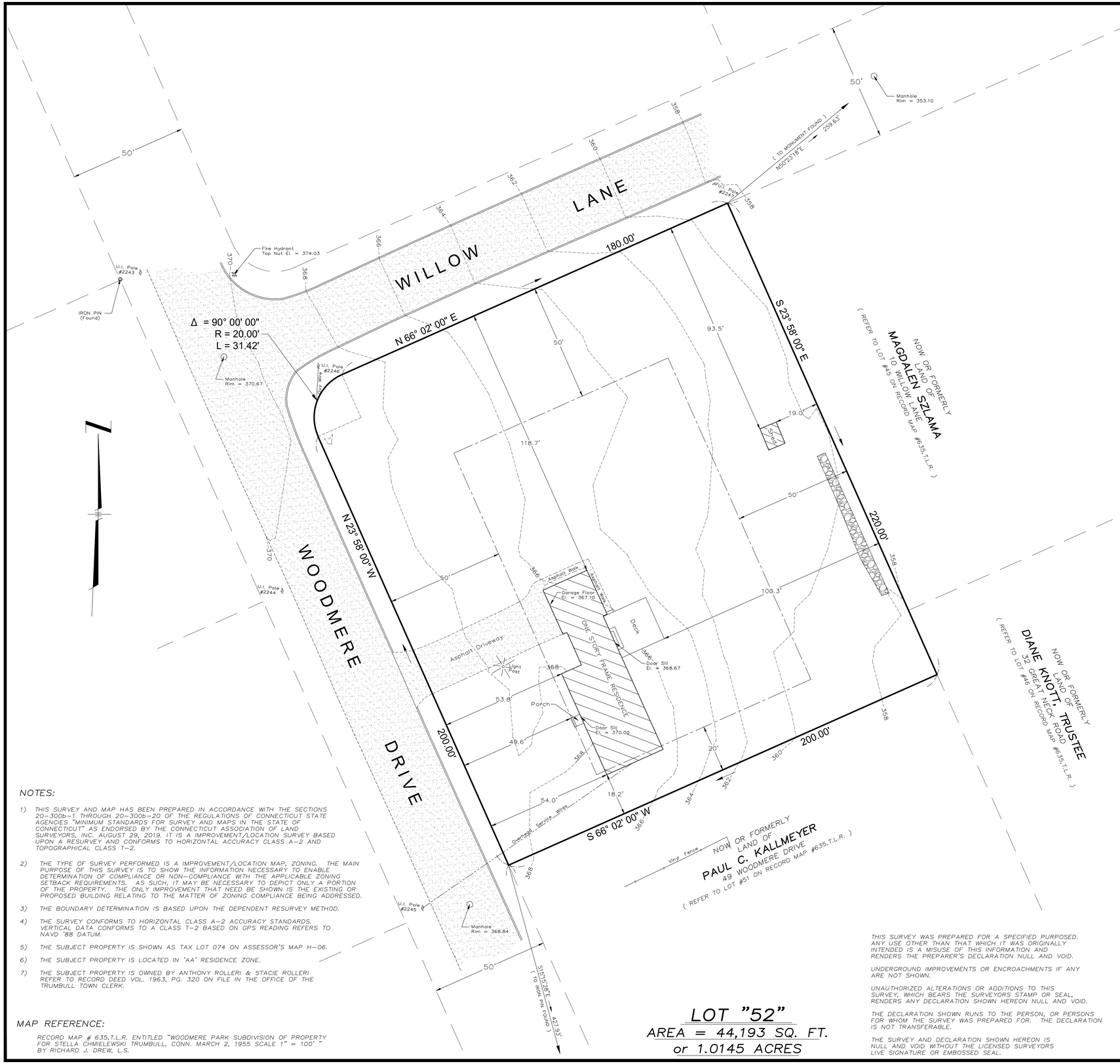
43 WOODMERE DR,
TRUMBULL, CT, 06611

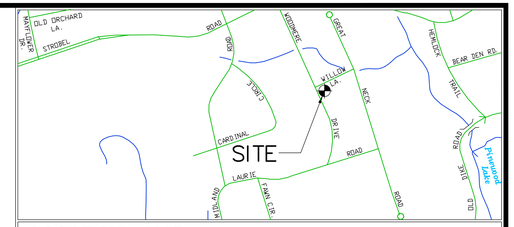
STATE OF CONNECTICUT
FRANK JOSEPH QUATELA
No. 0015663
LICENSED ARCHITECT
SEAL

| | |
|---|---|
| DRAWN: | JM |
| CHECKED: | FJQ |
| JOB NO.: | 26025 |
| SCALE: | AS NOTED |
| DATE: | 05 - 12 - 2026 |

DRAWING: 08 of 11

A-202.00




## LOCATION MAP

SCALE: 1" = 500'

| STANDARDS FOR RESIDENCE AA ZONE | | REQUIREMENTS MAX. / MIN. | EXISTING CONDITIONS | PROPOSED CONDITIONS | AS-BUILT CONDITIONS |
|---|---|---|---|---|---|
| MINIMUM LOT SIZE | | 1.0 Ac. 43,560 SQ. FT. | 1.0145 Ac. 43,560 SQ. FT. | | |
| MINIMUM ROAD FRONTAGE (feet) | | 150 | 414.42' | | |
| MINIMUM FLOOR AREA (square feet) | | | | | |
| 1 Story | 1st Floor | 1400 | 1,922.7 | | |
| | 2nd Floor | – | – | | |
| 1.5 Story | 1st Floor | 1150 | – | | |
| | 2nd Floor | 600 | – | | |
| 2 Story | 1st Floor | 900 | – | | |
| | 2nd Floor | 800 | – | | |
| MAXIMUM BUILDING HEIGHT (feet) | | 40'(g) | 13.94 | | |
| MINIMUM YARDS (feet in depth) | | | | | |
| Front | | 50'a | 49.6' – Steps 54.0' – Res. | | |
| Side | | 20'a | 18.2' | | |
| Rear | | 50'a | 100.3' | | |
| MAXIMUM BUILDING COVERAGE | | 25 % | 5.43 % | | |
| MAXIMUM FLOOR AREA RATIO | | .29 Principal Building | .044 | | |

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. (Effctive 3/4/60).
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.

### EXISTING BUILDING COVERAGE:

RESIDENCE, PORCH & DECK ..... 2,325.5 SQ. FT.
SHED ..... 74.2 SQ. FT.
TOTAL EXISTING LOT COVERAGE ..... 2,397.7 SQ. FT./44,193 SQ. FT. = 5.43 %

### EXISTING LOT COVERAGE:

TOTAL BUILDING COVERAGE ..... 2,397.7 SQ. FT.
ASPHALT DRIVEWAY & WALK ..... 1,367 SQ. FT.
TOTAL EXISTING LOT COVERAGE ..... 2,140.0 SQ. FT. = 21.58 %

FINISH FLOOR ELEVATION = 370.00
PEAK OF ROOF ELEVATION = 383.94
GARAGE FLOOR ELEVATION = 367.10
HEIGHT OF RESIDENCE = 383.94–370.00 = 13.94 FEET

### 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 GPS READING REFERS TO NAVD '88 DATUM.
5) THE SUBJECT PROPERTY IS SHOWN AS TAX LOT 074 ON ASSESSOR'S MAP H–06.
6) THE SUBJECT PROPERTY IS LOCATED IN 'AA' RESIDENCE ZONE.
7) THE SUBJECT PROPERTY IS OWNED BY ANTHONY ROLLERI & STACIE ROLLERI REFER TO RECORD DEED VOL. 1963, PG. 320 ON FILE IN THE OFFICE OF THE TRUMBULL TOWN CLERK.

### MAP REFERENCE:

RECORD MAP # 635,T.L.R. ENTITLED "WOODMERE PARK SUBDIVISION OF PROPERTY FOR STELLA CHMIELEWSKI TRUMBULL, CONN. MARCH 2, 1955 SCALE 1" = 100' " BY RICHARD J. DREW, L.S.

## LOT "52"
AREA = 44,193 SQ. FT.
or 1.0145 ACRES

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

## Anthony Rolleri & Stacie Rolleri

43 WOODMERE DRIVE

TRUMBULL, CONNECTICUT

SCALE: 1" = 20' MARCH 24, 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