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, AUGUST 5, 2026

The Zoning Board of Appeals will hold a Regular Meeting on Wednesday, August 5, 2026, at 7:00p.m. in the Trumbull Town Hall Council Chambers (5866 Main Street).

AGENDA

PUBLIC MEETING
7:00 P.M.

Pledge of Allegiance

Roll Call

Regular Meeting:

Acceptance of Minutes

Acceptance of the June 3, 2026, Zoning Board of Appeals Regular Meeting minutes.

176 Hilltop Circle. Paul MacKnight is appealing the decision of the zoning enforcement officer's denial of a building permit to construct a portico over the front steps of the home in Residential Zone AA, that would require variance approval under Article III of the Trumbull Zoning Regulations since the portico would encroach on the 50' front lot setback requirement.

Applications

Application 26-15: 10 Crown Street. Robert Duva for Paul Lakeland & Beth Palmer. The applicant is requesting a 12,892 sq. ft. lot size variance, where 21,780 sq. ft. is required; 10,570 sq. ft. exists; and 8888 sq. ft. is proposed to convey 1682 sq. ft. to the abutting lot at 53 Middlebrooks Avenue in Residential Zone A under Article III of the Trumbull Zoning Regulations

Application 26-16: 161 & 163 Pinewood Trail. George Lewis. The applicant is requesting a .10 variance for maximum floor area ratio, where .29 is the maximum and .39 is proposed and a 10.1' side lot setback variance, where 20' is required and 9.9' is proposed to combine 161 & 163 Pinewood Trail and connect both existing homes to create one single family home in Residential Zone AA under Article III of the Trumbull Zoning Regulations.

Application 26-17: 34 Wesley Drive. Nicholas Montanaro. The applicant is requesting a 15' side lot setback variance, where 25' is required and 10' is proposed to construct an inground pool and a 35' rear

lot setback variance, where 50’ is required and 15’ is proposed to construct a 600 sq. ft. pavilion in Residential Zone A under Article III of the Trumbull Zoning Regulations.

Application 26-18: 93 Broadway. Fred D’Amico for Jose Parra. The applicant is proposing to subdivide the lot. Lot #2 will become an interior lot, making both existing structures non-conforming. The applicant is requesting a 46’ side lot setback where 50’ is required and 4’ is proposed; a .8’ side lot setback variance, where 50’ is required and 49.2’ is proposed; a 6.1’ rear lot setback variance, where 50’ is required and 43.9’ is proposed and a 12’ front lot setback variance, where 50’ is required and 38’ is proposed in Residential Zone A under Article III, section 9 of the Trumbull Zoning Regulations.

Application 26-19: 84 Ridgeview Avenue. Steven Keedle for Cynthia & Richard Istvan. The applicant is requesting a 10’ front lot setback variance, where 50’ is required and 40’ is proposed and a 195 sq. ft. variance for an accessory apartment, where 645 sq. ft. is allowed, and 840 sq. ft. is proposed in Residential Zone A under Article I, section 1.2 and Article III of the Trumbull Zoning Regulations.

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

Dated at Trumbull, CT this 5th day of August 2026.
By: Brian Fitzgerald, Zoning Enforcement Officer

COMMISSION MEMBERS: Please notify Brian Fitzgerald, ZEO, at 203-452-5044 or bfitzgerald@trumbull-ct.gov if you are unable to attend the meeting.

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: 176 HILLTOP CIRCLE
   Assessor's Map No. J Parcel No. 124 Lot No. 000
   Trumbull Land Records: Volume(s) 1624 Page(s) 709
   Zoning District: AA

3. **Name of Applicant:** Paul S. MacKnight JR. & Lockett Kiely MacKnight
   Street Address: 176 HILLTOP CIRCLE
   City: Trumbull ST: CT Zip: 06611
   Phone: Day 781-264-3454 Evening _____
   SIGNATURE OF APPLICANT Paul S. & Lockett MacKnight
   (If agent, state capacity)

4. **Owner of Record:** Paul S. MacKnight, JR & Lockett Kiely MacKnight
   Street Address: 176 HILLTOP CIRCLE
   City: Trumbull ST: CT Zip: 06611
   SIGNATURE OF OWNER OF RECORD Paul S. & Lockett MacKnight

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

B. APPEAL FROM ORDER OF THE ZONING ENFORCEMENT OFFICER

1. List the date of the Cease and Desist Order being appealed (submit a copy of the letter):
N/A - This Appeal concerns the denial of Zoning Permit application RB-26-337, dated 4/10/26

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

Article(s) 1 Section(s) 4 Paragraph(s) 4.3 Subparagraph(s) 4.3.3

3. Explain and state the basis for appeal of the decision of the Zoning Enforcement Officer:
SEE attached Appeal letter and administrative Memo, incorporated herein by reference, which set forth the factual background, applicable Zoning Regs, and legal basis supporting this appeal of the Zoning Officers denial of Permit Application RB-26-337.

C. APPROVAL FOR LOCATION OF GASOLINE STATION/LICENSE

1. Approval of Location is for the following:

a. Gasoline Station N/A
b. Limited Repairer's License N/A
c. General Repairer's License N/A

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

3. What are the proposed hours of operation? N/A

4. Will any vehicles being repaired be stored outside? N/A

If yes, please specify the number of vehicles to be stored outside, location, and duration that they will be stored:

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

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

Date Received: 7/9/26 Application #: #26-15

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: 10 CROWN ST
   Assessor's Map No. 08 Parcel No. 423 Lot No. —
   Trumbull Land Records: Volume(s) 810 Page(s) 554
   Zoning District: A

3. **Name of Applicant:** Robert Duva
   Street Address: 53 Middlebrooks Ave
   City: Trumbull ST: CT Zip: 06611
   Phone: Day 203-258-8025 Evening 203-258-8025
   SIGNATURE OF APPLICANT Robert Duva, Agent
   (If agent, state capacity)

4. **Owner of Record:** Paul Lakeland, Beth Palmer
   Street Address: 10 Crown St
   City: Trumbull ST: CT Zip: 06611
   SIGNATURE OF OWNER OF RECORD

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

A. VARIANCE OF THE TRUMBULL ZONING REGULATIONS

1. **This application relates to:**

_____Setbacks (front, side, rear)
_____Floor Area
__X__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: The applicant is requesting a variance to lot coverage where 21,780 sq ft is required, 10,500 is existing and 8888 sq ft is proposed to convey 1682 sq ft to 53 Middlebrooks Avenue.

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:
Both lots are undersized in the A zone
_____

Property Location 10 CROWN STREET | Map ID E/08 / 00423/ 000/ | Parcel Name | State Use 101
Vision ID 6205 | Account # 00768600 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 6/29/2026 10:34:13 A

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION
LAKELAND PAUL F &				
PALMER FRANCES BETH				
10 CROWN ST				
TRUMBULL CT 06611				

SUPPLEMENTAL DATA

Alt Prcl ID	00768600	Dev Lot:	LOT 1
Census Tr	0902	Survey Ma	
Fire Dist:	L:	Survey Ma	
Border Pro		Section # :	A1
Voting Dist		CB Letter:	
GIS ID	E8-423	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RES LAND	1-1	217,400	152,180
DWELLING	1-3	259,900	181,930
	Total	477,300	334,110

6144

TRUMBULL, CT

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
LAKELAND PAUL F &	0810	0554	07-01-1993	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2025	1-1	125,860	2024	1-1	125,860	2023	1-1	125,860
	1-3	109,480		1-3	109,480		1-3	109,480
	Total	235,340		Total	235,340		Total	235,340

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

P QLTY IN BSMT=N/V

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	250,200
Appraised Xf (B) Value (Bldg)	3,700
Appraised Ob (B) Value (Bldg)	6,000
Appraised Land Value (Bldg)	217,400
Special Land Value	0
Total Appraised Parcel Value	477,300
Valuation Method	C
Total Appraised Parcel Value	477,300

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
5747 E	04-20-2005	RS	Residential	3,000	08-02-2005	100		ENLGE DCK OVER GRNHSE

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
08-11-2021	MVS	1		65	Datamailer No Change
08-02-2005	DC	2		07	Measur/Inf/Dr-Info taken at
07-13-2005	DC	1		00	Measur+Listed
12-21-2004	DW	1		02	2nd Attempt @ Int Insp
12-18-2004	DW	1		03	Sat or >5PM Attm @ Int In
12-06-2004	DW	1		01	Measured

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	LA	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	101	Single Family Re	A	L		0.240	AC	225,000.00	3.35477	4	1.00	110	1.200		1.0000	905,782.5	217,400

Total Card Land Units 0.24 AC | Parcel Total Land Area 0.24 | Total Land Value 217,400

Property Location 10 CROWN STREET | Map ID E/08 / 00423/ 000/ | Bldg Name | State Use 101
Vision ID 6205 | Account # 00768600 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 6/29/2026 10:34:13 A

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	03	Colonial
Model	01	Residential
Grade:	04	C
Stories:	2	2 Stories
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	02	Oil
Heat Type:	05	Hot Water
AC Type:	03	Central
Total Bedrooms	03	3 Bedrooms
Total Bthrms:	1	1 Full Bath
Total Half Baths	1	1 Half Bath
Total Xtra Fixtrs	1	
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

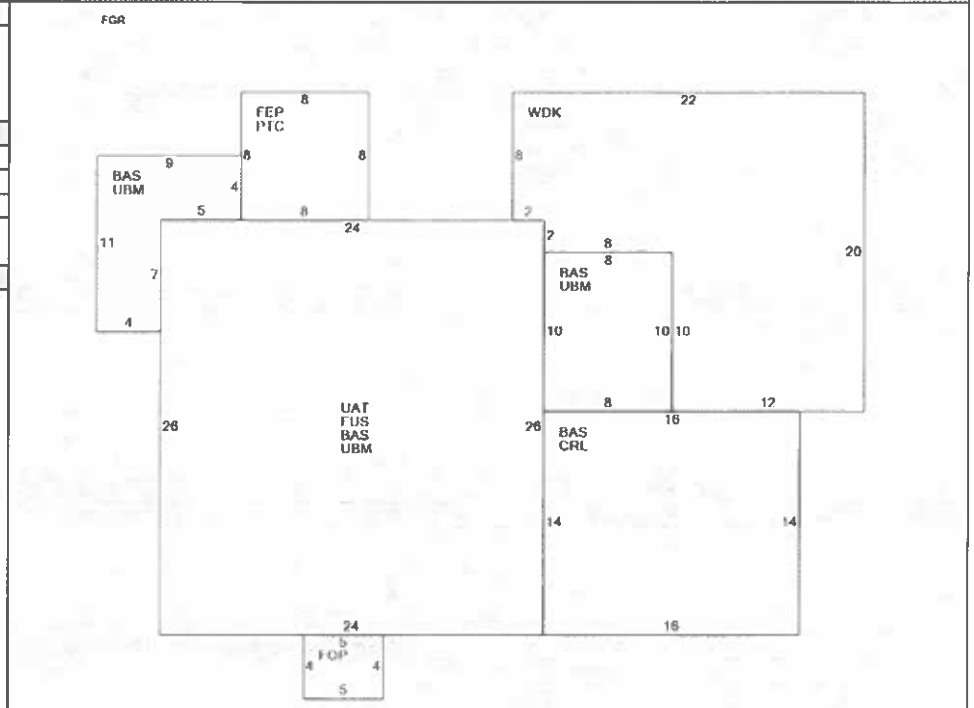
CONDO DATA

Parcel Id		C		Owne	
			B	S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	342,708
Year Built	1929
Effective Year Built	1999
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	27
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	73
RCNLD	250,200
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)

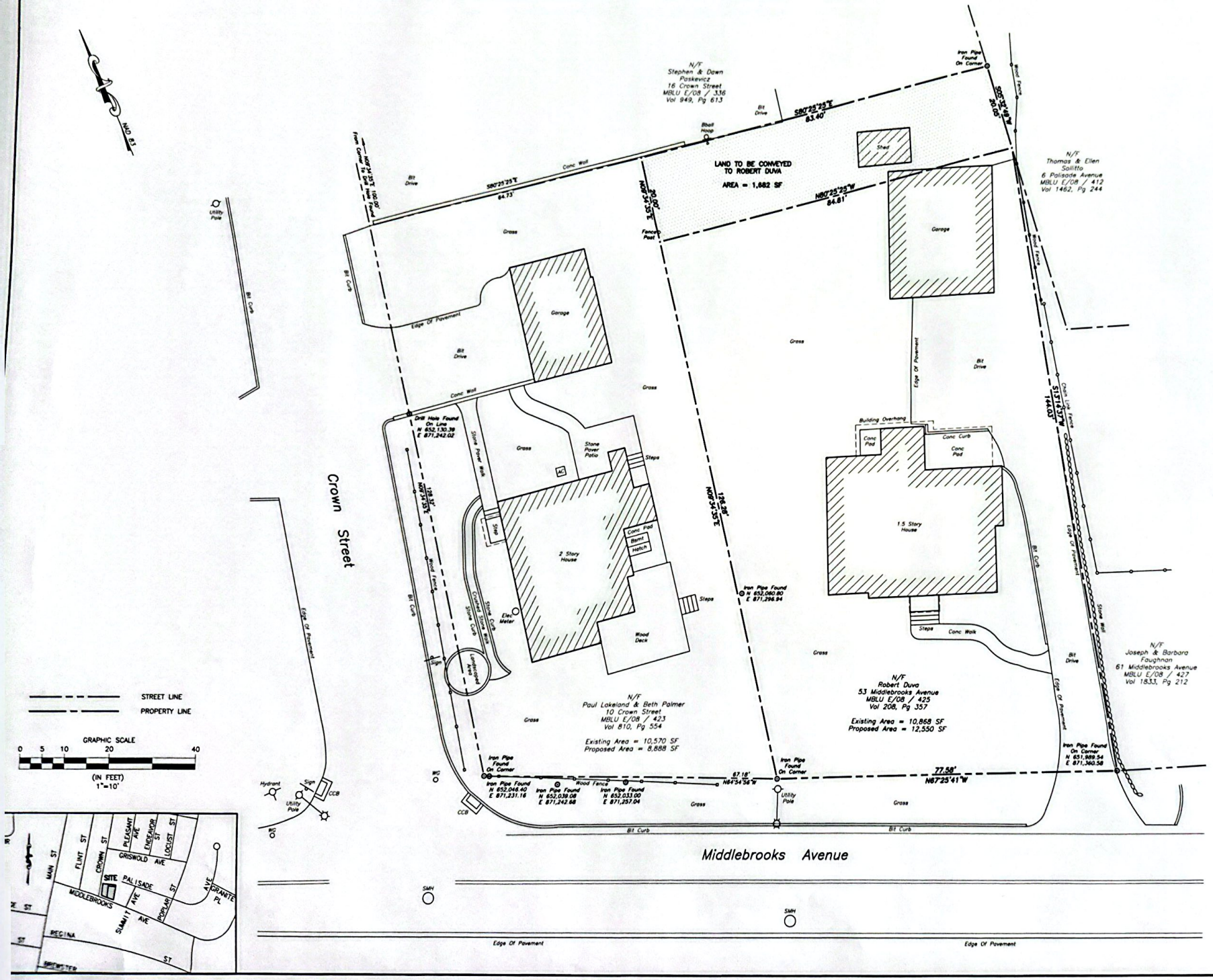
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL	Fireplace	B	1	5000.00	1995		73	00	1.00	3,700
FGR1	Gar Fr	L	360	54.00	1950	F	30	3	1.00	6,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	992	992	992	173.61	172,221
CRL	Crawl Space	0	224	0	0.00	0
FEP	Enclosed Porch	0	64	42	113.93	7,292
FOP	Open Porch	0	20	4	34.72	694
FUS	Finished Upper Story	624	624	624	173.61	108,333
PTC	Concrete Patio	0	64	6	16.28	1,042
UAT	Unfinished Attic	0	624	62	17.25	10,764
UBM	Unfinished Basement	0	768	154	34.81	26,736
WDK	Wood Deck	0	336	34	17.57	5,903
	Ttl Gross Liv / Lease Area	1,616	3,716	1,918		332,985



E08-423 04/28/2015



NOTES:

1. THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT", PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.
2. THE TYPE OF SURVEY PERFORMED IS A PROPERTY SURVEY FOR THE PURPOSE OF CONVEYING A PORTION OF 10 CROWN STREET TO 53 MIDDLEBROOKS AVENUE.
3. THE BOUNDARY DETERMINATION IS A DEPENDENT RESURVEY.
4. THIS SURVEY CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.
5. NORTH ARROW, BEARINGS, AND COORDINATES ARE BASED UPON THE CONNECTICUT STATE PLANE COORDINATE SYSTEM, NAD 83, USING GPS.
6. TOPOGRAPHIC INFORMATION IS BASED UPON FIELD SURVEY.
7. PARCELS ARE LOCATED IN ZONE A.
8. PARCELS ARE LOCATED IN FLOOD ZONE X, (AREA OF MINIMAL FLOOD HAZARD), AS DEPICTED ON FIRM MAP COMMUNITY PANEL #09001C0289F, EFFECTIVE DATE: JUNE 18, 2010.
9. THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN THOSE DEPICTED OR NOTED HEREON. A SUBTERRANEAN SURVEY WAS NOT PERFORMED, THEREFORE THE SURVEYOR HAS NO KNOWLEDGE OF ANY NON-VISIBLE ENCROACHMENTS.
10. THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE. THE SURVEYOR DOES NOT GUARANTEE THE EXACT LOCATION OF THE UNDERGROUND UTILITIES, ALTHOUGH THEY ARE DEPICTED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS NOT PHYSICALLY EXPOSED THE UNDERGROUND UTILITIES. THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

REFERENCE MAPS:

A. "MAP OF MAPLEWOOD PARK TRUMBULL, CT BUILDING LOTS FOR EMIL NYITRAY & ELEANOR SHORT O. B. SHORT SALES MANAGER 311 SECURITY BUILDING 1115 MAIN ST. B'P'T. TEL. 1621". DATE: OCTOBER 17, 1916, SCALE: 1"=80', PREPARED BY W. C. MOREHOUSE, ON FILE IN THE TRUMBULL LAND RECORDS, MAP 22.

B. "MAP OF BUILDING LOTS MAPLES HEIGHTS TRUMBULL CONN.", DATE: APRIL 2, 1923, CERTIFIED BY E. E. BUCK, J. B. WHIPPLE, SURVEYOR, ON FILE IN THE TRUMBULL LAND RECORDS, MAP 68.

C. "PLAN OF LAND FOR JOSEPH A. SULLIVANO LOT 48 & PORTIONS OF 49 & 51 PALISADE AVE. TRUMBULL, CONN.", DATE: JUNE 30, 1957, PREPARED BY A. B. SCHOW, ON FILE IN THE TRUMBULL LAND RECORDS, MAP 762.

D. "MAP OF PROPERTY PREPARED FOR PAUL F. LAKELAND & FRANCES BETH PALMER 10 CROWN STREET TRUMBULL, CONNECTICUT", DATE: NOVEMBER 26, 2004, SCALE: 1"=10', PREPARED BY RICHARD W. PLAIN, JR.

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

DOUGLAS F. LINDQUIST, L.S. #14659

THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL

PROPERTY SURVEY - PROPERTY CONVEYANCE

PREPARED FOR

ROBERT DUVA

53 MIDDLEBROOKS AVENUE

TRUMBULL, CONNECTICUT

LINDQUIST SURVEYING LLC

1" = 10' SCALE	169 MOUNT PLEASANT STREET DERBY, CONNECTICUT 06418 203-736-0197	65001 PROJECT
JUNE 15, 2026 DATE		1 OF 1 SHEET/TOTAL SHEETS

Date Received: 7/14/26 Application #: 26-16

ZONING BOARD OF APPEALS

APPLICATION FOR HEARING:

1. **The purpose of this application is for the following:**
   a. Variance of the Trumbull Zoning Regulations YES
   b. Appeal from Order of the Zoning Enforcement Officer X
   c. Approval of Location for a Gasoline Station, Limited Repairer's License or General Repairer's License. X
2. **Location of Subject Premises:**
   House and Street: 163 + 161 PINEWOOD TRAIL
   Assessor's Map No. 1106/0054/00001 1106/0037/00001 Map No. 043 Parcel No. 16-36 16-37 Lot No. 48 / 49
   Trumbull Land Records: Volume(s) 1829 / 1966 Page(s) 691 / 459
   Zoning District: AA-ZONE
3. **Name of Applicant:** GEORGE LEWIS
   Street Address: 163 PINEWOOD TRAIL
   City: TRUMBULL ST: CT Zip: 06611
   Phone: Day 978-604-1246 Evening 978-604-1246
   SIGNATURE OF APPLICANT [signature] (If agent, state capacity)
4. **Owner of Record:** GEORGE LEWIS and SABRINA LEWIS
   Street Address: 163 PINEWOOD TRAIL T
   City: TRUMBULL ST: CT Zip: 06611
   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:**

X Setbacks (front, side, rear)
✓ Floor Area
X Lot Area
X Lot Coverage
X Damage Reconstruction
X Parking
✓ Extension of enlargement of a non-conforming use or building
✓ Other (explain) LOT LINE REVISION TO 163 + 161 PINEWOOD RD 163 PINEWOOD. ADDITION OF 1 STORY PORCH CONNECTOR 390 sq-ft.

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

ARTICLE(S) 1/2/3/4 SECTION(S) 4/1.1 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:

NA

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: VARIANCE IS REQUESTED FOR MAX FLOOR AREA RATIO TO CONNECT 161 WITH 163 PINEWOOD TRAIL WITH 1 STORY PORCH CONNECTOR (390 sq-ft ADDITION). BOTH PROPERTIES CURRENTLY DEVICE VARIANCE PREE EXISTING NON CONFORMING LOTS. THE COMBINATION OF BOTH LOTS MAKES THE NON-CONFORMITY LESS

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 CURRENTLY HAVE 5 CHILDREN AND PLAN FOR 2 MORE. (ALL WHICH IS YOU) WE NEED TO CONNECT THE TWO HOMES SO OUR FAMILY CAN USE FOR LIVING AND HOUSING OF OUR FAMILY OF SEVEN +. THANKS.

Property Location 161 PINEWOOD TRAIL | Map ID I/06 / 00037/ 000/ | Parcel Name | State Use 101W
Vision ID 10093 | Account # 00833400 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 7/13/2026 11:25:20 A

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION
LEWIS SABRINA				
LEWIS GEORGE K				
161 PINEWOOD TRAIL				
TRUMBULL CT 06611				

SUPPLEMENTAL DATA

Alt Prcl ID	00833400	Dev Lot:	LOT 49
Census Tr	0906	Survey Ma	
Fire Dist:	N	Survey Ma	
Border Pro		Section # :	B2
Voting Dist		CB Letter:	
	2026 Data Mailer Returned		
GIS ID	I6-37	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RFS LAND	1-1	680,800	476,560
DWELLING	1-3	1,375,500	962,850
	Total	2,056,300	1,439,410

6144
TRUMBULL, CT

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
LEWIS SABRINA	1968	0459	06-02-2026	Q	I	2,130,000	00
NAGEL NANCY H	1793	0100	08-22-2019	U	I	0	10
NAGEL JAN P & NANCY H	1672	0679	09-15-2014	U	I	535,000	
SCHIFFER DAVID M & EVELYN	0642	0403	11-12-1987		I	225,000	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2025	1-1	290,449	2024	1-1	290,449	2023	1-1	290,449
	1-3	557,791		1-3	557,791		1-3	557,791
	Total	848,240		Total	848,240		Total	848,240

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
5				

NOTES

IA, LAKEFRONT SHED = NV
1989 = PORCH CONVERTED TO FAMILY ROOM
3/14/2008 REVIEW PER HOMEOWNER REQ

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	1,368,000
Appraised Xf (B) Value (Bldg)	4,800
Appraised Ob (B) Value (Bldg)	2,700
Appraised Land Value (Bldg)	680,800
Special Land Value	0
Total Appraised Parcel Value	2,056,300
Valuation Method	C
Total Appraised Parcel Value	2,056,300

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
NR8162482	08-02-2016	NC	New Construct	590,000	10-07-2016	100	07-13-2017	NEW COLONIAL 4 BED 4 BA

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
01-14-2026	VA			65	Datamailer No Change
08-02-2021	MVS	1		64	Datamailer Change
10-07-2016	PG	2	5	50	Permit Check
11-07-2014	PG	6	1	58	Field Review
03-14-2008	PG	6	1	57	BAA Field Reiview
03-11-2008	PG	6	1	72	BAA Changed
04-12-2005	PS	1	1	00	Measur+Listed

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	LA	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	101W	Single Family W	AA	N		0.330	AC	250,000.00	2.53939	5	1.00	530	1.300		PW1	2.5000	825,300	680,800
Total Card Land Units			0.33	AC	Parcel Total Land Area		0.33								Total Land Value			680,800

Property Location 163 PINEWOOD TRAIL
Vision ID 2838 Account # 00482900
Map ID I/06 / 00036/ 000/ Bldg # 1
Bldg Name
Sec # 1 of 1 Card # 1 of 1
State Use 107W
Print Date 7/13/2026 11:25:57 A

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	04	Cape Cod
Model	01	Residential
Grade.	08	B+
Stories	1.75	1 3/4 Stories
Occupancy	2	
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	11	Ceram Clay Til
Heat Fuel	03	Gas
Heat Type:	09	Hydro Air
AC Type:	03	Central
Total Bedrooms	06	6 Bedrooms
Total Bthrms:	5	5 Full Baths
Total Half Baths	0	
Total Xtra Fixtrs	6	
Total Rooms:	11	11 Rooms
Bath Style:	03	Modern
Kitchen Style:	03	Modern
Total Kitchens	2	
Total Elec Meter	1	

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

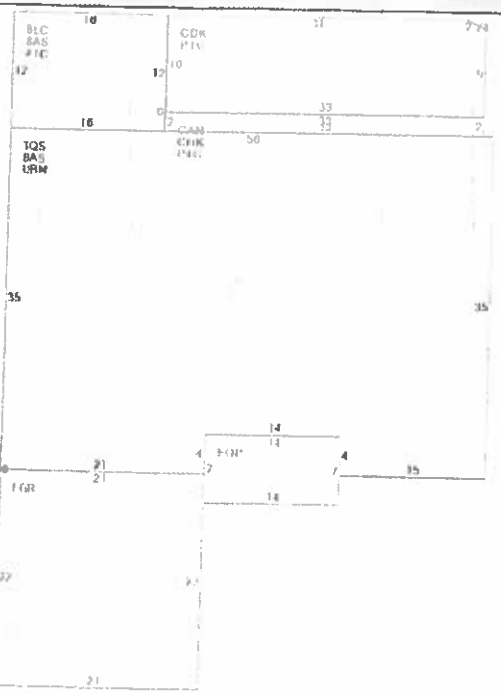
CONDO DATA

Parcel Id | C | Owne | B | S

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	891,461
Year Built	1960
Effective Year Built	2006
Depreciation Code	VG
Remodel Rating	G
Year Remodeled	2008
Depreciation %	20
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	80
RCNLD	713,200
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



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

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL	Fireplace	B	2	5000.00	2001		80	00	1.00	8,000
FPO	FP X Opening	B	1	2500.00	2001		80	00	1.00	2,000
BTH1	Bath Hs Fr	L	165	68.00	2008	G	75	4	1.15	9,700
FBM	FBsmt	B	1,000	30.00	2001		80	4	1.15	27,600
TUB	Whirlpool Tub	B	1	0.00	2001		80		0.00	0
PAT1	Patio Cr	L	1,200	16.00	2023	A	50	3	1.00	9,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,886	1,886	1,886	215.39	406,232
BLC	Balcony	0	192	29	32.53	6,246
CAN	Canopy	0	66	13	42.43	2,800
CDK	Composite Deck	0	395	40	21.81	8,616
FGR	Attached Garage	0	462	185	86.25	39,848
FOP	Open Porch	0	98	20	43.96	4,308
PTC	Concrete Patio	0	587	59	21.65	12,708
TQS	Three Quarter Story	1,355	1,694	1,355	172.29	291,858
UBM	Unfinished Basement	0	1,694	339	43.10	73,018
	Ttl Gross Liv / Lease Area	3,241	7,074	3,926		845,634



I06-36 05/08/2015

INLAND WETLANDS AND WATERCOURSES
COMMISSION

Town of Trumbull
CONNECTICUT
www.trumbull-ct.gov

Town Hall
5866 Main Street
Trumbull, CT 06611
Phone: 203.452.5046
Fax: 203.452.5061

July 14, 2026

CERTIFIED MAIL – RETURN RECEIPT REQUESTED

9589 0710 5270 3196 3409 19

George Lewis
163 Pinewood Trail
Trumbull, CT 06611

RE: Application 26-25 George Lewis-Permit approval for addition of one story porch and new plantings within a regulated area at 163 Pinewood Trail.

Dear Applicant:

The subject application was reviewed by the Inland Wetlands and Watercourses' agent, Tatiana Solovey, P.E., Assistant Town Engineer t for addition of one story porch and new plantings within a regulated area at 163 Pinewood Trail.

On July 13, 2026, the Commission's agent granted a permit to George Lewis to conduct the above activity. The application was APPROVED, as submitted, and subject to the attached General Conditions as established by the Commission.

Said action has been fixed to become effective on Friday, July 31, 2026 and a copy thereof is on file in the Office of the Town Clerk.

Inland Wetlands and Watercourses Commission

Tatiana Solovey
Town Engineer, P.E., IWWC Agent

cc: Town Clerk, Town Engineer, Building Department, Planning & Zoning

INLAND WETLANDS AND WATERCOURSES COMMISSION

Town of Trumbull

CONNECTICUT

www.trumbull-ct.gov

TOWN HALL
5866 Main Street
Trumbull, CT 06611

TELEPHONE
Phone: 203- 452-5046
Fax: 203-452-5061

APPLICATION 26-25 163 PINEWOOD TRAIL

SECTION I. IWWC GENERAL CONDITIONS
ALL INLAND WETLANDS PERMITS ARE SUBJECT TO THE FOLLOWING

☑ 1.1. This permit may be revoked if the permittee exceeds the conditions or limitations of this permit or has secured this permit through deception or inaccurate information. The permit expires within five (5) years of its issuance, unless the time period is extended by the Inland Wetlands and Watercourses Commission (IWWC).

☑ 1.2. The application as approved is subject to Town Administrative Policy for Stormwater management and Drainage Design Standards.

☑ 1.3. Notification to the Town shall be made 48 hours prior to commencement.

☑ 1.4. Land disturbance shall be kept to a minimum and re-stabilization must be scheduled as soon as possible. Temporary seeding or permanent hydro-seeding should take place immediately upon completion of grading.

☑ 1.5. No material, including dead and/or removed vegetation, stumps, leaves or other debris, shall be deposited or buried in any wetland, watercourse, or regulated area, unless explicitly authorized by the Commission

☑ 1.6. All erosion and sedimentation control measures must be constructed in accordance with the standards and specifications of the 2002 "Connecticut Guidelines for Soil Erosion and Sediment Control" and the 2004 Connecticut Stormwater Quality Manual as amended from time to time. Site development shall not begin unless the soil erosion and sedimentation measures are installed and functional. All control measures shall be maintained in effective condition to ensure the compliance with the approved plan.

☑ 1.7. The applicant shall immediately inform the Town Engineer and/or his Agent of problems involving sedimentation, erosion, downstream siltation or any other adverse impacts, which develop in the course, or are caused by, the work.

☑ 1.8. Any and all necessary additional permits required are the applicant's responsibility.

☑ 1.9. All plants proposed in regulated area shall be non-invasive plants native to CT. See CT DEEP Stormwater Manual for a list of acceptable species. See the 2014 CT Invasive Plan list for a complete list of unacceptable invasive species.

☑ 1.10. The use of organic fertilizers & refraining from pesticides is strongly encouraged.

SECTION II. IWWC SITE SPECIFIC CONDITIONS OF APPROVAL

☐ 2.1. Erosion controls are to be inspected by the applicant and/or his Contractor weekly, and after rain events, and all deficiencies must be remediated within twenty-four (24) hours of discovery.

☐ 2.2. An independent soil erosion controls site monitor, approved by the Town Engineer, must submit reports &` photographs on a weekly basis and after each rainfall event of 0.5" or greater. Town Engineer may change frequency of reports as project progresses. Failure to submit reports may result in IWWC permit revocation.

☐ 2.3. Dewatering Plan for ground water removal in excavated areas must be submitted & approved by the Town Engineer.

☐ 2.4. Approved Limits of disturbance (LOD) must be staked by a Licensed Surveyor prior to any site disturbance.

☐ 2.5. No construction activity, storage of vehicles, equipment and materials is permitted beyond approved LOD.

☐ 2.6. Tree protection measures must be installed at least 12" from the longest tree limb prior to any site disturbance.

☐ 2.7. All invasive plants in regulated area shall be removed as directed by the Commission.

☐ 2.8. All tree stumps to remain, unless specifically approved by the Commission.

☐ 2.9. All new plantings shall have a survivability period of one (1) year minimum, or as determined by the Town Engineer.

☐ 2.10. A phasing and staging plan shall be created by the Applicant and approved by the Town Engineer and/or his Agent.

☐ 2.11. Permanent demarcation of property line and/or wetland limits shall be marked with IWWC placards and/or other monuments at intervals of _____ft apart, and/or at following locations_____ or as directed by the IWWC Agent.

☐ 2.12. An IWWC performance Bond estimate must be submitted for approval by the Town Engineer and shall be posted prior to any site disturbance. Bond will be released upon approval by Town Engineer. Failure to provide the bond may result in IWWC permit revocation.

☐ 2.13. A certified copy of the recorded Conservation easement must be submitted.

POOLS

☐ 2.14. A detailed backwash plan & release prevention plan shall be submitted for approval by the Town Engineer.

☐ 2.15. Pool water backwash shall be into a drywell.

☐ 2.16. For complete pool drainage, the pool water shall be trucked off site.

☐ 2.17. Pool water shall not be discharged into a wetland, watercourse or into the town storm water drainage system.

SECTION III. ADDITIONAL CONDITIONS

☐ 3.1._____

☐ 3.2._____

☐ 3.3._____

☐ 3.4._____

☐ 3.5._____

☐ 3.6._____

☐ 3.7._____

☐ 3.8._____

MAP REFERENCES

1. Map entitled "As-Built - Lot 49 Pinewood Lake Plan 2, Prpeared for Jan & Nacy Nagel". Trumbull, Connecticut. Dated April, 2017. Prpeared by Nowakowski, O'Bymachow, Kane & Assoc.

2. Map entitled "Pinewood Lake" Plan 2, Section 2, Trumbull, Connecticut, dated April 28, 1942, scale 1"=60 Ft., prepared by Eugene Hajas, surveyor. On File in the Trumbull Town Hall File #243.

GENERAL SURVEY NOTES

1. This Map Has Been Prepared Pursuant To The Regulation Of Connecticut State Agencies Section 20-300b-1 Through 20-300b-20 And The "Standards For Surveys And Maps In The State Of Connecticut As Adopted By The Connecticut Association Of Land Surveyors, Inc. On Aug 29, 2019.

2. This Survey Conforms to Horizontal Accuracy Class A-2.

3. The Type Of Survey Performed Is A Limited Property / Boundary Survey, And Is Intended To Be An Existing Conditions Survey.

4. Boundary Determination Is Based Upon A Dependent Resurvey. (See Map References And Record Deeds.)

5. North Arrow Is Based On Map Reference # 1.

6. No attempt has been made as part of this survey to obtain or depict data concerning the existence (other than what is depicted hereon), size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies prior to any construction. CALL BEFORE YOU DIG 1-800-922-4455

7. Parcel located in a AA Zone. See Zoning Regulations for Specfic Setbacks and Requirements - Zone, Setbacks and Requirements are subject to the Determination of the Zoning Enforcement Officer.

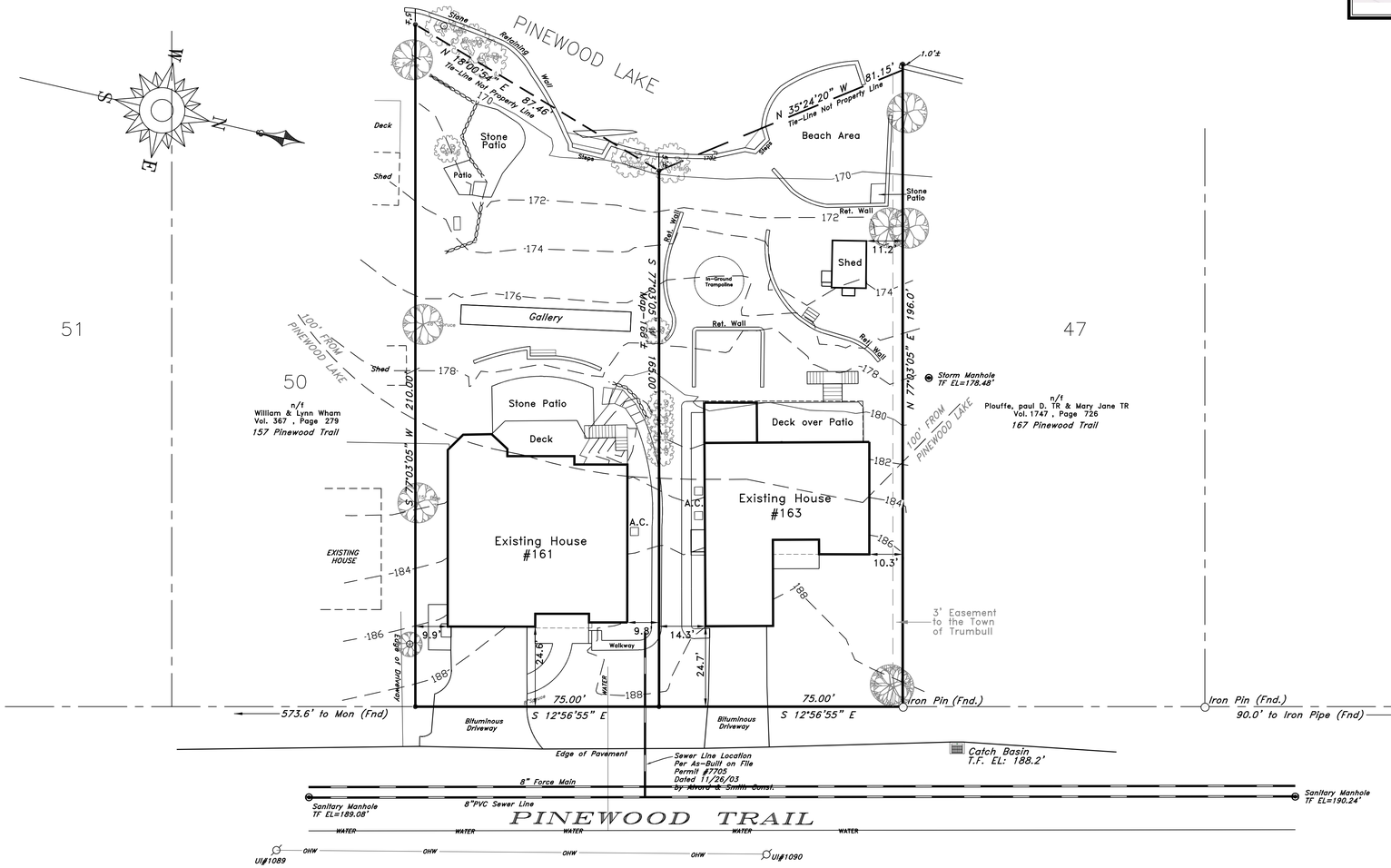
8. This survey was prepared for a specfic purpose, any use other than that which was originally intended is a misuse of this information and renders the preparers declaration null an void. Unauthorized alterations or additions to this survey, which bears the licensed surveyors signature and embossed seal, renders any declaration noted hereon null and void.

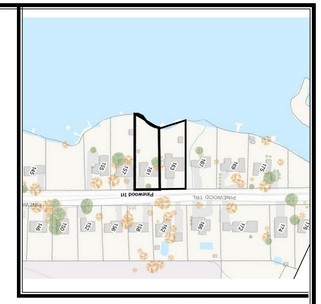
9. Parcel is subject to conditions, restrictions and covenants described in filed deed Vol. 55, Pg. 361.

10. Parcel is located in Flood Zone A per FEMA Firm Insurance Rate Map #09001C0293F, Fairfield County, Connecticut, Panel 293 of 626, effective date of June 18, 2010. Per Map legend there are no base flood elevations determined.

11. Lot Area = 161 Pinewood = 0.32 Acres
163 Pinewood = 0.31 Acres
Combined = 0.63 Acres

12. Town of Trumbull Inland Wetlands and Watercourses Commission approval of Application #15-07, effective May 26, 2015.





LOCATION MAP
(Approx. Scale: 1"=200')

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

BRIAN D. SHEPARD L.S. #70544

This Map is NOT VALID without a LIVE SIGNATURE and EMBOSSED SEAL.

DATE:	DESCRIPTION
6/4/26	Revisions

REVISIONS

EXISTING CONDITIONS MAP
PREPARED FOR

GEORGE LEWIS, JR.

161 & 163 PINEWOOD TRAIL
TRUMBULL, CONNECTICUT

SCALE: 1"= 20' DATE: MAY 29, 2026

0 20 40

MAP#		SEARCH		FB/PG	594/18	DRAWING	142356

CIVIL ENGINEERING
NOK LAND SURVEYING
NOWAKOWSKI - O'BYMACHOW - KANE, ASSOCIATES
CIVIL ENGINEERING & LAND SURVEYING
415 HOWE AVENUE
SHELTON, CONNECTICUT 06484
PHONE: (203) 924-7745 FAX: (203) 924-7526
Records Since 1950

Date Received: 7/14/26 Application #: 26-17

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: 34 Wesley Drive
   Assessor's Map No. 09 Parcel No. 123 Lot No. _____
   Trumbull Land Records: Volume(s) 1954 Page(s) 790
   Zoning District: Residential A zone

3. **Name of Applicant:** Nicholas Montanaro
   Street Address: 34 Wesley Drive
   City: Trumbull ST: CT. Zip: 06611
   Phone: Day 203-520-3276 Evening 203-520-3276
   SIGNATURE OF APPLICANT N. M
   (If agent, state capacity)

4. **Owner of Record:** Nicholas Montanaro
   Street Address: 34 Wesley Dr.
   City: Trumbull ST: CT. Zip: 06611
   SIGNATURE OF OWNER OF RECORD N. M

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:

   N/A

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

4. Explain the requested variance; PLEASE INDICATE DISTANCES FROM PROPERTY WHEN APPLICABLE: Rear yard setback for building is 50'. I am requesting a 35 foot Variance. Side yard Setback for pool is 25'. I am requesting a 15 foot Variance

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

   Non-conforming lot

Property Location 34 WESLEY DRIVE | Map ID H/09 / 00123/ 000/ | Bldg Name | State Use 107
Vision ID 9443 | Account # 00933600 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 7/8/2026 3:58:54 PM

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	01	Ranch
Model	01	Residential
Grade:	11	C+2
Stories:	1.25	1 1/4 Stories
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:	06	Partial
Total Bedrooms	05	5 Bedrooms
Total Bthrms:	3	3 Full Baths
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:	10	10 Rooms
Bath Style:	03	Modern
Kitchen Style:	03	Modern
Total Kitchens	2	
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	263,735
Year Built	1959
Effective Year Built	2001
Depreciation Code	VG
Remodel Rating	G
Year Remodeled	2024
Depreciation %	5
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	95
RCNLD	250,500
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	





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

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL	Fireplace	B	1	5000.00	1992		95	00	1.00	4,800
A/C	AC Ctrl	B	952	3.25	1992		95		0.00	2,900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,320	2,320	2,320	88.39	205,053
CRL	Crawl Space	0	1,228	0	0.00	0
FOP	Open Porch	0	32	6	16.57	530
UAT	Unfinished Attic	0	1,092	109	8.82	9,634
UBM	Unfinished Basement	0	1,092	218	17.64	19,268
WDK	Wood Deck	0	250	25	8.84	2,210
	Ttl Gross Liv / Lease Area	2,320	6,014	2,678		236,695

Property Location 34 WESLEY DRIVE | Map ID H/09 / 00123/ 000/ | Parcel Name | State Use 107
Vision ID 9443 | Account # 00933600 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 7/8/2026 3:58:53 PM

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION
MONTANARO NICHOLAS				
FORMICELLA DONNA J				
34 WESLEY DRIVE				
TRUMBULL CT 06611				

SUPPLEMENTAL DATA

Alt Prcl ID	00933600	Dev Lot:	LOT 6
Census Tr	0905	Survey Ma	
Fire Dist:	T:	Survey Ma	
Border Pro		Section # :	A3
Voting Dist		CB Letter:	
	2026 Data Mailer Returned		
GIS ID	00933600	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RES LAND	1-1	208,900	146,230
DWELLING	1-3	258,200	180,740
	Total	467,100	326,970

6144
TRUMBULL, CT

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
MONTANARO NICHOLAS	1954	0790	10-07-2025	U	I	887,500	07
MARTINS GEORGE F	1940	0944	01-31-2025	U	I	408,000	25
SILVA DANIEL RODRIGUES DA	1910	0514	05-26-2023	U	I	338,401	14
FEDERAL HOME LOAN MORTGAGE ASSOC	1887	0711	04-07-2022	U	I	0	15
SPECIALIZED LOAN SERVICING	1881	0965	01-25-2022	U	I	355,285	14

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2025	1-1	146,230	2024	1-1	146,230	2023	1-1	146,230
	1-3	180,740		1-3	105,420		1-3	105,420
	Total	326,970		Total	251,650		Total	251,650

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
5				

NOTES

ORIGINAL HOUSE WBS, SETTING
AC IN APT
ACC APT REAR-2001 -SIDE ENTRANCE
IA
COMP GRADE TO LARKSPUR DR

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	250,500
Appraised Xf (B) Value (Bldg)	7,700
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	208,900
Special Land Value	0
Total Appraised Parcel Value	467,100
Valuation Method	C
Total Appraised Parcel Value	467,100

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
RB-25-375	06-24-2025	RE		800		100		DECK STAIRS FULL WIDTH
RB-25-301	05-27-2025	RE		5,000		100		ADD ATTIC STAIRS AND RE
RB-25-263	05-19-2025	RE		27,550		100		ADDITIONAL BUILDING PER
RP-25-125	05-13-2025	PL		11,000		100		3 BATHROOMS, 2 KITCHEN
RM-25-96	05-13-2025	HA		11,500		100		2 FURNACES, NEW DUCTW
RE-25-162	05-13-2025	EL		9,500		100		REWIRE HOME, APT TO EXI
RB-25-68	04-02-2025	RE		95,000		100		ADDITION TO SQUARE OFF

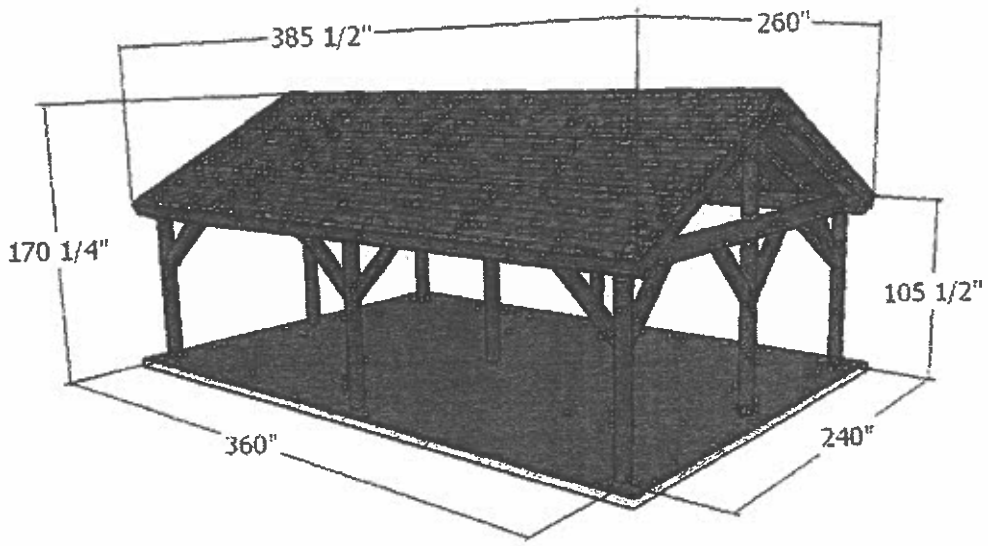
VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
09-04-2025	BC	2		50	Permit Check
10-02-2015	REV	1	1	61	Data Mailer Return
03-31-2005	SR	7		14	QC - Measure&Inspected
03-29-2005	AL	1	1	00	Measur+Listed

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	LA	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	107	SFR w/Accessor	A			0.370	AC	202,400.00	2.32499	5	1.00	500	1.200		1.0000	564,696	208,900

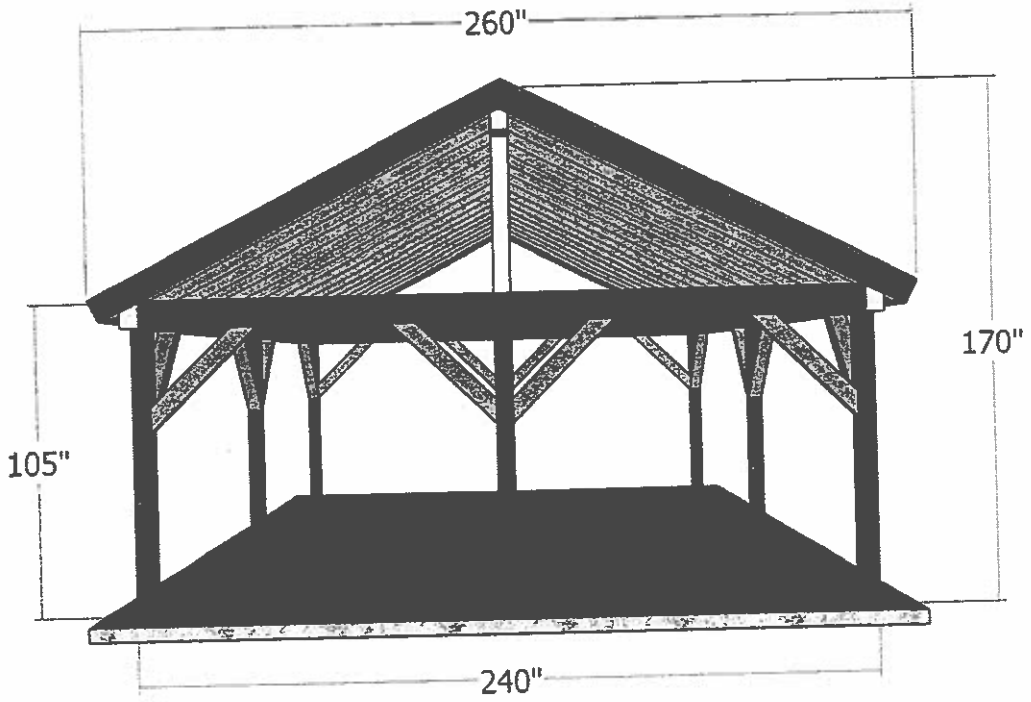
Total Card Land Units 0.37 AC | Parcel Total Land Area 0.37 | Total Land Value 208,900

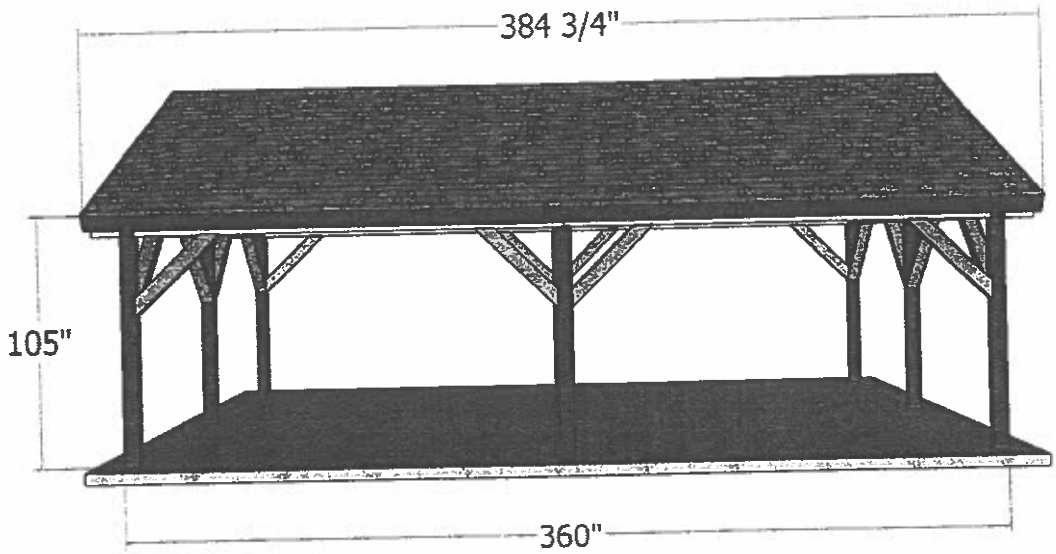


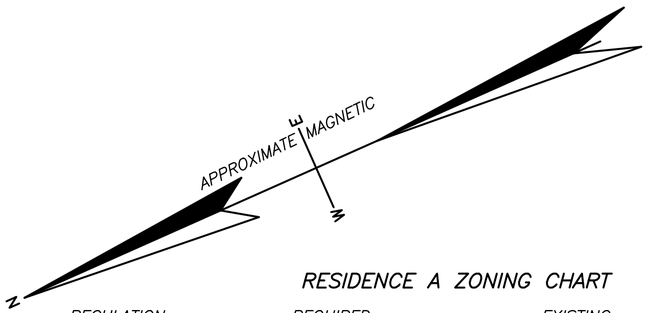
20x30 Pavilion Plans - overall dimensions

Once the main construction and structural work on your project are complete, applying the finishing touches can significantly enhance both its appearance and durability. Start by filling any nail holes, gaps, or imperfections in the wood with a high-quality wood putty. Choose a putty that matches the color of the wood, or opt for a stainable or paintable type if you plan to apply a finish later. Carefully apply the putty using a putty knife, and ensure it is smooth and level with the wood surface. Allow the putty to dry thoroughly according to the manufacturer's instructions. Once dry, sand the areas where putty was applied using fine-grit sandpaper. Sanding not only helps to achieve a smooth finish but also prepares the surface for painting or staining by removing any residual putty or rough spots.

After sanding, wipe down the entire project with a tack cloth or a slightly damp rag to remove all dust and debris, ensuring a clean surface for the final finish. If painting, apply a primer first, especially if the wood is new or if you're changing the color dramatically. Primer helps the paint adhere better and provides a more even base. After the primer has dried, apply your chosen paint color. Use a high-quality brush or roller for a smooth, professional finish. If staining, select a stain that complements the natural beauty of the wood and apply it with a clean rag or brush, following the grain of the wood. After staining, applying a clear sealant or polyurethane is advisable to protect the wood from moisture and wear. These final steps, though they may seem minor, are crucial in achieving a polished look and ensuring your project stands the test of time.


260"
170"
105"
240"


384 3/4"
105"
360"



RESIDENCE A ZONING CHART

REGULATION	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	0.5 ACRE (21,780 S.F.)	0.3682 AC. (16,037 S.F.)	0.3682 AC. (16,037 S.F.)
MIN. ROAD FRONTAGE	125 FEET	80.00 FEET	80.00 FEET
MAX. BUILDING HEIGHT	40'	22.0 FEET	10'± ROOF OVER PATIO
MIN. FRONT YARD	50 FEET	39.5 FEET	160'± ROOF OVER PATIO
MIN SIDE YARD	20 FEET	13.7/26.6 FEET*	10'± ROOF OVER PATIO**
MIN REAR YARD	50 FEET	83.6 FEET	15'± ROOF OVER PATIO**
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 = 2,320 S.F. 2ND FLOOR LIVING AREA = N/A	FIRST FLOOR LIVING AREA = 2,320 S.F. 2ND FLOOR LIVING AREA = N/A
MAXIMUM FLOOR AREA RATIO	.29 PRINCIPAL BUILDING .1 ACCESSORY BUILDING	.14 PRINCIPAL BUILDING .01 ACCESSORY BUILDING	.14 PRINCIPAL BUILDING .04 ACCESSORY BUILDING
BUILDING COVERAGE	25% MAXIMUM	15.8%	19.6%
POOL REQUIREMENTS			
MIN. FRONT YARD	150 FEET	N/A	113± FEET**
MIN SIDE YARD	25 FEET	N/A	10± FEET**
MIN REAR YARD	25 FEET	N/A	46± FEET

* VARIANCE GRANTED SEE NOTE 5
** VARIANCE REQUIRED

MAP REFERENCE:

Map No. 1 L.J. Anger, Trumbull, Conn., scale: 1"= 40' dated April 21, 1951 by Joseph T. Kasper, Trumbull Town Clerk Map No. 457.

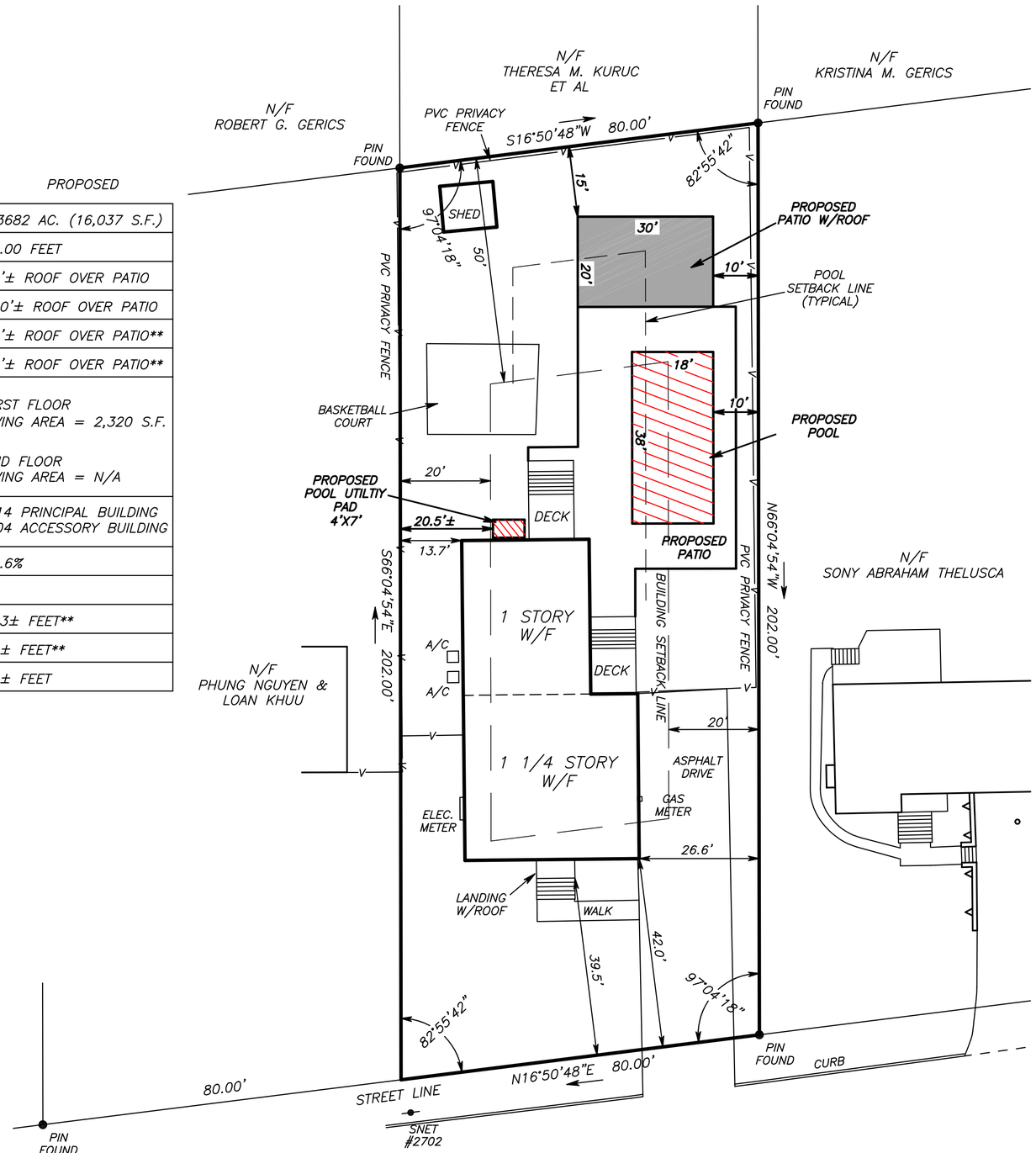
NOTES:

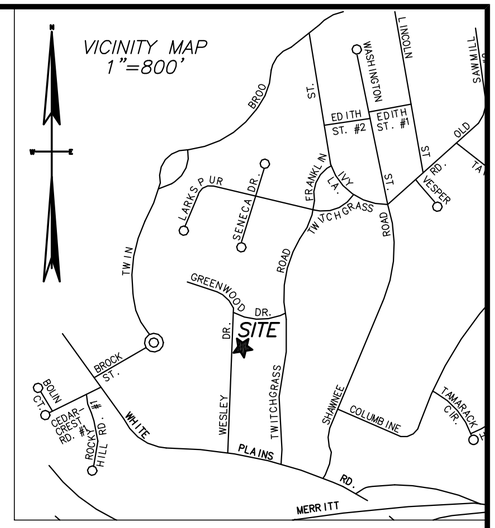
1. This survey and map has been prepared in accordance with Sections 20–300b–1 thru 20–300b–20 of the Regulations of Connecticut State Agencies – "Minimum Standards for Surveys and Maps in The State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. The Boundary Determination is Dependent Resurvey conforming to Horizontal Accuracy Class A–2. The survey type is Zoning Location Survey.
2. Municipal Zone Designation is Residence A.
3. Property is shown and designated as Lot 6 on Trumbull Town Clerk Map No.457 as referenced above.
4. Property subject to a variance granted (side setback for In–Law/Accessory Apartment to 13.7') from the Town of Trumbull Zoning Board of Appeals recorded in Volume 1066 at Page 103 of the Trumbull Land Records.
5. Property subject to a variance granted (addition for use as In–Law/Accessory Apartment) from the Town of Trumbull Zoning Board of Appeals recorded in Volume 1066 at Page 108 of the Trumbull Land Records.
6. Property subject to a special permit (5 year extension of approval) from the Town of Trumbull Zoning Board of Appeals recorded in Volume 1544 at Page 849 of the Trumbull Land Records.
7. Property subject to a special permit with Deed Restrictions from the Town of Trumbull Zoning Board of Appeals recorded in Volume 1544 at Page 850 of the Trumbull Land Records.
8. Property lies within Flood Zone AE with a base flood elevation of 97.3' per FEMA Flood Insurance Rate Map Number 09001C0431F effective June 18, 2010.

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

STATE OF CONNECTICUT · TRACY H. LEWIS · No. 15160 · LICENSED LAND SURVEYOR

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





WESLEY DRIVE

PARCEL AREA:
16,037 S.F. = 0.3682 AC.

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
34 WESLEY DRIVE
TRUMBULL, CONNECTICUT

PREPARED FOR
NICHOLAS MONTANARO

SCALE: 1"= 20' DATE: 7–2–2026

20 0 20 40
SCALE IN FEET

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

Date Received: _____ Application #: 26-18 _____

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: 93 BROADWAY

   Assessor's Map No. E03 Parcel No. 126 Lot No. 00

   Trumbull Land Records: Volume(s) 1951 Page(s) 155

   Zoning District: RESIDENCE A

3. **Name of Applicant:** FRED DAMICO

   Street Address: 9 PARK RD

   City: OXFORD ST: CT Zip: 06478

   Phone: Day (203) 922-2176 Evening SAME

   SIGNATURE OF APPLICANT _____
   (If agent, state capacity)

4. **Owner of Record:** JOSE PARRA

   Street Address: 439 CHARLES STREET

   City: BRIDGEPORT ST: CT Zip: 06606

   SIGNATURE OF OWNER OF RECORD Jose Parra

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

A. VARIANCE OF THE TRUMBULL ZONING REGULATIONS

1. **This application relates to:**

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

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

   ARTICLE(S) III SECTION(S) 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:

   YES, A SUBDIVISION APPLICATION (JUNE 17, 2026)

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: TWO EXISTING BUILDINGS WERE MADE MORE NON-CONFORMING DUE TO THE SUBDIVISION MAKING THIS A REAR LOT (SIDE SETBACK) (4.0', 49.2', 38.0') (REAR SETBACK) (43.9')

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 50 FOOT SETBACK WOULD RESULT IN THE BUILDINGS TO BE REMOVED. BOTH BUILDINGS ARE EXISTING NON-CONFORMING

Property Location 93 BROADWAY | Map ID E/03 / 00126/ 000/ | Parcel Name | State Use 1001
Vision ID 12761 | Account # 00674501 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 7/15/2026 2:42:30 PM

CURRENT OWNER

PARRA JOSE

439 CHARLES ST

BRIDGEPORT CT 06606

TOPO / UTILITIES / STRT / ROAD / LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID	00674501	Dev Lot:	LOT 1
Census Tr	0902	Survey Ma	
Fire Dist:	L:	Survey Ma	
Border Pro		Section # :	C1
Voting Dist		CB Letter:	
GIS ID	00674501	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
DWELLING	1-3	19,700	13,790
VAC RS LN	5-1	262,808	183,966
	Total	282,508	197,756

6144

TRUMBULL, CT

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
PARRA JOSE	1951	0155	08-11-2025	U	V	420,000	25
SCIORTINO MICHAEL & THOMAS R	1018	0134	08-13-1999	U	V	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2025	1-3	13,790	2024	1-3	13,790	2023	1-3	13,790
	5-1	183,966		5-1	183,966		5-1	183,966
	Total	197,756		Total	197,756		Total	197,756

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

2 GARAGES FOUND ON PROPERTY AND ARE ON
THE OLD FIELD CARD 8/06

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	19,700
Appraised Land Value (Bldg)	262,808
Special Land Value	0
Total Appraised Parcel Value	282,508
Valuation Method	C
Total Appraised Parcel Value	282,508

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
06-14-2005	DC	1		99	Vacant Lot Inspected

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	LA	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen		Adj Unit P	Land Value
1	1001	Res Vac Ld w/O	A			1.000	AC	202,400.00	1.00000	5	0.90	305	1.300		VAC	1.0000	236,808	236,808
1	100	Res Vacant Lnd	A			1.000	AC	20,000.00	1.00000	0	1.00	305	1.300			1.0000	26,000	26,000
					Total Card Land Units	2.00	AC	Parcel Total Land Area	2.00							Total Land Value		262,808

Property Location 93 BROADWAY | Map ID E/03 / 00126/ 000/ | Bldg Name | State Use 1001
Vision ID 12761 | Account # 00674501 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 7/15/2026 2:42:31 PM

CONSTRUCTION DETAIL

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

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

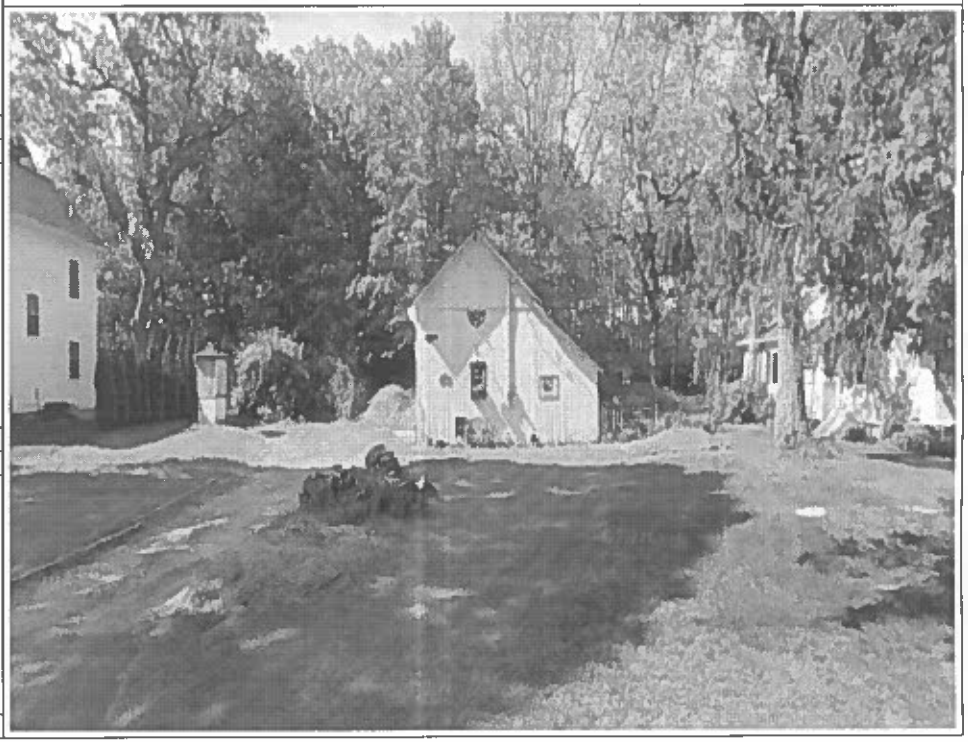
Parcel Id		C		Owne	
			B		S

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	0
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	100
Percent Good	
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch



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

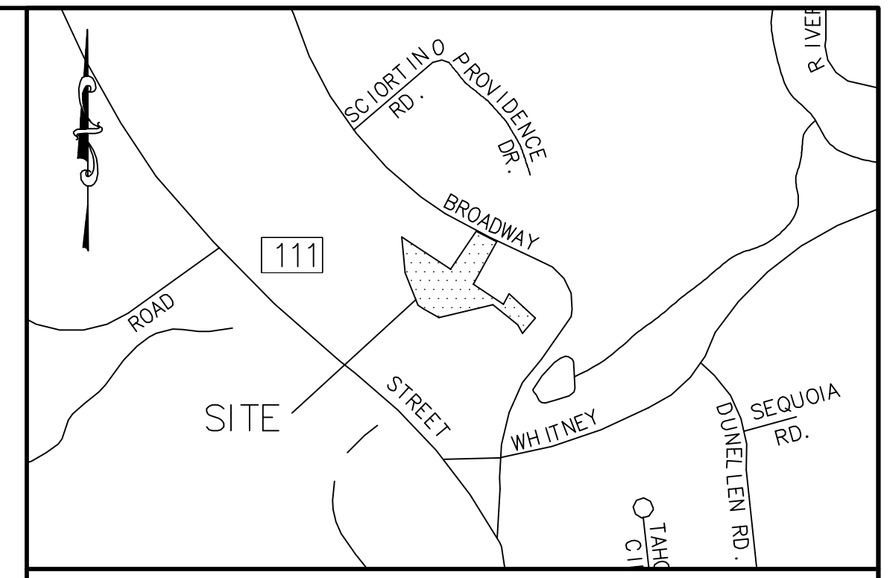
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FGR2	Gar w Loft Fr	L	800	50.00	1991	A	50	3	1.00	16,600
FGR1	Gar Fr	L	720	50.00	1900	P	10	3	1.00	3,100

BUILDING SUB-AREA SUMMARY SECTION

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

LEGEND

- 480 EXISTING CONTOURS
- PROPERTY LINE
- BUILDING SETBACK LINE
- 278 PROPOSED CONTOURS
- SILT FENCE
- LIMIT OF CLEARING
- 277.2 PROPOSED SPOT ELEVATION



LOCATION MAP
SCALE: 1"=800'

N/F
MACHADOS PROPERTIES LLC

S65°22'48"E 60.32'

S65°22'48"E 24.46'

N/F
LONG HILL MARKET LLC

194.94'

N70°44'22"E

S26°55'30"E 121.95'

S11°13'48"E 124.94'

N/F
6600 MAIN STREET LLC

LOT 2
65,217 SQ. FT.

43.9'

EXISTING BUILDING

S34°31'28"E 32.73'

S56°10'28"E

112.02'

71.60'

N/F
BENDER

N62°19'54"W

125.29'

38.0'

N62°19'54"W 143.45'

N62°19'54"W 60.49'

235.11'

N54°02'06"W

123.05'

40.76'

S22°46'08"W

N22°46'08"E

S28°14'29"W 97.92'

N/F
SONG

OTHER LAND OF JOSE PARRA
LOT 1

N/F
KAUFMAN

EXISTING BARN

49.2'

4.0'

S47°38'48"W 66.83'

58.4'

169.37'

145.69'

186.45'

N70°09'23"W 59.00'

BROADWAY

Building Zone Residence A	MINIMUM/REQUIRED MAXIMUM/ALLOWED	LOT 2
Minimum Lot Area	21,780 SQ. FT.	65,217 SQ. FT.
Minimum Road Frontage	125'	59.0'
Minimum Setback from Street Line	50'	58.4'
Minimum Setback from Side Property Line	50'	4.0'
Minimum Setback from Rear Property Line	50'	43.9'
Maximum Height for a Building or Structure	40'	35'
Maximum Building Lot Coverage as a Percentage of Lot Area	25%	2.4%

No.	Date	REVISION DESCRIPTION

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 TO 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES. IT IS A MAP BASED ON A DEPENDANT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2. TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

FRED D'AMICO CONN. P.E., L.S. 10833

D'AMICO ASSOCIATES
SURVEYING & ENGINEERING CONSULTANTS
9 PARK ROAD
OXFORD, CONNECTICUT 06478
P: (203) 881-3184
F: (203) 881-0248
damicoassociates@sbcglobal.net

Job No.	Drn By
4787	JVD
Scale	Date
1"=30'	7/12/2026

Project Name
JOSE PARRA
93 BROADWAY
TRUMBULL CONNECTICUT

Drawing Title
BOUNDARY SURVEY

Date Received: _____ Application #: 26-19

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: 84 RIDGEVIEW AVENUE
   Assessor's Map No. D/05 Parcel No. 0032 Lot No. 84
   Trumbull Land Records: Volume(s) 0656 Page(s) 0441
   Zoning District: A

3. **Name of Applicant:** STEVEN KEEDLE
   Street Address: 49 BEARDSLEY PARKWAY
   City: TRUMBULL ST: CT Zip: 06611
   Phone: Day 203 943 4278 Evening —
   SIGNATURE OF APPLICANT Steven J. Keedle (AGENT)
   (If agent, state capacity)

4. **Owner of Record:** CYNTHIA & RICHARD ISTVAN
   Street Address: 84 RIDGEVIEW AVENUE
   City: TRUMBULL ST: CT Zip: 06611
   SIGNATURE OF OWNER OF RECORD Cynthia Istvan

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

1.1.2017

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 & I. SECTION(S) I.2 PARAGRAPH(S)_____

   SUBPARAGRAPH(S) 7 I.1.2.sec 7

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: REQUEST VARIANCE FOR FRONT SET BACK 40' EXISTING / 40' WITH SECOND FLOOR. VARIANCE FOR REQUIRED 50'. FLOOR AREA PERCENTAGE FOR ADU ASKING 840 SF. ALLOWABLE 645 SF.

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:

   EXISTING STRUCTURE FROM 1954. IMPROVEMENT OVER EXISTING GARAGE TOWARD THE FRONT AS ~~SIT~~ SITE IS BEST SUITED FOR FRONT ADDITION OF 8' TO ACCOMODATE NEW ADU ON SECOND FLOOR. EXTENSION IS NO FURTHER THAN EXISTING STRUCTURE ON RIGHT SIDE OF DWELLING.

Property Location	84 RIDGEVIEW AVENUE	Map ID	D/05 / 00132/ 000/	Bldg Name	State Use 101
Vision ID 5317	Account # 00310700	Bldg # 1	Sec # 1 of 1	Card # 1 of 1	Print Date 7/15/2026 2:50:41 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		
Heat Fuel	02	Oil
Heat Type:	05	Hot Water
AC Type:	07	Mini Split
Total Bedrooms	03	3 Bedrooms
Total Bthrms:	2	2 Full Baths
Total Half Baths	0	
Total Xtra Fixtrs	1	
Total Rooms:	5	5 Rooms
Bath Style:	02	Average
Kitchen Style:	02	Average
Total Kitchens	1	
Total Elec Meter	1	

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

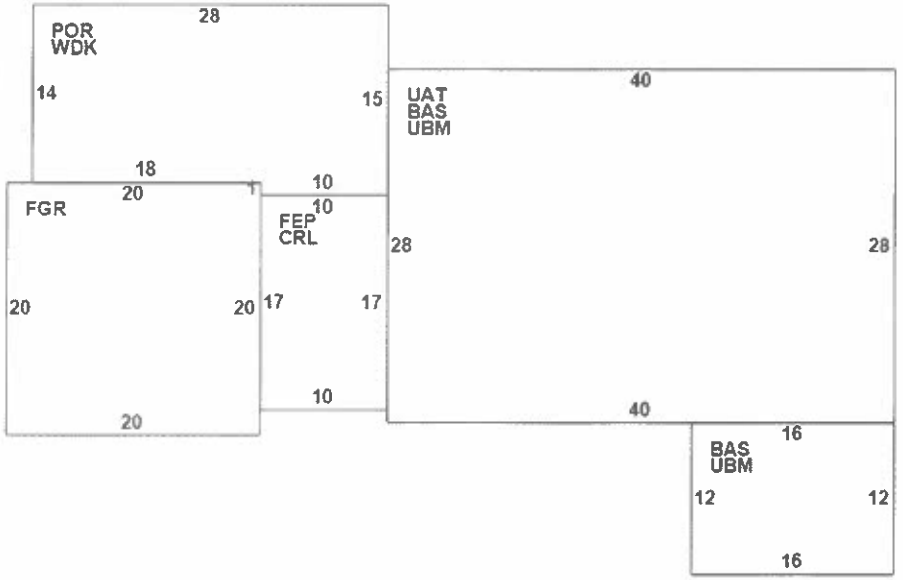
CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	391,775
Year Built	1957
Effective Year Built	1994
Depreciation Code	A
Remodel Rating	
Year Remodeled	1983
Depreciation %	32
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	68
RCNLD	266,400
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		68	00	1.00	3,400
FBM	FBsmt	B	400	30.00	1992		68	00	1.00	8,200
PAT1	Patio Cr	L	400	16.00	2020	A	50	3	1.00	3,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,312	1,312	1,312	186.79	245,068
CRL	Crawl Space	0	170	0	0.00	0
FEP	Enclosed Porch	0	170	111	121.96	20,734
FGR	Attached Garage	0	400	160	74.72	29,886
POR	Pergola	0	402	40	18.59	7,472
UAT	Unfinished Attic	0	1,120	112	18.68	20,920
UBM	Unfinished Basement	0	1,312	262	37.30	48,939
WDK	Wood Deck	0	402	40	18.59	7,472
	Ttl Gross Liv / Lease Area	1,312	5,288	2,037		380,491



D05-132 05/03/2015

Property Location 84 RIDGEVIEW AVENUE | Map ID D/05 / 00132/ 000/ | Parcel Name | State Use 101
Vision ID 5317 | Account # 00310700 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 7/15/2026 2:50:40 PM

CURRENT OWNER

ISTVAN RICHARD P & CYNTHIA M

84 RIDGEVIEW DRIVE

TRUMBULL CT 06611

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID	00310700	Dev Lot:	LOT 98
Census Tr	0902	Survey Ma	
Fire Dist:	L:	Survey Ma	
Border Pro		Section # :	B1
Voting Dist		CB Letter:	X
GIS ID	D5-132	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RES LAND	1-1	269,200	188,440
DWELLING	1-3	281,200	196,840
	Total	550,400	385,280

6144

TRUMBULL, CT

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
ISTVAN RICHARD P & CYNTHIA M	0656	0441	04-29-1988	U	I	214,000	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2025	1-1	156,240	2024	1-1	156,240	2023	1-1	156,240
	1-3	102,760		1-3	100,310		1-3	100,310
	Total	259,000		Total	256,550		Total	256,550

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

WHL ON WDK= NV

XF=LAUN SINK

IA

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	266,400
Appraised Xf (B) Value (Bldg)	11,600
Appraised Ob (B) Value (Bldg)	3,200
Appraised Land Value (Bldg)	269,200
Special Land Value	0
Total Appraised Parcel Value	550,400
Valuation Method	C
Total Appraised Parcel Value	550,400

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
RM-25-157	07-08-2025	HA		12,000		100		REPLACE EXISTING AC UNI
RE-25-183	06-02-2025	EL		4,500		100		UPGRADE THE SERVICE AN
SOLE-25-70	05-27-2025	SP		22,730		100		ROOF MOUNTED SOLAR AR
SOLB-25-70	05-27-2025	SP		7,380		100		ROOF MOUNTED SOLAR AR
BLDG-R-20	05-24-2021	RF	Roofing	4,667		100	12-30-2021	REMOVE EXISTING SHINGL

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
01-09-2026	BC	7		58	Field Review
01-25-2023	MVS			50	Permit Check
01-25-2023	MVS			50	Permit Check
09-20-2021	MVS	1		65	Datamailer No Change
08-17-2005	MJB	1	1	00	Measur+Listed
06-08-2005	MB	1		01	Measured

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	LA	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	101	Single Family Re	A	L		0.570	AC	250,000.00	1.57454	5	1.00	110	1.200		1.0000	472,350	269,200
Total Card Land Units						0.57	AC	Parcel Total Land Area		0.57					Total Land Value		269,200

NOTES



2 PROPOSED WEST ELEVATION
1/4"=1'-0"



1 PROPOSED FRONT ELEVATION FACING SOUTH
1/4"=1'-0"



3 PROPOSED BACK (north)
1/4"=1'-0"



4 PROPOSED SIDE (EAST)
1/4"=1'-0"

Drawing Issue

No.	Date	

Drawing Revisions

No.	Date	

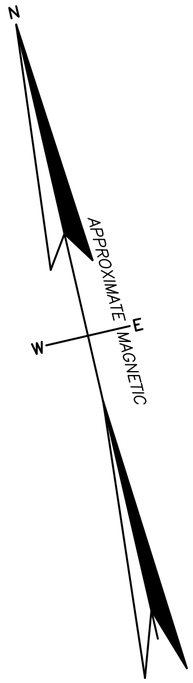
KEEDLE & LEE ARCHITECTS LLC
49 Beardsley Parkway
Trumbull, CT 06611
Tel. 203-374-7520
Fax 203-374-7521

ISTVAN RESIDENCE
84 RIDGEVIEW AVENUE
TRUMBULL, CT

PROPOSED EXTERIOR
ELEVATIONS

Scale
1/4"=1'-0"
Date
7.10.26

A3



RESIDENCE A ZONING CHART

REGULATION	REQUIRED
MIN. LOT SIZE	0.5 ACRE (21,780 S.F.)
MIN. ROAD FRONTAGE	125 FEET
MAX. BUILDING HEIGHT	40'
MIN. FRONT YARD	50 FEET
MIN SIDE YARD RIGHT	20 FEET
MIN SIDE YARD LEFT	20 FEET
MIN REAR YARD	50 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.
MAXIMUM FLOOR AREA RATIO	.29 PRINCIPAL BUILDING .1 ACCESSORY BUILDING
BUILDING COVERAGE	25% MAXIMUM

RESIDENCE A ZONING CHART

REGULATION	EXISTING	PROPOSED
MIN. LOT SIZE	0.5669 AC. (24,694 S.F.)	0.5669 AC. (24,694 S.F.)
MIN. ROAD FRONTAGE	125.00 FEET	125.00 FEET
MAX. BUILDING HEIGHT	19 FEET ±	27 FEET ±
MIN. FRONT YARD	39.3 FEET	40' ADDITION
MIN SIDE YARD RIGHT	20.2 FEET	60' ADDITION
MIN SIDE YARD LEFT	34.0 FEET	34' ADDITION
MIN REAR YARD	118.5 FEET	128' ADDITION
MIN. FLOOR AREA	FIRST FLOOR LIVING AREA = 1,312 S.F. 2ND FLOOR LIVING AREA = 1,116 S.F.	FIRST FLOOR LIVING AREA = 1,395 S.F. 2ND FLOOR LIVING AREA = 1,959 S.F.
MAXIMUM FLOOR AREA RATIO	0.10 PRINCIPAL BUILDING .03 ACCESSORY BUILDING	0.14 PRINCIPAL BUILDING .03 ACCESSORY BUILDING
BUILDING COVERAGE	9.9%	10.9%

MAP REFERENCES:

1. Randall Acres, Section No. 2, Trumbull, Conn., scale: 1"= 100' dated May 12, 1955 by B.J. Shelomis, Trumbull Town Clerk Map No. 666.
2. Map of Lots Randall Acres, Trumbull, Conn., scale: 1"= 100' dated Nov. 10, 1950 by B.J. Shelomis, Trumbull Town Clerk Map Nol. 433.

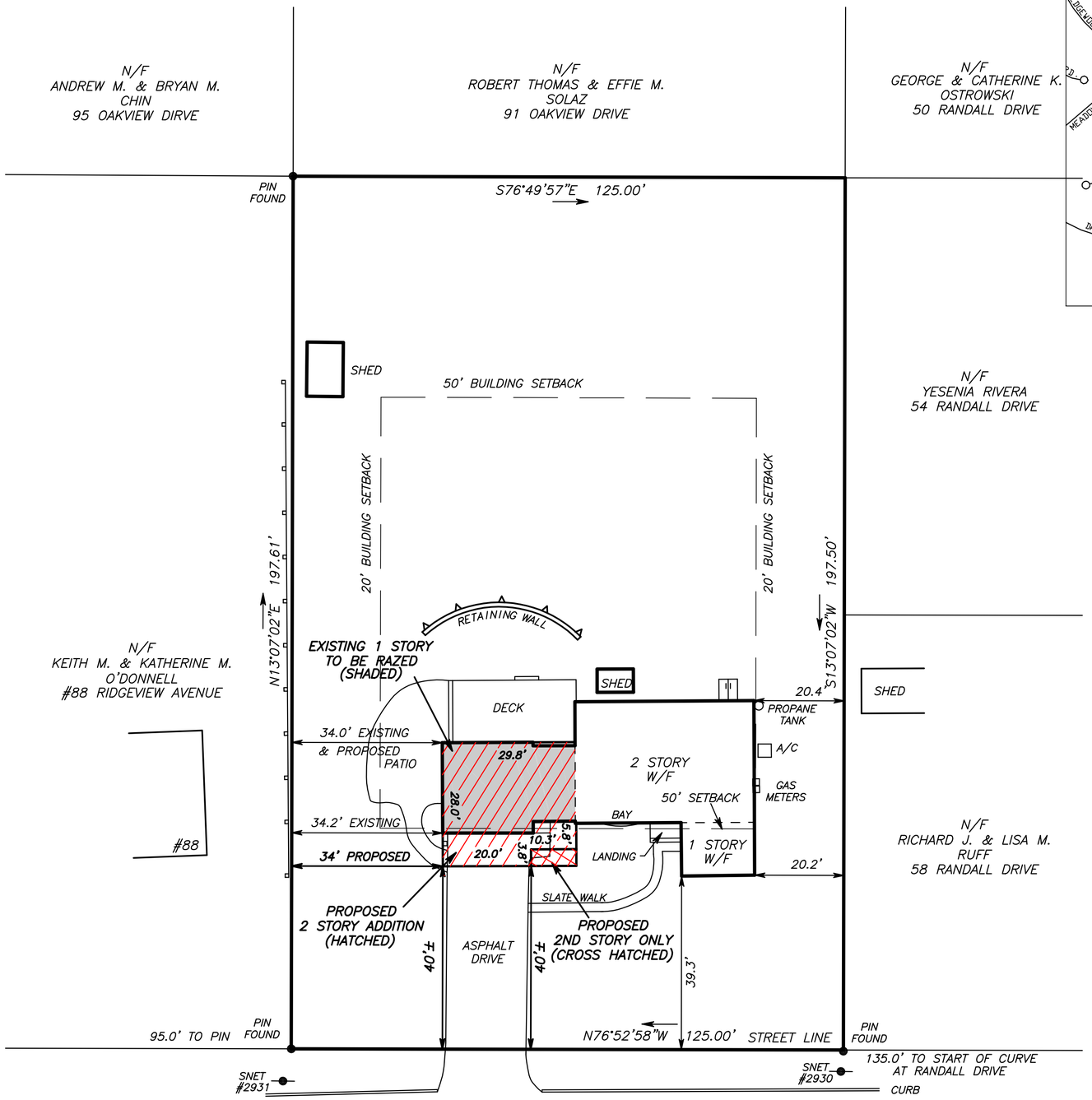
NOTES:

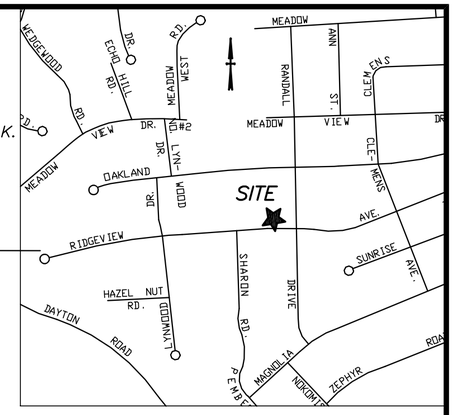
1. This survey and map has been prepared in accordance with Sections 20–300b–1 thru 20–300b–20 of the Regulations of Connecticut State Agencies – "Minimum Standards for Surveys and Maps in The State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. The Boundary Determination is Dependent Resurvey conforming to Horizontal Accuracy Class A–2.
2. Municipal Zone Designation is Residence A.
3. Reference is made to architectural plans by Keedle & Lee Architects LLC dated 5–26–26.

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

STATE OF CONNECTICUT TRACY H. LEWIS NO. 15160 LICENSED LAND SURVEYOR

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





LOCATION MAP
SCALE: 1"= 800'

RIDGEVIEW AVENUE

LOT AREA:
24,694 S.F.= 0.5669 AC.

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

20 0 20 40
SCALE IN FEET

ZONING LOCATION SURVEY
LOT 98
"RANDALL ACRES"

PROPERTY LOCATED AT
84 RIDGEVIEW AVENUE
TRUMBULL, CONNECTICUT
PREPARED FOR
RICHARD P. & CYNTHIA M. ISTVAN

SCALE: 1"= 20' DATE: 3–31–2026
PROPOSED CONDITIONS ADDED 5–27–2026

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