

Town of Trumbull
CONNECTICUT

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



Town Hall
5866 Main Street
Trumbull, Connecticut
06611

ZONING BOARD OF APPEALS

To: MEMBERS OF THE ZONING BOARD OF APPEALS
RE: REGULAR MEETING – **WEDNESDAY, SEPTEMBER 2, 2020**

The Zoning Board of Appeals will hold a Regular Meeting on Wednesday, September 2, 2020 at 7:00 p.m. online via videoconference.

AGENDA

PUBLIC MEETING
7:00 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL

REGULAR MEETING

ACCEPTANCE OF MINUTES

Acceptance of the Minutes from the August 25, 2020 Zoning Board of Appeals Special Meeting..

APPLICATIONS

Application #20-21 – 43 Beech Street, Jeffrey Wagner - Variance of Art. II, Sec. 4.3.1 and Art. III, Sec. 1 to construct a 12' x 19' deck 30.7' from the rear lot line.

Application #20-24 – 55 Woodlawn Drive, David Steeves for Donna Quinlan - Variance of Art. II, Sec. 4.3.1 and Art. III, Sec. 1 to construct a 12' x 21.1' deck 15' from the north side lot line. (*Continued from ZBA August 25, 2020 Special Meeting*).

Application #20-31 - 61 Sherman Avenue, Melinda Therriault - Variance of Art. III, Sec. 7 to install a pool 16.7' from the rear lot line, and 23.7' from the N/S lot line.

Application #20-32 – 22 Glenwood Drive, Weronica Oliviera de Souza for Jose Ricardo Santiago- Variance of Art. II, Sec. II and Art. III, Sec. I to add a second floor addition to the

existing dwelling 45.8' from the front lot line and a variance for an existing deck 31.3' from the rear lot line.

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

Join the meeting online:

<https://zoom.us/j/94463221291?pwd=MTdWcjFuMG1qVE0wNWp2WldyQlRuZz09>

Webinar ID: 944 6322 1291

Password: 898293

Join by telephone:

(929) 205-6099 or (833) 548-0282 (Toll Free)

Webinar ID: 944 6322 1291

Dated at Trumbull, CT this 26th day of August, 2020.

By: Linda Finger, Clerk

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



MEMORANDUM

To: Z.B.A. Commission

From: Tatiana Solovey, PE
Assistant Town Engineer

September 1, 2020

Re: Comments for Public Hearing – September 2, 2020 Meeting

Dear Commissioners,

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

Application #20-21 – 43 Beech Street, Jeffrey Wagner - Variance of Art. II, Sec. 4.3.1 and Art. III, Sec. 1 to construct a 12' x 19' deck 30.7' from the rear lot line.

Crushed stone must be installed under the deck.

Application #20-31 - 61 Sherman Avenue, Melinda Therriault - Variance of Art. III, Sec. 7 to install a pool 16.7' from the rear lot line, and 23.7' from the N/S lot line.

We offer no comments at this time.

Application #20-32 – 22 Glenwood Drive, Weronica Oliviera de Souza - Variance of Art. II, Sec. II and Art. III, Sec. I to add a second floor addition to the existing dwelling 45.8' from the front lot line.

Prior to Engineering approval, applicant must make an application to The Inland Wetlands and Water Course Commission.

Date: 8/20/2020

Application of: JOSE RICARDO SANTIAGO

22 GLENWOOD DRIVE – TRUMBULL – JOSE RICARDO SANTIAGO (House Addition & Legalization)

Dear Neighbor,

As an abutting property owner, I would like to inform you that I have filed an application before the **Zoning Board of Appeals** of the Town of Trumbull for a House Addition for my property.

My application is to allow: to add a second-floor bedroom bathroom on the existing footprint. Also legalize the existing deck and pool.

If you, or your representative, have any interest in my application, you are invited to attend the **Zoning Board of Appels Public Hearing** to be held in the online meeting on Zoom at 7:00p.m. on September 2nd, 2020.

Copies of the plans and documentary material relative to my application are on file in the Planning and Zoning Office at the Trumbull Town Hall and may be inspected by you or your representative during regular business hours.

You may speak at the public hearing or submit written evidence to the Board concerning this application prior the public hearing.

If you have any questions, please feel free to email, Weronica De Souza at architectweronica@gmail.com, or to call to the Planning and Zoning Office at 203 452-5047.

Note: You or your representatives are not required to attend this meeting. This letter is just to notify you about this application at Trumbull City Hall.

Regards,

Weronica De Souza – Architectural Design.

Jose Ricardo Santiago – Owner.

**22 Glenwood Drive
Jose Ricardo Santiago**

To whom it may concern,

We are requesting a variance to build a second-floor addition (Bedroom and bathroom) on an existing footprint and legalize the existing deck and pool. For the house addition we are requesting to waive the front setback of 50'-0" required to 45'-8" existing. For the wood deck and pool, we are requesting to waive the rear setback of 50'-0" to 31'-3" existing.

HARDSHIP

The hardship in support of this application is that the house was built in 1964 as a colonial style and the lot is currently 0.47 AC where 0.50 AC is required, other issue is the wrong position of the house on the lot. With this limitation the house is considered non-conforming to the current front setback not allowing the addition of the new bedroom on the existing footprint.

CONCLUSION

We believe that by adding a second bedroom and bathroom we will improve the façade giving a better fit for the neighborhood and make the house more functional to the owners.

We apologize for building the pool and deck without the City of Trumbull authorization, but we would like to take this opportunity to legalize and leave our house within the law and codes.

Application #: _____

Date: 8/12/2020

ZONING BOARD OF APPEALS

APPLICATION FOR HEARING:

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

- A. Variance of the Trumbull Zoning Regulations _____
- B. Appeal from Order of the Zoning Enforcement Officer _____
- C. Approval of Location for a Gasoline Station, Limited Repairer's License or General Repairer's License. _____

2. Location of Subject Premises:

House and Street: 22 Glenwood Drive

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

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

Zoning District: _____

3. Name of Applicant: Jose Ricardo Santiago

Street Address: 22 Glenwood Drive

City: Trumbull ST: CT Zip: 06611 Email: santiago225511@gmail.com

Phone: Day 203 913-1569 Evening Some

SIGNATURE OF APPLICANT [Signature]
(If agent, state capacity)

4. Owner of Record: Jose Ricardo Santiago

Street Address: 22 Glenwood Drive

City: Trumbull ST: CT Zip: 06611 Email: santiago225511@gmail.com

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:

YES Setback (front, side, rear)

 Floor Area

 Lot Area

 Lot Coverage

 Damage Reconstruction

 Parking

 Extension or enlargement of non-conforming use or building

 Other (explain)

Addition on second-floor necessary front setback 50' - proposed setback 45' 8" in existing footprint. Legalize existing deck and pool - necessary rear setback 50' - proposed 31' 3".

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

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

SUBPARAGRAPH(S) _____

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

No.

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

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

The hardship in support of this application is that the house was built in 1964 as a colonial style and the lot is currently 0.47 AC where 0.50 AC is required, other issue is the wrong position of the house on the lot. what also make the wood deck and pool be considered as non-conforming

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:

Attached ->



Elizabeth Development

www.elizabethdevelopment.com
Email: lilian@elizabethdevelopment.com
Phone: (203) 449-9556

Reference property:
22 Glenwood Dr
Trumbull - CT

August, 2010

Letter of Authorization

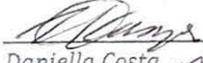
I Jose R. Santujo give full permission to Lilian E. Matos or Daniella Costa/ Elizabeth Design Development LLC to apply for any necessary permits; such as zoning and building permits in the Town of Trumbull.

Sincerely,

Sign: 

Print: Jose Ricardo Santujo

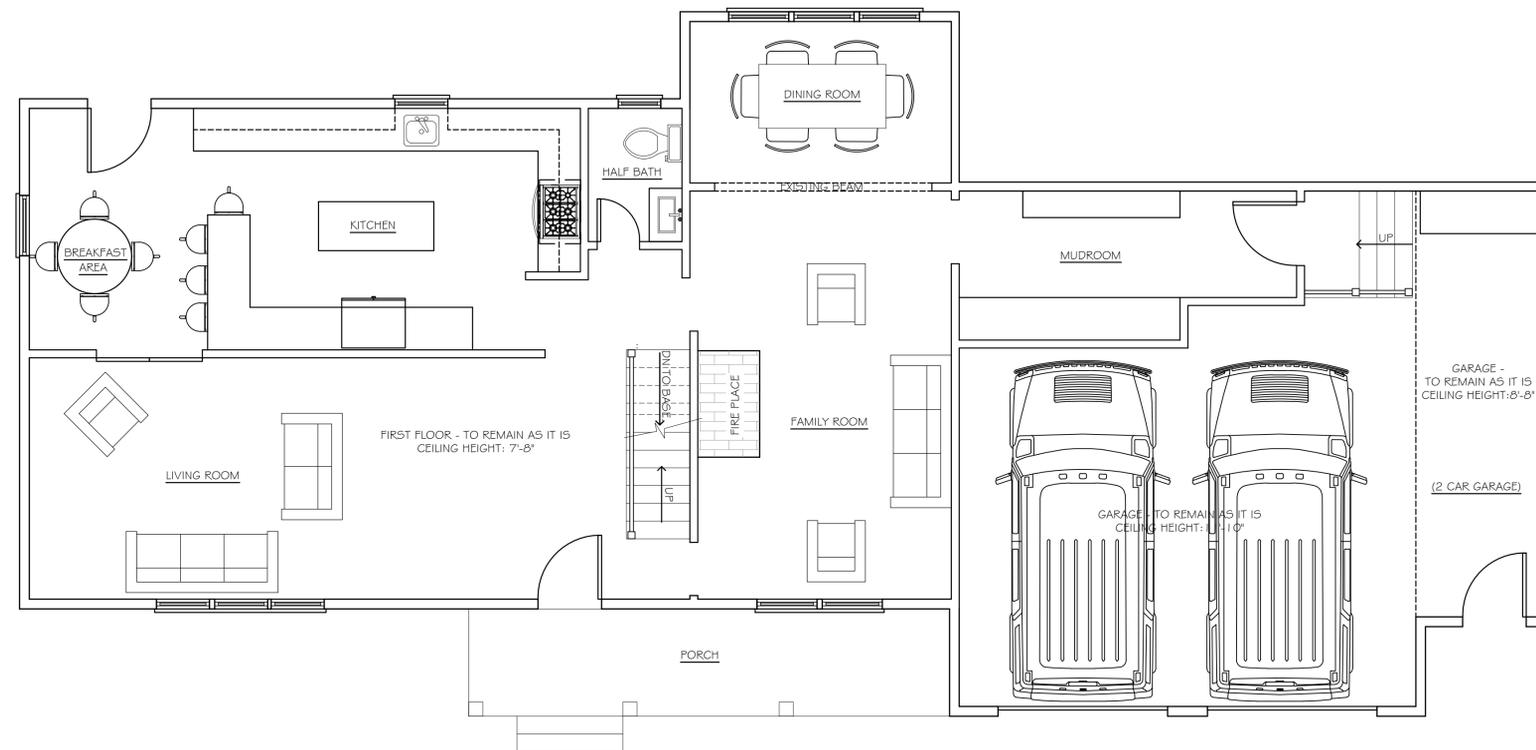

Lilian Elizabeth Matos
Architectural Designer


Daniella Costa - Verónica Oliveira de Souza
Assistant



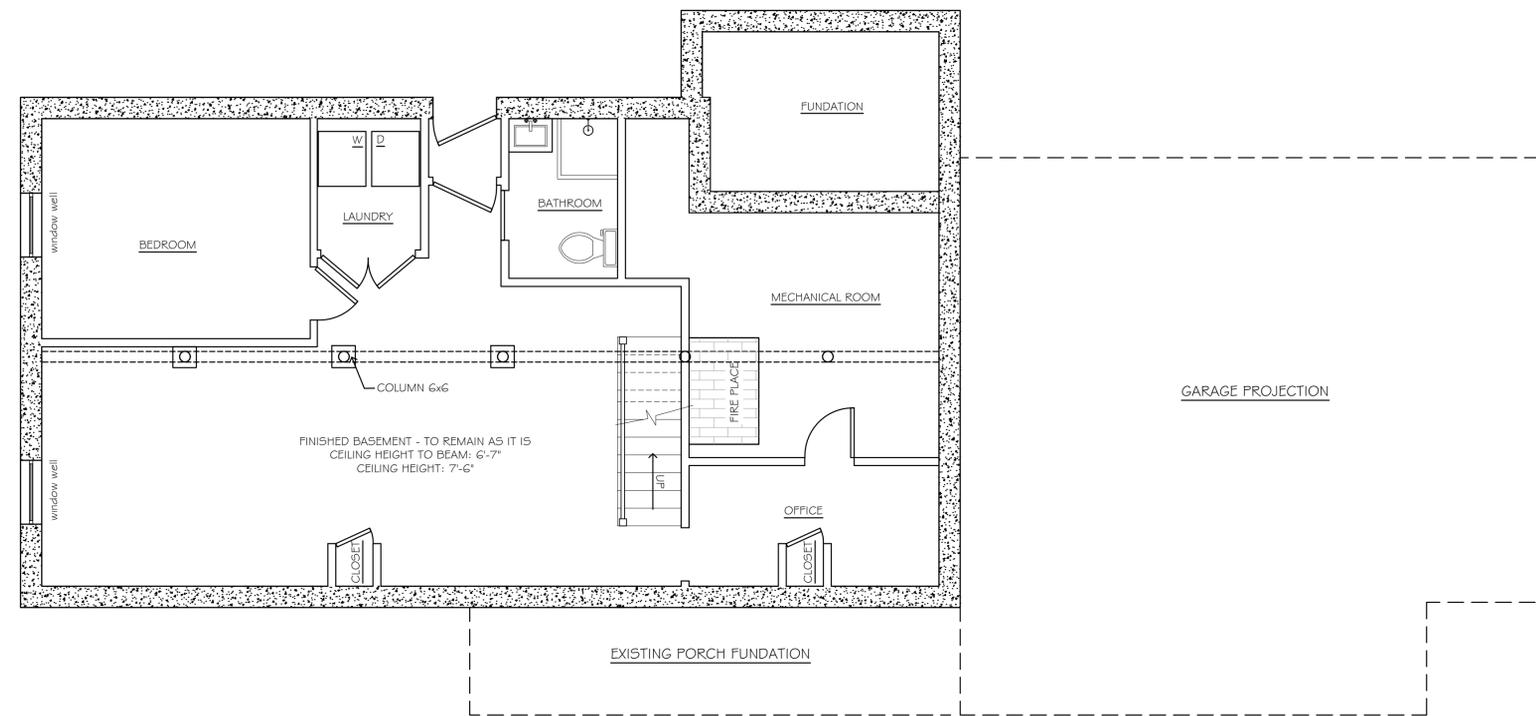
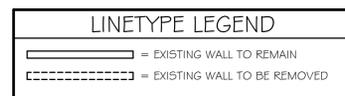
Elizabeth Development

Phone: (203) 449-9556
Fax: (203) 880-4374
Email: Elizabethdesign@outlook.com



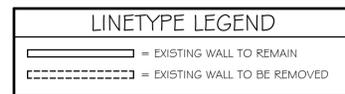
EXISTING SECOND FLOOR PLAN

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



EXISTING BASEMENT FLOOR PLAN

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



GENERAL NOTES:
THE DRAWINGS AND DETAILS ON IT, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF ELIZABETH DESIGN DEVELOPMENT LLC, AND MAY BE USED FOR THIS SPECIFIC PROJECT AND SHALL NOT BE LOANED, COPIED OR REPRODUCED WITHOUT THE CONSENT OF ELIZABETH DESIGN DEVELOPMENT LLC.

NOTE:
CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE PRIOR EXECUTION OF CONSTRUCTION

NO.	REVISIONS	BY	DATE

CLIENT:
**RICARDO SANTIAGO
22 GLENWOOD DR
TRUMBULL - CT**

PROJECT NAME:
ADDITION

DRAWING TITLE:
**EXISTING BASEMENT &
FIRST FLOOR PLAN**

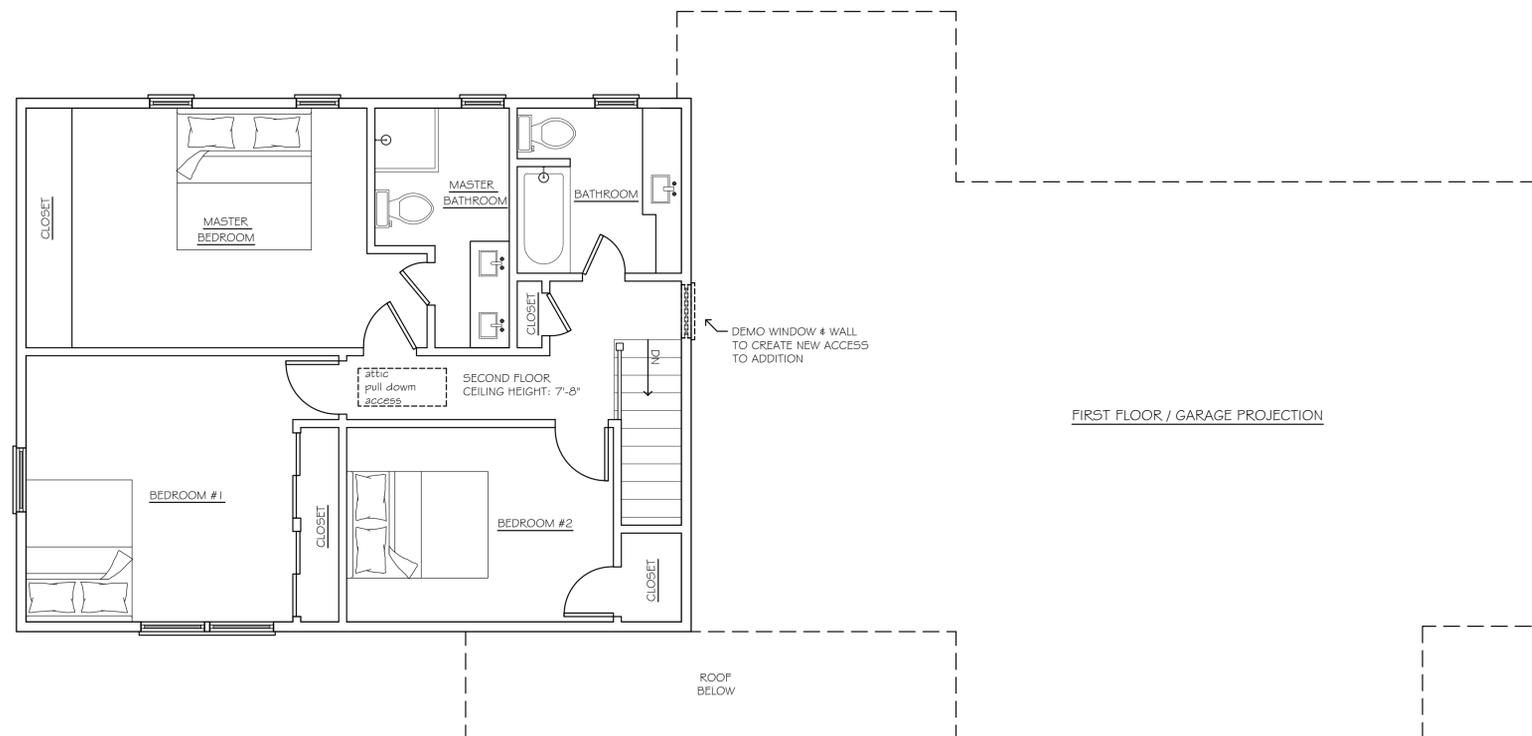
BY: LM

PROJECT NO. RS-01	SCALE: 1/4" = 1'-0" DATE: JUL./2020	SHEET NO. A-1
-----------------------------	--	-------------------------



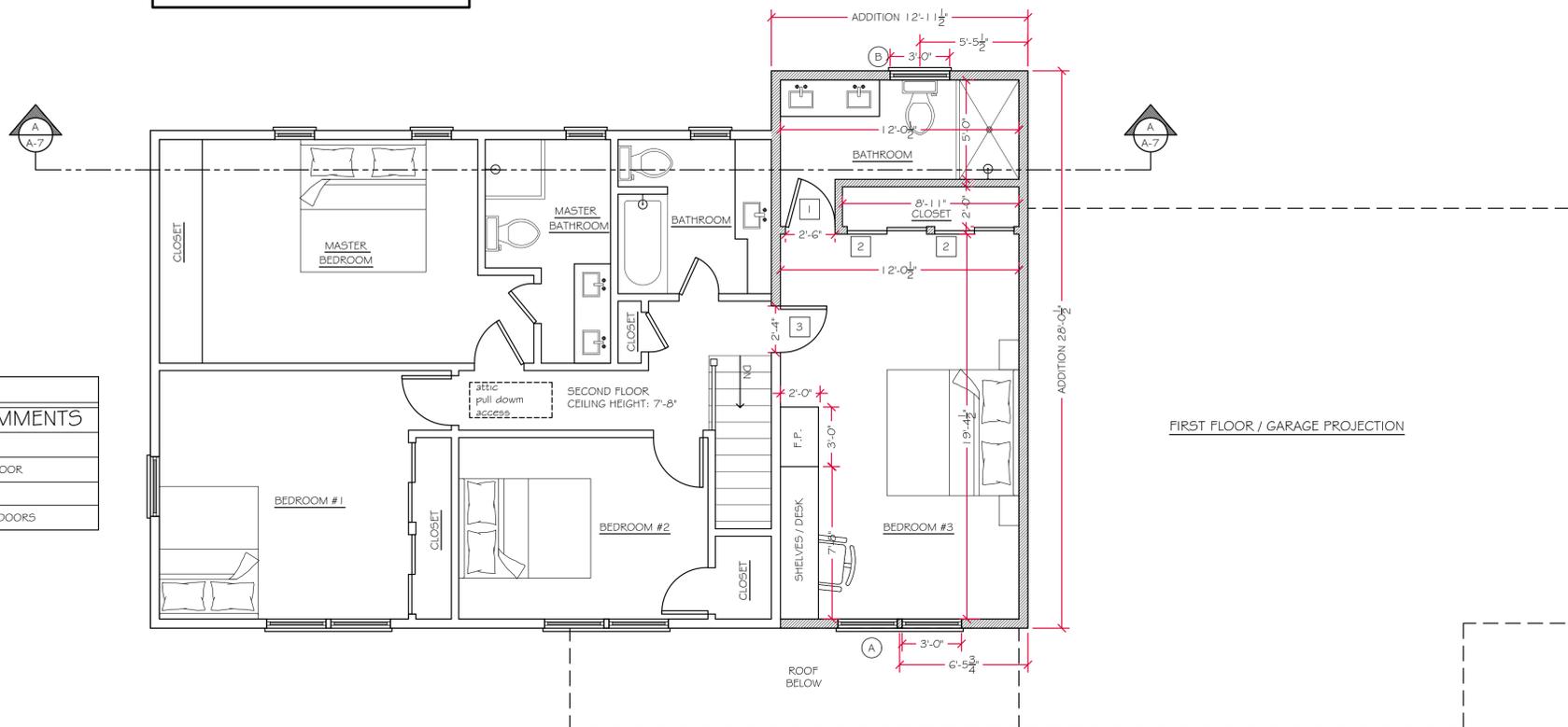
Elizabeth Development

Phone: (203) 449-9556
 Fax: (203) 880-4374
 Email: Elizabethdesign@outlook.com



EXISTING SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

LINETYPE LEGEND	
	= EXISTING WALL TO REMAIN
	= EXISTING WALL TO BE REMOVED



PROPOSED SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

LINETYPE LEGEND	
	= EXISTING WALL TO REMAIN
	= NEW WALL

DOOR SCHEDULE					
SYM.	DOOR	QTY.	QTY. R.H	QTY. L.H	COMMENTS
1	2'-6" x 6'-8"	1		1	
2	(2) 4'-0" x 6'-8"	2	1	1	SLIDING DOOR
3	2'-4" x 6'-8"	1		1	
TOTAL 4 DOORS					

WINDOW SCHEDULE			
SYM.	QTY.	WINDOW	COMMENTS
(A)	1	(2) 3'-0" x 4'-0"	EGRESS (CLEAR AREA 36" x 24")
(B)	1	3'-0" x 3'-0"	

WINDOWS:

- * ORDER WINDOWS TO WITHSTAND 100 MPH WIND LOADS
- * THERMO-PANE GLASS WOOD INTERIORS- VINYL EXTERIOR INCLUDING SCREENS. INTERIOR WINDOWS TO HAVE 3 1/2" COLONIAL CASINGS
- * ALL WINDOWS TO HAVE LOW-E W/ ARGON GAS GLAZING AND 'U' FACTOR OF .32 OR LESS

GENERAL NOTES:

THE DRAWINGS AND DETAILS ON IT, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF ELIZABETH DESIGN DEVELOPMENT LLC, AND MAY BE USED FOR THIS SPECIFIC PROJECT AND SHALL NOT BE LOANED, COPIED OR REPRODUCED WITHOUT THE CONSENT OF ELIZABETH DESIGN DEVELOPMENT LLC.

NOTE:

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE PRIOR EXECUTION OF CONSTRUCTION

NO.	REVISIONS	BY	DATE

CLIENT:

RICARDO SANTIAGO
 22 GLENWOOD DR
 TRUMBULL - CT

PROJECT NAME:

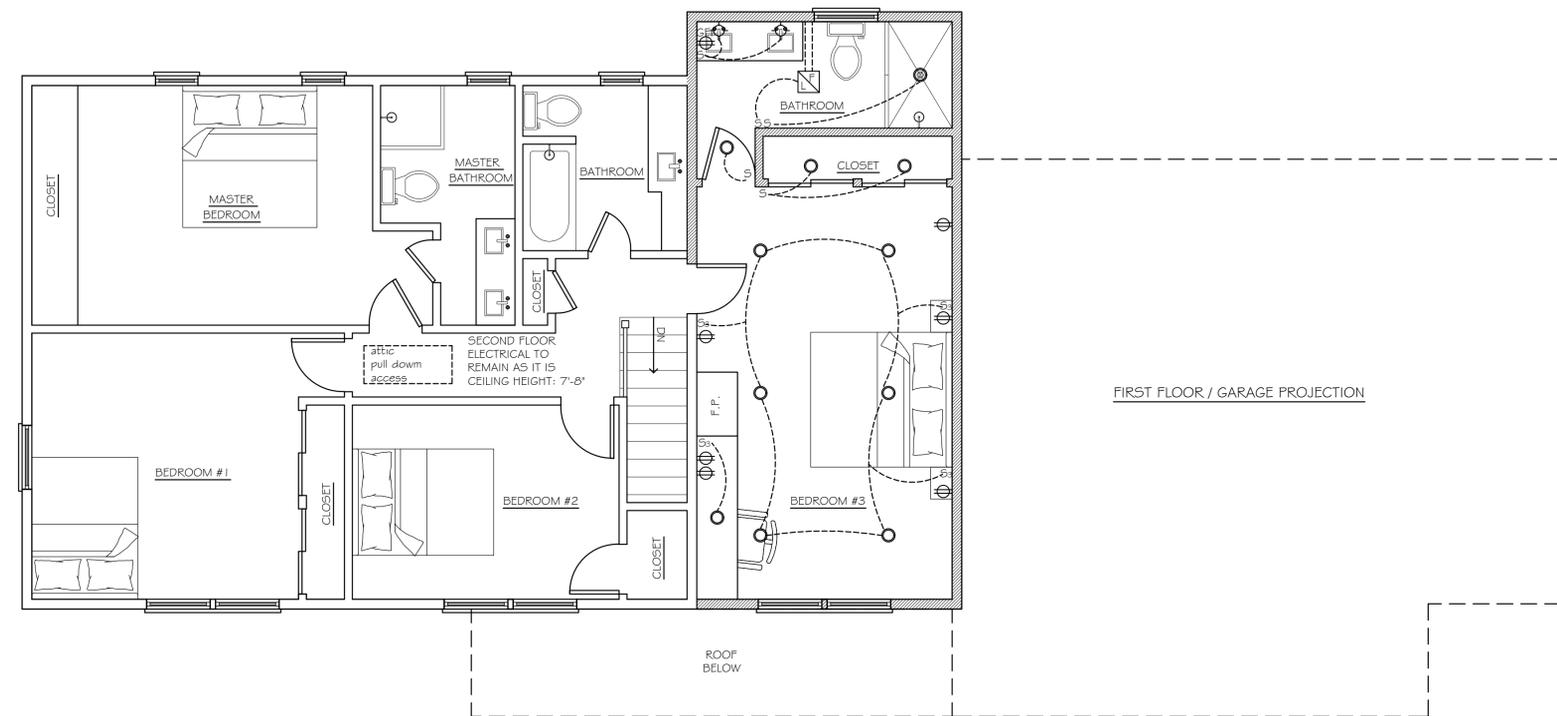
ADDITION

DRAWING TITLE:

**EXISTING & PROPOSED
 SECOND FLOOR PLAN**

BY: LM

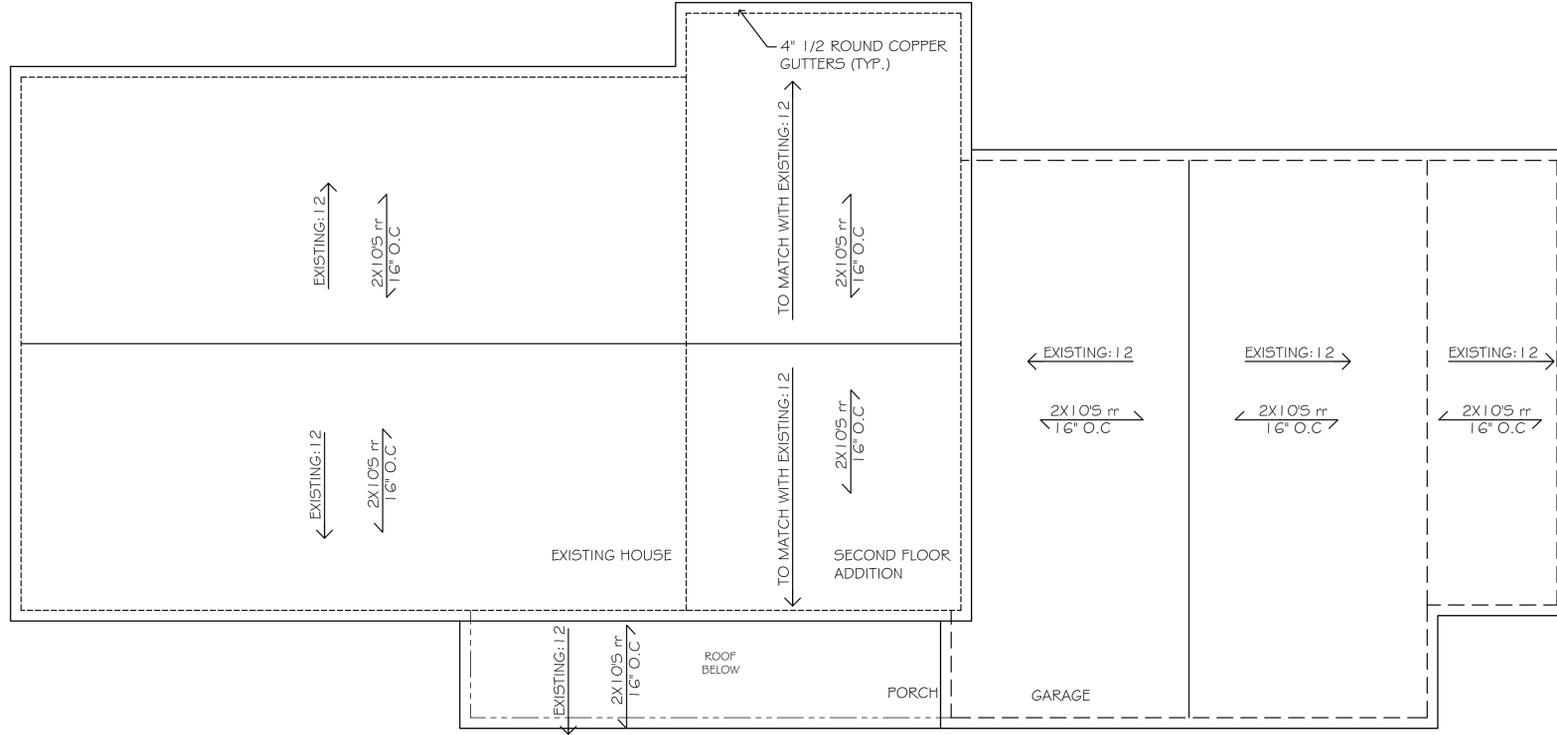
PROJECT NO.	SCALE:	SHEET NO.
RS-01	1/4" = 1'-0"	A-2
	DATE: JUL./2020	



SYM	DEFINITION
	PORCELAIN FIXTURE
	RECESSED DOWN LIGHTS
	UNDER CABINET LIGHT
	MOTION SENSOR WALL SPOT
	FANLIGHT
	SWITCH
	2-WAY SWITCH
	3-WAY SWITCH
	SWITCH W/DIMMER
	DUPLEX OUTLET 1.4" AFF. UNLESS NOTED
	220 AMP FOR APPLIANCES
	ALL WEATHER OUTLET
	G.F.I. OUTLET
	QUAD 4 OUTLET 1.4" AFF. UNLESS NOTED
	COMPUTER OUTLET
	T.V.
	SMOKE & CARBON MONOXIDE DETECTOR
	PHONE JACK

PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

LINETYPE LEGEND	
	= EXISTING WALL TO REMAIN
	= NEW WALL



LEGEND	
	GARAGE & FIRST FLOOR
	SECOND FLOOR WALLS
	PORCH

GENERAL NOTES:

THE DRAWINGS AND DETAILS ON IT, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF ELIZABETH DESIGN DEVELOPMENT LLC, AND MAY BE USED FOR THIS SPECIFIC PROJECT AND SHALL NOT BE LOANED, COPIED OR REPRODUCED WITHOUT THE CONSENT OF ELIZABETH DESIGN DEVELOPMENT LLC.

NOTE:

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE PRIOR EXECUTION OF CONSTRUCTION

NO.	REVISIONS	BY	DATE

CLIENT:
RICARDO SANTIAGO
 22 GLENWOOD DR
 TRUMBULL - CT

PROJECT NAME:
ADDITION

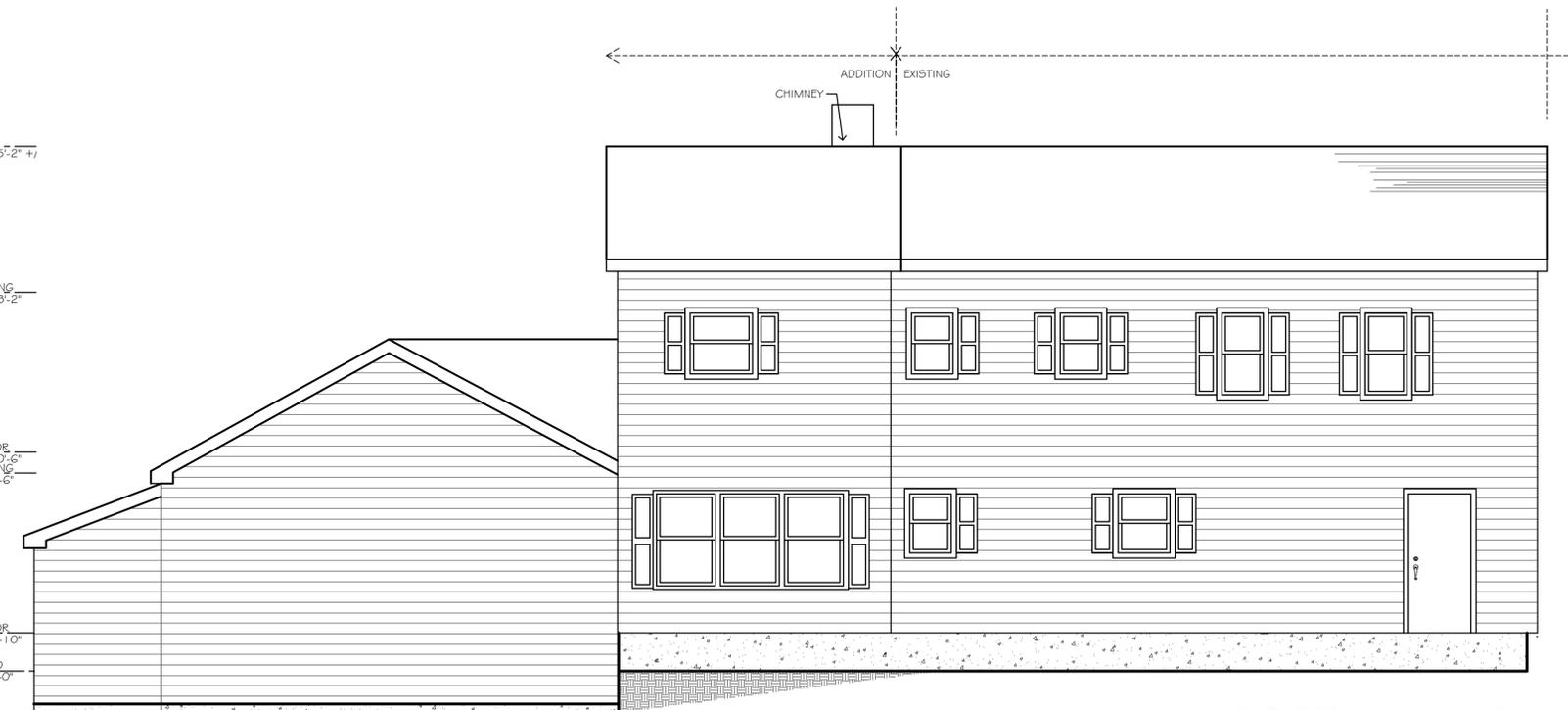
DRAWING TITLE:
ELECTRICAL & ROOF PLANS

BY: LM

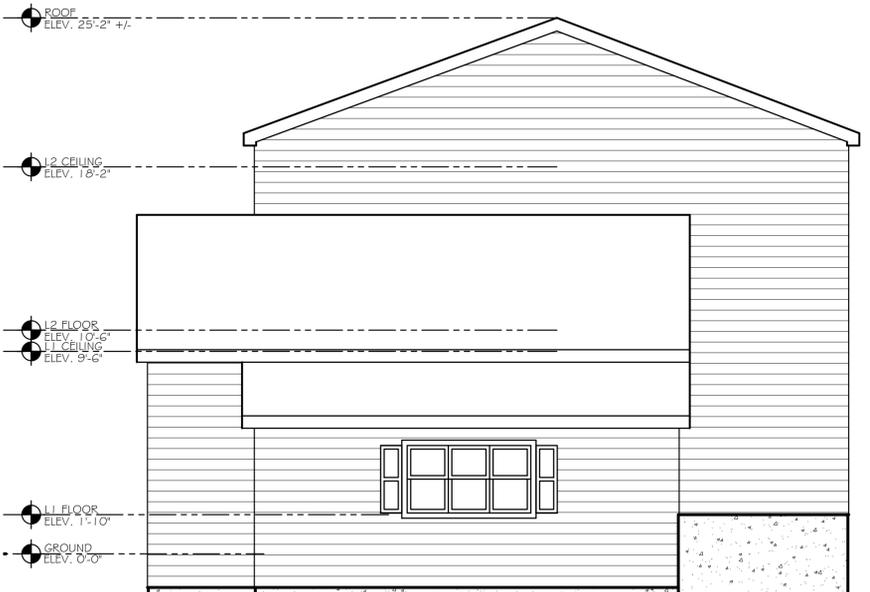
PROJECT NO. RS-01	SCALE: 1/4" = 1'-0" DATE: JUL./2020	SHEET NO. A-3
-----------------------------	--	-------------------------



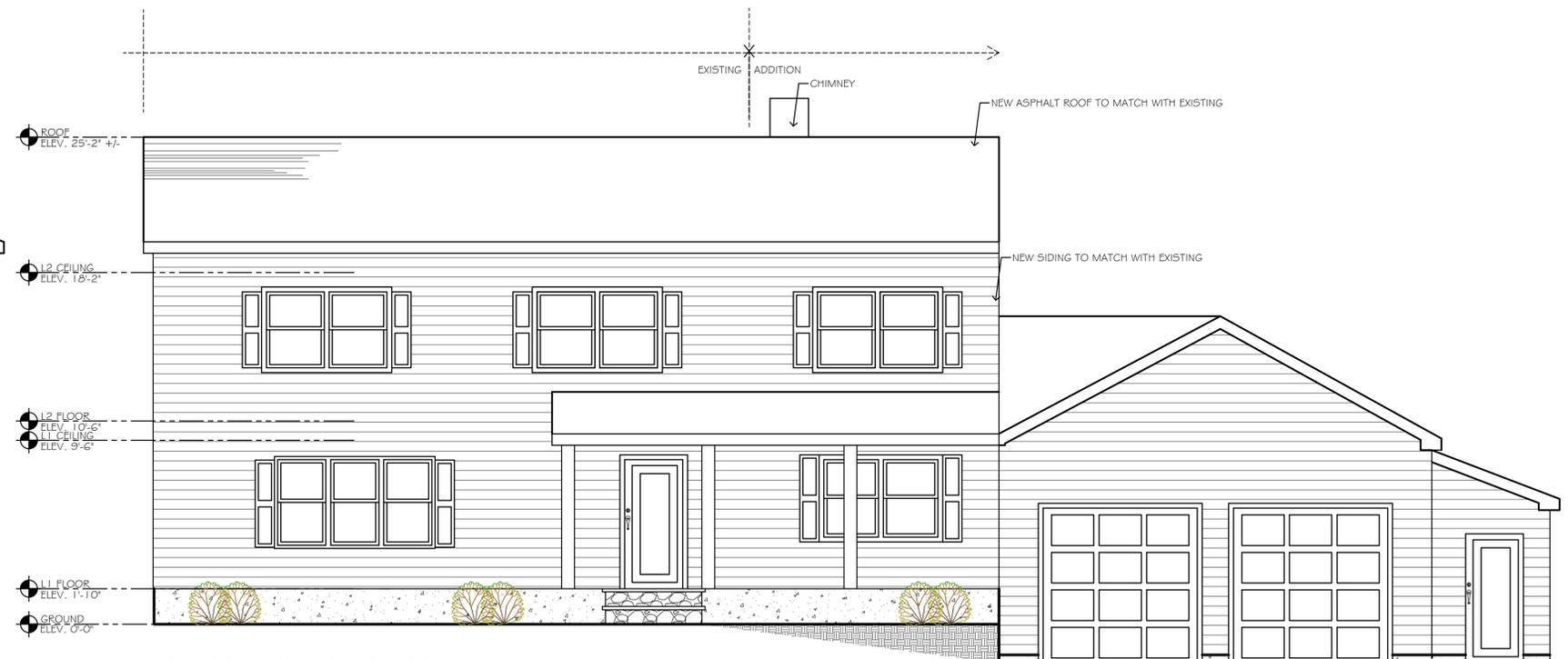
PROPOSED LEFT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



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



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



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

GENERAL NOTES:
 THE DRAWINGS AND DETAILS ON IT, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF ELIZABETH DESIGN DEVELOPMENT LLC, AND MAY BE USED FOR THIS SPECIFIC PROJECT AND SHALL NOT BE LOANED, COPIED OR REPRODUCED WITHOUT THE CONSENT OF ELIZABETH DESIGN DEVELOPMENT LLC.

NOTE:
 CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE PRIOR EXECUTION OF CONSTRUCTION

NO.	REVISIONS	BY	DATE

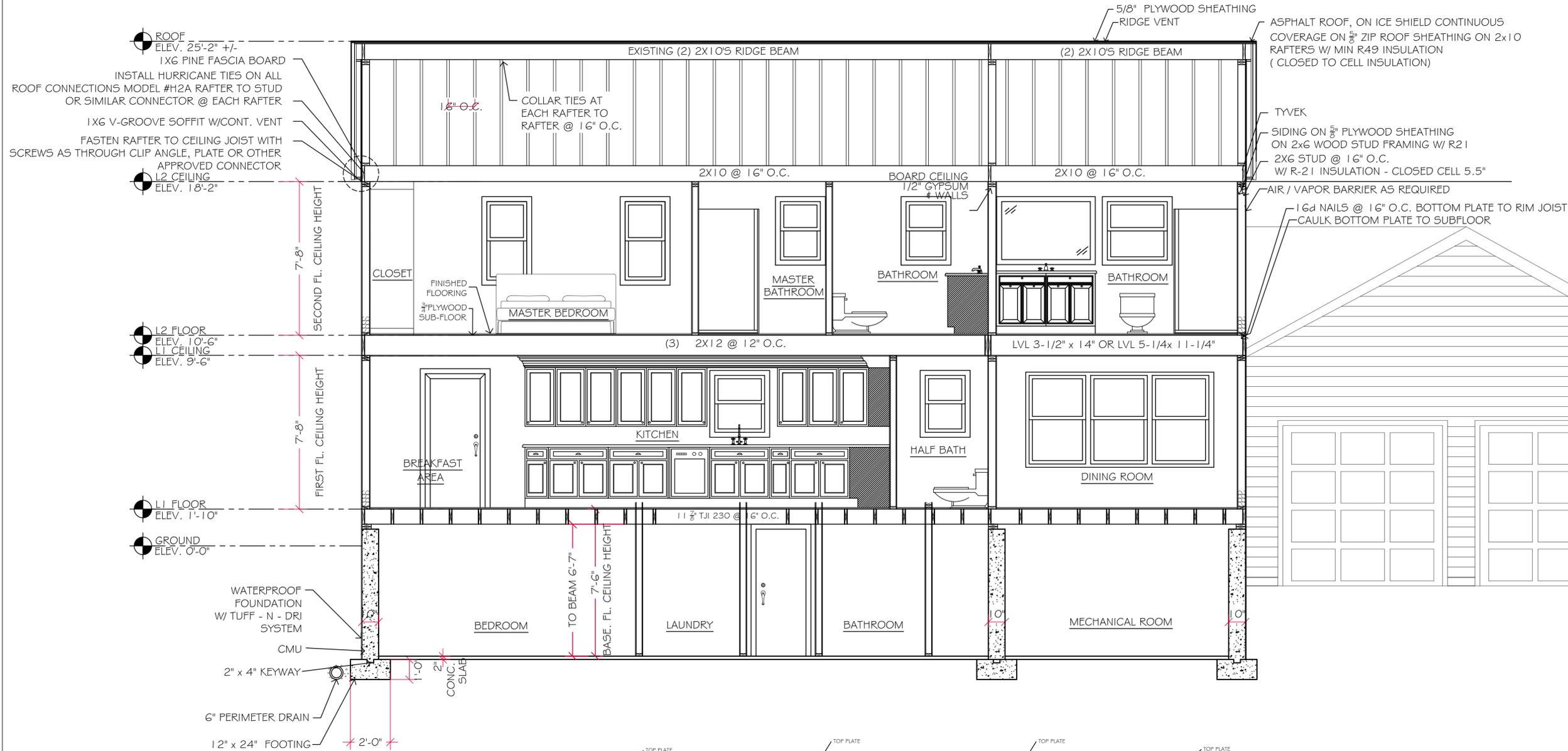
CLIENT:
RICARDO SANTIAGO
 22 GLENWOOD DR
 TRUMBULL - CT

PROJECT NAME:
 ADDITION

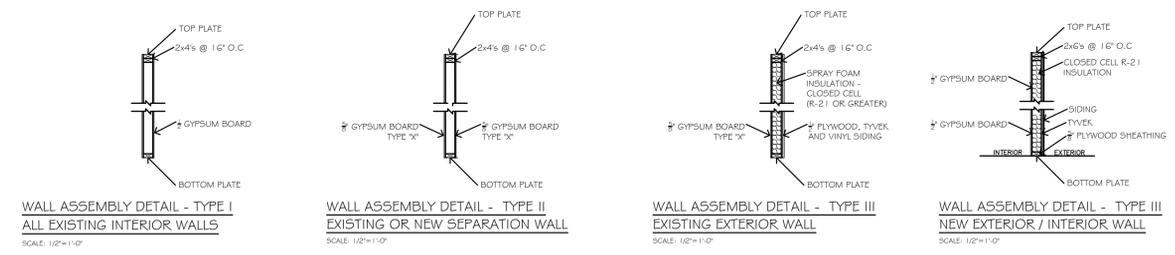
DRAWING TITLE:
 ELEVATIONS

BY: LM

PROJECT NO. RS-01	SCALE: 1/4" = 1'-0" DATE: JUL./2020	SHEET NO. A-4
-----------------------------	--	-------------------------



SECTION A
 SCALE: 3/8" = 1'-0"



GENERAL NOTES:
 THE DRAWINGS AND DETAILS ON IT, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF ELIZABETH DESIGN DEVELOPMENT LLC, AND MAY BE USED FOR THIS SPECIFIC PROJECT AND SHALL NOT BE LOANED, COPIED OR REPRODUCED WITHOUT THE CONSENT OF ELIZABETH DESIGN DEVELOPMENT LLC.

NOTE:
 CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE PRIOR EXECUTION OF CONSTRUCTION

NO.	REVISIONS	BY	DATE

CLIENT:
RICARDO SANTIAGO
 22 GLENWOOD DR
 TRUMBULL - CT

PROJECT NAME:
ADDITION

DRAWING TITLE:
SECTION

BY: LM

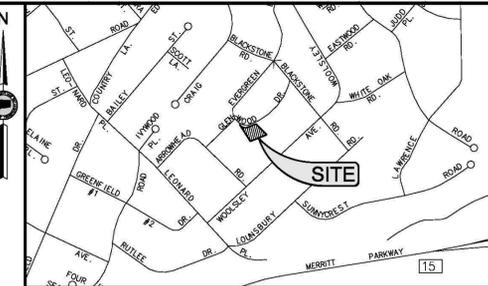
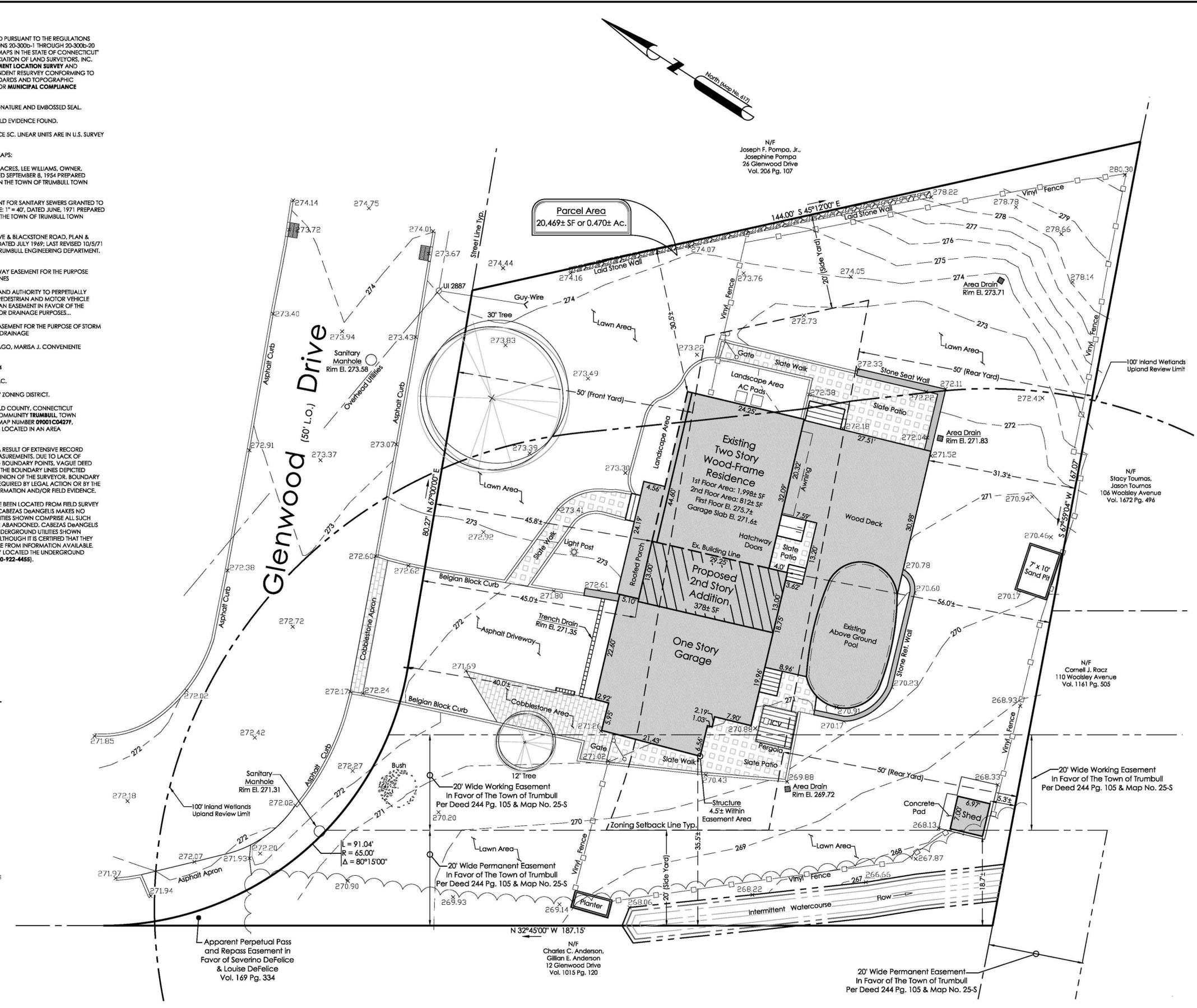
PROJECT NO. RS-01	SCALE: 3/8" = 1'-0" DATE: JUL./2020	SHEET NO. A-5
-----------------------------	--	--------------------------------

NOTES

- THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300A-1 THROUGH 20-300B-20 AND "THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS AN IMPROVEMENT LOCATION SURVEY AND TOPOGRAPHIC SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 STANDARDS AND TOPOGRAPHIC ACCURACY CLASS T-2 AND IS INTENDED FOR MUNICIPAL COMPLIANCE PURPOSES.
- THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.
- ALL IMPROVEMENTS SHOWN BASED ON FIELD EVIDENCE FOUND.
- ELEVATIONS ARE BASED ON MAP REFERENCE SC. LINEAR UNITS ARE IN U.S. SURVEY FEET. BEARING REFERENCE IS ASSUMED.
- REFERENCE IS MADE TO THE FOLLOWING MAPS:
 - MAP ENTITLED "MAP 'F' OF WOODLAND ACRES, LEE WILLIAMS, OWNER, TRUMBULL, CONN." SCALE 1"=100', DATED SEPTEMBER 8, 1954 PREPARED BY B.J. SHELONIS AND FOUND ON FILE IN THE TOWN OF TRUMBULL TOWN CLERK'S OFFICE AS MAP NO. 617.
 - MAP ENTITLED "MAP SHOWING EASEMENT FOR SANITARY SEWERS GRANTED TO THE TOWN OF TRUMBULL, CONN." SCALE: 1"=40', DATED JUNE, 1971 PREPARED BY O.F. MERKEL AND FOUND ON FILE IN THE TOWN OF TRUMBULL TOWN CLERK'S OFFICE AS MAP NO. 255.
 - SEWER MAP ENTITLED "GLENWOOD DRIVE & BLACKSTONE ROAD, PLAN & PROFILE OF SEWER, TRUMBULL, CONN." DATED JULY 1969; LAST REVISED 10/5/71 AND FOUND ON FILE IN THE TOWN OF TRUMBULL ENGINEERING DEPARTMENT.
- REFERENCE TO OTHER INSTRUMENTS:
 - VOL. 244 PG. 105 PERPETUAL RIGHT OF WAY EASEMENT FOR THE PURPOSE OF SANITARY SEWER LINES
 - VOL. 169 PG. 334 THE RIGHT, PRIVILEGE AND AUTHORITY TO PERPETUALLY PASS AND REPASS BY PEDESTRIAN AND MOTOR VEHICLE TRAFFIC, SUBJECT TO AN EASEMENT IN FAVOR OF THE TOWN OF TRUMBULL FOR DRAINAGE PURPOSES...
 - VOL. 169 PG. 45 RIGHT OF WAY AND EASEMENT FOR THE PURPOSE OF STORM AND SURFACE WATER DRAINAGE
- RECORD OWNER: JOSE RICARDO SANTIAGO, MARISA J. CONVENIENTE VOL. 1399 PG. 162
- ASSESSOR'S REFERENCE: MAP F10 | LOT 274
- PARCEL AREA: 20,469± SQ. FT., OR 0.470± AC.
- PARCEL IS LOCATED WITHIN RESIDENTIAL 'A' ZONING DISTRICT.
- SEE FLOOD INSURANCE RATE MAP: FAIRFIELD COUNTY, CONNECTICUT (ALL JURISDICTIONS), PANEL 427 OF 426, COMMUNITY TRUMBULL, TOWN OF, NUMBER 090017 PANEL 0427 SUPPL. F, MAP NUMBER 090017C0427F, MAP REVISED JUNE 18, 2010. THE PARCEL IS LOCATED IN AN AREA DESIGNATED AS ZONE X (UNSHADED).
- BOUNDARY LINES DEPICTED HEREON ARE A RESULT OF EXTENSIVE RECORD RESEARCH, FIELD EVIDENCE AND FIELD MEASUREMENTS. DUE TO LACK OF RECORD MONUMENTATION, CONFLICTING BOUNDARY POINTS, VAGUE DEED DESCRIPTIONS AND RECORD MAP ERRORS THE BOUNDARY LINES DEPICTED HEREON REPRESENT THE PROFESSIONAL OPINION OF THE SURVEYOR. BOUNDARY LINES MAY BE SUBJECT TO ANY REVISION REQUIRED BY LEGAL ACTION OR BY THE DISCOVERY OF ADDITIONAL RECORD INFORMATION AND/OR FIELD EVIDENCE.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. CABEZAS DEANGELIS MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. CABEZAS DEANGELIS FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH IT IS CERTIFIED THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. CABEZAS DEANGELIS HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL BEFORE YOU DIG, INC. (1-800-922-4455).

LEGEND

- N/F NOW OR FORMERLY
- MON. MONUMENT
- I.P. IRON PIPE
- FND. FOUND
- S.F. SQUARE FEET
- CONC. CONCRETE
- BIT. BITUMINOUS
- O.H.U. OVERHEAD UTILITIES
- U.G. UNDER GROUND
- M.H. MANHOLE
- ELEC. ELECTRIC
- UT. UTILITY POLE
- D.Y.L. DOUBLE YELLOW LINE
- S.W.L. SINGLE WHITE LINE
- B.W.L. BROKEN WHITE LINE
- E.P. EDGE OF PAVEMENT
- RET. RETAINING
- C.L.F. CHAIN LINK FENCE
- F.F.E. FINISHED FLOOR ELEVATION
- C.O. CLEANOUT
- L.P. LIGHT POST
- OB. CATCH BASIN
- WM. WATER METER
- W.V. WATER VALVE
- GV. GAS VALVE
- RET. RETAINING
- S.N.E.T. SOUTHERN NEW ENGLAND TELEPHONE
- U.I. UNITED ILLUMINATING COMPANY
- T.M.H. TELEPHONE MANHOLE
- INT. INTERSECTION
- INV. INVERT
- C.I. CAST IRON
- V.C. VITRIFIED CLAY
- R.C.P. REINFORCED CONCRETE PIPE
- R.D. ROOF DRAIN
- M.W. MONITOR WELL
- ± 8.65 EXISTING SPOT GRADE
- 49.00 EXISTING CONTOUR ELEVATION
- L.O. LAYOUT OF STREET WIDTH
- Ⓟ PARKING SPACES
- H.D.P.E. HIGH DENSITY POLYETHYLENE
- P.V.D. POLYVINYL CHLORIDE
- EXISTING DECIDUOUS TREE
- EXISTING CONIFER TREE



LOCATION MAP
SCALE: 1" = 800'

Zone Residence A

REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
LOT AREA	0.50 AC/21,780 SF	0.470± AC/20,469± SF	0.470± AC/20,469± SF
MIN. ROAD FRONTAGE (FT)	125'	171.31'	171.31'
MIN. FLOOR AREA (SQ. FT)	1.5 STORY (1ST FL=1200)	N.A.	N.A.
	2.5 STORY (1ST FL=900; 2ND FL=500)	N.A.	N.A.
MAX. BUILDING HEIGHT (FT)	1ST FL=900; 2ND FL=800	1ST FL = 1,998± SF 2ND FL = 812± SF	1ST FL = 1,998± SF 2ND FL = 1,190± SF
	40' (g)	22±	22±
MINIMUM YARDS (FEET IN DEPTH)			
FRONT	50'	40.0± (GARAGE)	40.0± (GARAGE)
SIDE	20'	30.5±	30.5±
REAR	50'	56.0± (BUILDING) 31.3± (DECK)	56.0± (BUILDING) 31.3± (DECK)
MAXIMUM COVERAGE			
MAX. BUILDING COVERAGE	25%	17.8%	17.8%
MAX. FLOOR AREA RATIO (PRINCIPAL BUILDING)	0.29	0.140	0.158

- NOTES:**
- ALSO APPLIES TO PRE-EXISTING NONCONFORMING RESIDENCE USES EXCEPT AS OTHERWISE SPECIFICALLY PROVIDED IN THESE REGULATIONS.
 - FRONTAGE REQUIREMENT APPLIES TO ENTIRE AREA ZONED PLANNED RESIDENTIAL CONSERVATION ZONE (PRCZ).
 - 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 THE PAVEMENT.
 - THE MAXIMUM BUILDING COVERAGE SHALL BE FIFTEEN (15%) PERCENT OF THE LAND LOCATED IN THE PRCZ.
 - TO BE SPECIFIED BY THE PLANNING AND ZONING COMMISSION UNDER ARTICLE II, SECTION 3. (EFFECTIVE 3/4/60).
 - MAY BE INCREASED TO 45 FEET FOR WALK-OUT BASEMENTS. (SEE ARTICLE II, SECTION 3.1.8. JULY 25, 2008.)
 - SECTION 3.3 OF ARTICLE III - GARAGES ATTACHED TO THE PRINCIPAL BUILDING SHALL BE NO HIGHER THAN THE HIGHEST POINT OF THAT BUILDING, OR THE MAXIMUM BUILDING HEIGHT ALLOWED FOR THAT ZONE, WHICHEVER IS LOWER. DETACHED GARAGES SHALL BE NO HIGHER THAN ONE (1) STORY, OR FIFTEEN (15) FEET, WHICHEVER IS GREATER.

AREA CALCULATIONS EXISTING	AREA CALCULATIONS PROPOSED
Maximum Building Floor Area 1st Floor = 1,998 2nd Floor = 812 Shed = 49 TOTAL = 2,859 / 20,469 = 0.140 Allowed 0.29 = 5,936	Maximum Building Floor Area 1st Floor = 1,998 2nd Floor = 812 Proposed 2nd Floor Addition = 378 Shed = 49 TOTAL = 3,237 / 20,469 = 0.158 Allowed 0.29 = 5,936
Maximum Building Coverage Residence = 2,031 Front Porch & Steps = 135 Rear Deck & Steps = 949 Pool = 447 Hatchway Doors = 24 Shed = 49 TOTAL = (3,635 / 20,469)100 = 17.8% Allowed 25% = 5,117	Maximum Building Coverage Residence = 2,031 Front Porch & Steps = 135 Rear Deck & Steps = 949 Pool = 447 Hatchway Doors = 24 Shed = 49 TOTAL = (3,635 / 20,469)100 = 17.8% Allowed 25% = 5,117

Cabezas DeAngelis
ENGINEERS & SURVEYORS
78 ELM STREET, BRIDGEPORT, CT 06604
P:203 330 8700 • F:203 330 8701

SCALE: 1"=10'
FIELD FILE: 22_glenwood_survey.nw5
PROJECT NO.: CD1427
DATE: August 10, 2020
FILE: 22_Glenwood Drive_ILS.dwg
SHEET 1 OF 1
REV:



TO THE BEST OF MY KNOWLEDGE & BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON



PROGRESS PRINT
8-10-2020

IMPROVEMENT LOCATION SURVEY and TOPOGRAPHIC SURVEY

PREPARED FOR
JOSE RICARDO SANTIAGO & MARISA J. CONVENIENTE
22 GLENWOOD DRIVE
TRUMBULL, CONNECTICUT
ASSESSOR'S REFERENCE: MAP F10 | LOT 274

SHEET 1 OF 1
AUGUST 10, 2020 WASHINGTON CABEZAS, JR., PE, LS SCALE: 1" = 10'

Patrica Zablocky

From: patricia kostopoulos <gpkostopoulos@gmail.com>
Sent: Friday, August 21, 2020 12:11 PM
To: Linda Finger
Subject: RE: 32 turner ave

Hi Linda,

Please be advised that Pat and I have absolutely no objections to Jeffery and Amanda Wagner's Zoning Waiver Request for a deck at 43 Beach St. , Trumbull CT. Please forward this email to the necessary officials. Thank you.

Sent from [Mail](#) for Windows 10

From: [Linda Finger](#)
Sent: Monday, August 17, 2020 10:46 AM
To: [gpeter kostopoulos](#)
Subject: RE: 32 turner ave

Thank you George.

From: gpeter kostopoulos <gpkostopoulos@gmail.com>
Sent: Thursday, August 13, 2020 8:57 AM
To: Linda Finger <lfinger@trumbull-ct.gov>
Subject: 32 turner ave

Hi attached are copies of mailing cert and revised letter. Originals will be sent by mail.
Sent from [Mail](#) for Windows 10

Application #: 20-21

Date: July 13, 2020

ZONING BOARD OF APPEALS

RECEIVED

JUL 13 2020

By ZBA #20-21
PLANNING & ZONING

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 Beech St.

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

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

Zoning District: _____

3. Name of Applicant: Jeffrey Wagner

Street Address: 43 Beech St.

City Trumbull ST: CT Zip: 06611 Email: jpwagner@gmail.com

Phone: Day 203.644.0044 Evening 203.644.0044

SIGNATURE OF APPLICANT Jeffrey Wagner
(if agent, state capacity)

4. Owner of Record: same

Street Address: _____

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

SIGNATURE OF OWNER OF RECORD Jeffrey Wagner

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

A. VARIANCE OF THE TRUMBULL ZONING REGULATIONS

1. This application relates to:

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

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

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

SUBPARAGRAPH(S) _____

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

NO.

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

4. Explain the requested variance; PLEASE INDICATE DISTANCES FROM PROPERTY WHERE

APPLICABLE: plans to build a back deck (12' x 19') added to the existing property. Edge of deck to property line would be 30.7 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:

existing property was built prior to current zoning regulations.

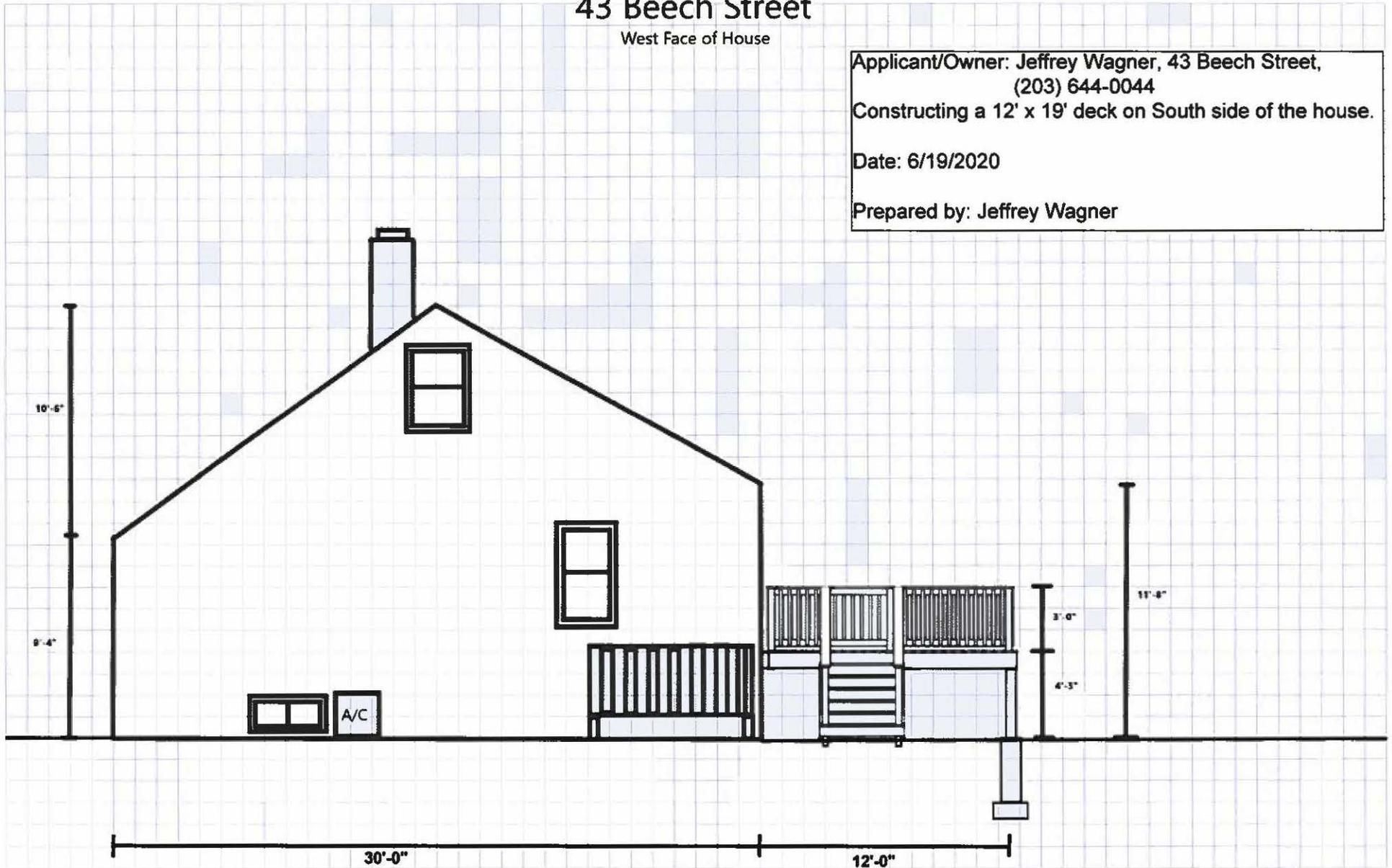




43 Beech Street

West Face of House

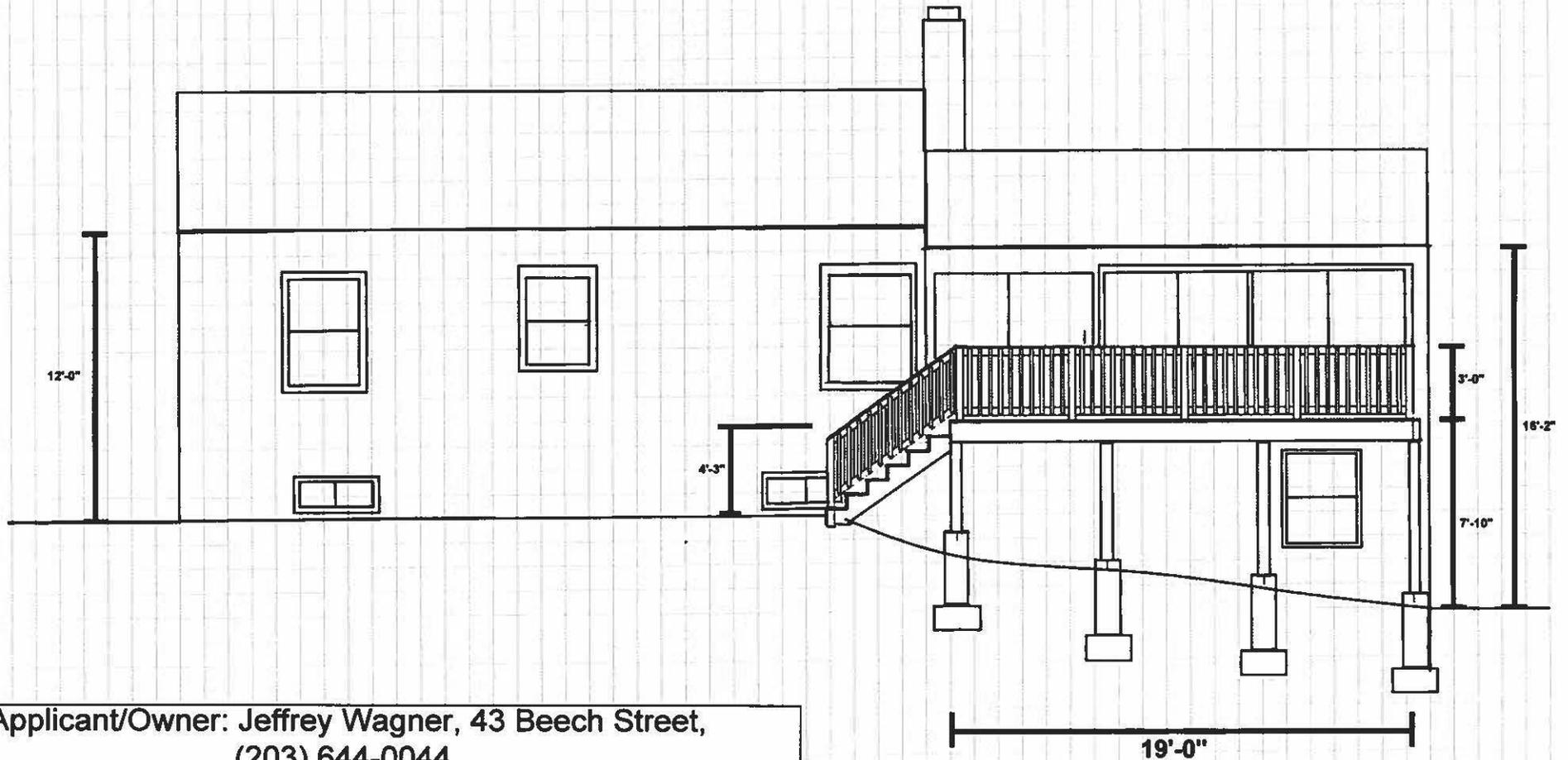
Applicant/Owner: Jeffrey Wagner, 43 Beech Street,
(203) 644-0044
Constructing a 12' x 19' deck on South side of the house.
Date: 6/19/2020
Prepared by: Jeffrey Wagner



43 Beech Street

South Face of House

1 square = 1 foot



Applicant/Owner: Jeffrey Wagner, 43 Beech Street,
(203) 644-0044
Constructing a 12' x 19' deck on South side of the house.

Date: 6/19/2020

Prepared by: Jeffrey Wagner

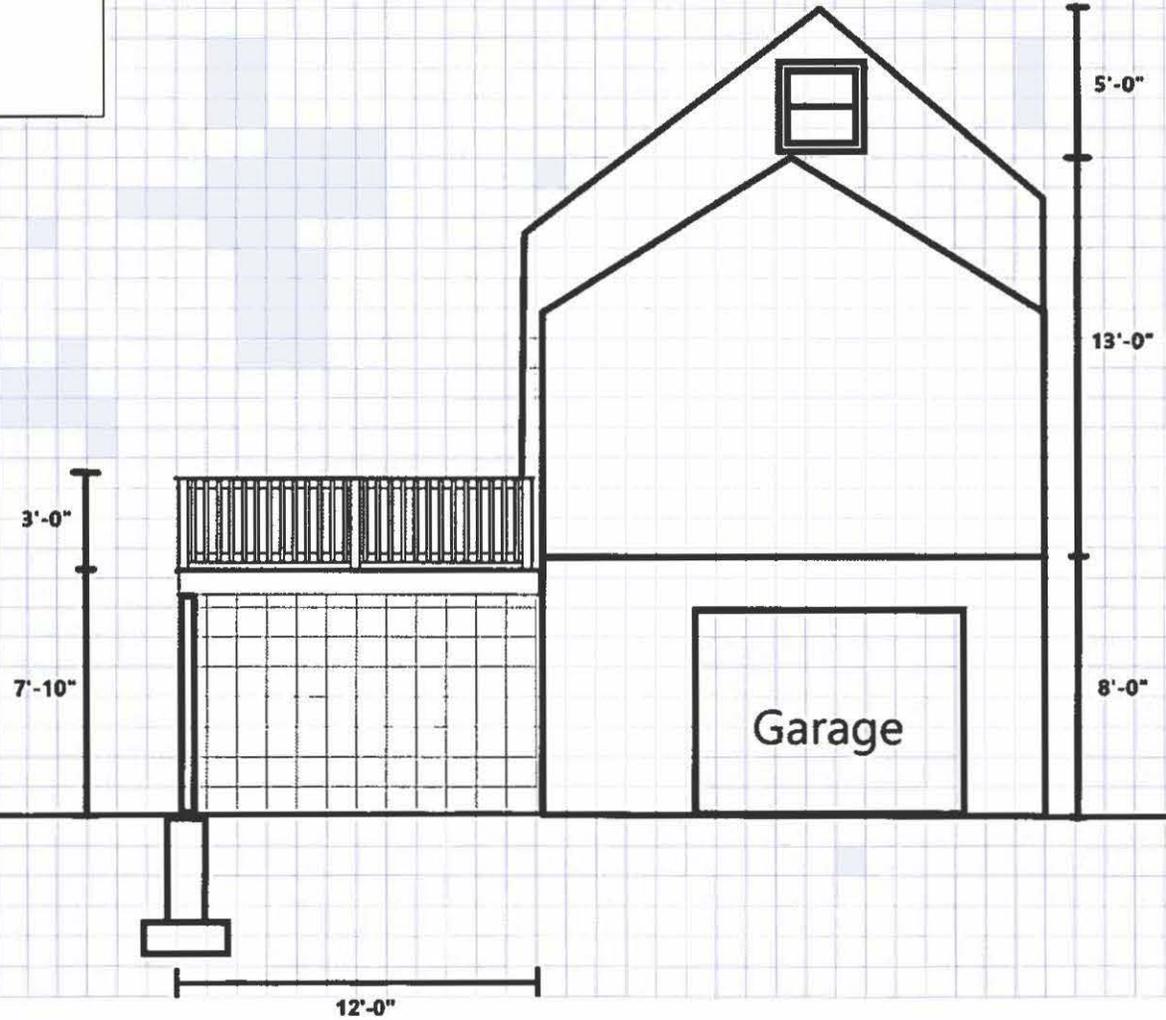
43 Beech Street

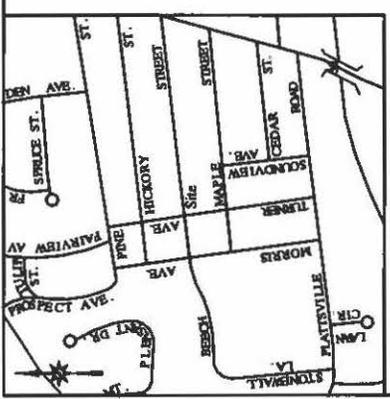
East Face of House

Applicant/Owner: Jeffrey Wagner, 43 Beech Street,
(203) 644-0044
Constructing a 12' x 19' deck on South side of the house.

Date: 6/19/2020

Prepared by: Jeffrey Wagner

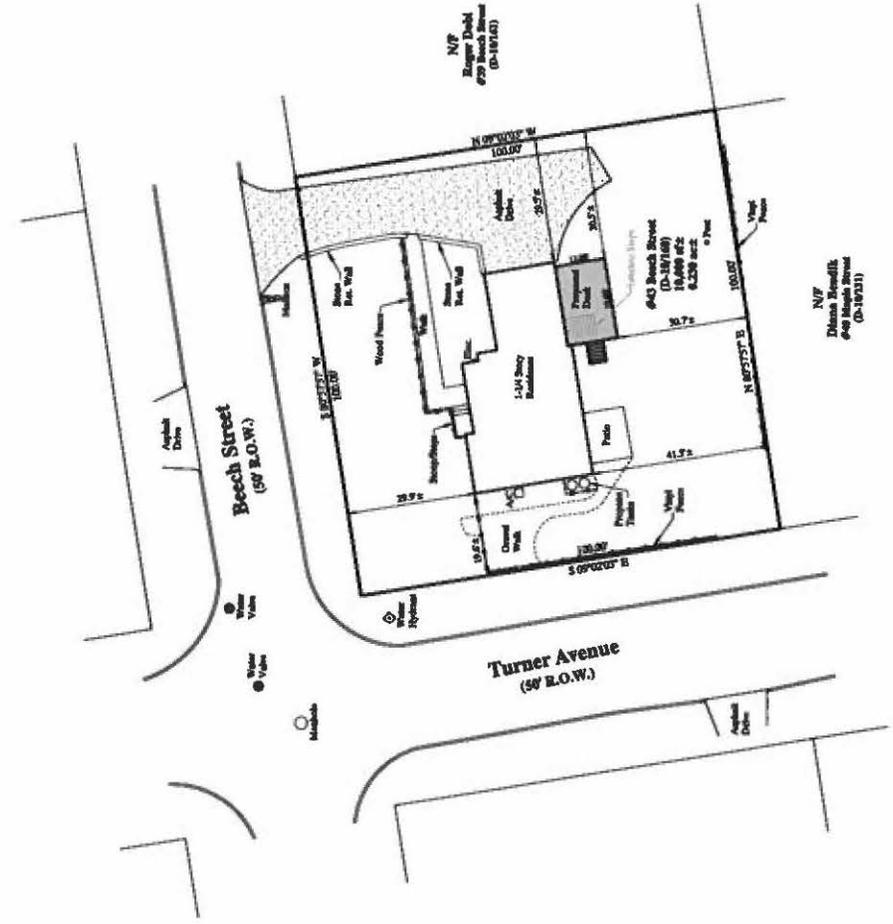




RESIDENCE ZONE A		MINIMUM SETBACK	MINIMUM FRONT YARD SETBACK	MINIMUM SIDE YARD SETBACK	MINIMUM REAR YARD SETBACK	MINIMUM HEIGHT	MINIMUM LOT AREA
Minimum Lot Area	15,000 sq. ft.	10.00'	10.00'	10.00'	10.00'	35.00'	11,000 sq. ft.
Minimum Setback	10.00'	10.00'	10.00'	10.00'	10.00'	35.00'	11,000 sq. ft.
Minimum Front Yard Setback	10.00'	10.00'	10.00'	10.00'	10.00'	35.00'	11,000 sq. ft.
Minimum Side Yard Setback	10.00'	10.00'	10.00'	10.00'	10.00'	35.00'	11,000 sq. ft.
Minimum Rear Yard Setback	10.00'	10.00'	10.00'	10.00'	10.00'	35.00'	11,000 sq. ft.
Minimum Height	35.00'	35.00'	35.00'	35.00'	35.00'	35.00'	11,000 sq. ft.

NOTES:

- This survey and map has been prepared in accordance with the Section 20-505-1 through 20-505-20 of the Regulations of Connecticut State Agencies. "Minimum Standards for Survey and Maps in the State of Connecticut" as established by the Commission on Standards of Land Surveying, Inc. It is a Zoning Ordinance that may be subject to future amendments to Department Ordinance Chapter 14-3 and Department Chapter 14-2.
- Reference is made to the following documents:
 - RA 13-249 of Highway Dept. Permit June 27, 1977.
- The underground utility shown, if any, have been located from visible and survey information. No attempt has been made to locate any utility lines or other lines not shown on this map. The surveyor makes no guarantee as to the accuracy of the utility information shown on this map. The surveyor makes no guarantee as to the accuracy of the utility information shown on this map. The surveyor makes no guarantee as to the accuracy of the utility information shown on this map.
- Dimensions shown on this map are for information only and are not to be used for construction purposes.
- Existing utility lines on this map may not be updated and modified by the appropriate Town of Trumbull Department prior to this.
- Property is owned by public water and sanitary sewer.
- Unsubstantiated claims or additions to this survey, which have the surveyor's endorsement, renders any declaration shown herein null and void.
- The property is located in Zone 2 per FEMA Flood Map 490801C040E; Flood 490801C040E; Flood 490801C040E.
- Reference is made to the following documents:
 - RA 13-249 of Highway Dept. Permit June 27, 1977.
- Dimensions are based on the Town of Trumbull GIS System.



LEGEND	
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING SPOT ELEVATION
	WATER SERVICE
	GAS LINE
	PROPOSED FLOOR
	GARAGE FLOOR
	BELONGED SETBACK LINE
	CATCH BASIN
	EXISTING IRON PIPE
	MANHOLE
	UTILITY POLE

THIS MAP WAS PREPARED WITH THE USE OF AERIAL PHOTOGRAPHS AND THE SURVEYOR HAS MADE A REASONABLE ATTEMPT TO LOCATE ALL UTILITIES SHOWN THEREON.



ZONING LOCATION SURVEY
 PREPARED FOR
JEFFREY WAGNER
 #43 BEECH STREET
 TRUMBULL, CONNECTICUT



NO.	DATE	DESCRIPTION	REVISIONS
1/1			

DATE: 6-3-20
 SCALE: 1"=20'
 SHEET: 1 OF 1
 JOB NUMBER: 500
 FILE NUMBER: 717

SHEVLIN
 LAND SURVEYING, LLC
 145 Ocean Street, Trumbull, CT 06620
 203.231.2940

August 27, 2020

RE: Letter opposing the variance waiver requested by Jeff and Amanda Wagner at 43 Beech Street, Trumbull to build a 12'x19' deck with a height of almost 11'.

To the Zoning Board of Appeals,

My name is Diana Bendik and I have lived at 40 Maple Street for over 24 years and I am directly behind the property in question and therefore would be the most impacted. My backyard faces their backyard. I am strongly opposed to this application due to the negative impact it will have on my privacy and use and enjoyment of my property, decline in property value, as well as a noise nuisance as discussed below. Moreover, the Wagner's have not shown the requisite legal hardship to receive a variance from the current Zoning Regulations.

The property in question sits on a hill and completely overlooks my home as I am downhill. If the variance is granted, the deck will be very close to the property line and overlook my home, patio and provide a relatively unobstructed view of the inside of my home. I have very little privacy for the fact that I can see the entire back of their home year-round which is where they want to build a deck. The deck would come very close to my property line, outside of setback guidelines, and all privacy and peace will be removed completely.

In terms of a nuisance, noise travels downward. Just to give some perspective, voices travel even with windows open as well as just backyard activity. Voices even travel to my front yard. Can you imagine the noise nuisance that will be heard from the deck and how it will travel? In addition, if I were to sell my home, I believe I may have a hard time selling as to the closeness of the deck to the property line, the nuisance, and the lack of privacy. It will most likely bring the value down and will be a hard sell.

While I appreciate the Wagner's desire to improve their property, it does not automatically exempt them from complying with applicable Zoning Regulations. As I understand the Regulations, a variance may only be granted if the Wagner's can demonstrate that adherence to the strict letter of the zoning ordinance will cause unusual hardship unnecessary to the carrying out of the general purpose of the Regulations. There is no hardship here. There is nothing about the size, configuration or topography of the Wagner's property that would warrant varying from current setback regulations. The simple fact of the matter is that the Wagner's simply want a deck. However, that should not come at the expense of the surrounding properties.

When I wanted to put up a deck when I bought my home, I inquired into the Zoning Regulations and saw that my setbacks wouldn't allow for one. Instead, I spent money on a patio and made a tranquil and serene atmosphere for my sanity as I love the outdoors. The Wagner's put in a patio which they often use. Zoning Regulations are intended to preserve and protect property uses and values, and to promote health and general welfare. My health and general welfare will be greatly compromised, property will be unpreserved, in addition to the loss in value of my home. We all live on such small parcels of land and need to keep the setbacks and guidelines in place. I don't think it is fair to look at other properties that may have received a variance as everyone's setbacks, land grade levels, circumstances, and hardships are different.

It wouldn't matter who occupies the house as I am opposed to this deck as it falls outside of the setback guidelines that we need to preserve and do hope the Zoning Board of Appeals does not grant this application. Once a structure goes up, it will be there forever. I have attached a couple of photos that show the close proximity to the property line and the height of the home in question to my property. I had a professional survey completed in 2017 if needed.

Thank you for your time.

Diana Bendik
40 Maple Street
{00181001.1 }

Hello,

My name is Roger Dobi and I reside at 39 Beech St in Trumbull. I am writing this e-mail in reference to the zoning application for 43 Beech St. (Jeffrey & Amanda Wagner). I have no problem whatsoever with my next door neighbor's proposed deck. I write this letter in full support their application. I can be reached at 203-895-5364 if there are any questions. I will try to be on the zoom meeting but cannot guarantee I will be available.

Sincerely Yours,
Roger J. Dobi
39 Beech St.
Trumbull CT. 06611

Application #: _____

Date: 8/11/2020

ZONING BOARD OF APPEALS

APPLICATION FOR HEARING:

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

- A. Variance of the Trumbull Zoning Regulations ✓
- B. Appeal from Order of the Zoning Enforcement Officer _____
- C. Approval of Location for a Gasoline Station, Limited Repairer's License or General Repairer's License. _____

2. Location of Subject Premises:

House and Street: 61 Sherman Ave, Trumbull, CT.

Assessor's Map No. E6 Parcel No. 52 Lot No. _____

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

Zoning District: Long Hill

3. Name of Applicant: Melinda Therriault

Street Address: 61 Sherman Ave

City: Trumbull ST: CT Zip: 06611 Email: melinda.therriault@sbcglobal.net

Phone: Day 203-218-2994 Evening N/A

SIGNATURE OF APPLICANT Melinda Therriault
(If agent, state capacity)

4. Owner of Record: Melinda Therriault

Street Address: 61 Sherman Ave

City: Trumbull ST: CT Zip: 06611 Email: melinda.therriault@sbcglobal.net

SIGNATURE OF OWNER OF RECORD Melinda Therriault

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

A. VARIANCE OF THE TRUMBULL ZONING REGULATIONS

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

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

ARTICLE(S) 3 SECTION(S) 7 PARAGRAPH(S) 1

SUBPARAGRAPH(S) _____

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

NO

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

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

Please allow the above ground pool to be closer to the property lines. Based on the pool size + ~~the~~ garage in the yard, the pool would not fit in another location
Rear Line - 16.7ft, Side (Right) - 26ft, Side (left) - 23.7ft

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 ~~pool~~ yard was accidentally measured incorrectly. The owner did not realize until the excavator came to dig. It was determined that the pool would be best suited in this position. The pool could not be moved closer to the house due to a deck + garage.

NIA

B. APPEAL FROM ORDER OF THE ZONING ENFORCEMENT OFFICER

1. List the date of the Cease and Desist Order being appealed (and submit copy of the letter):

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

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

SUBPARAGRAPH(S) _____

3. Explain and state the basis for appeal of the decision of the Zoning Enforcement Officer:

C. APPROVAL FOR LOCATION OF GASOLINE STATION/LICENSE

NIA

1. Approval of Location is for the following:

- a) Gasoline Station _____
- b) Limited Repairer's License _____
- c) General Repairer's License _____

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

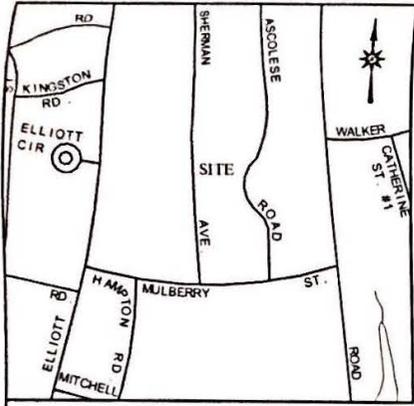
3. What are the proposed hours of operation? _____

4. Will any vehicles being repaired be stored outside? _____

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.

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



Vicinity Map
Scale: 1"=500'



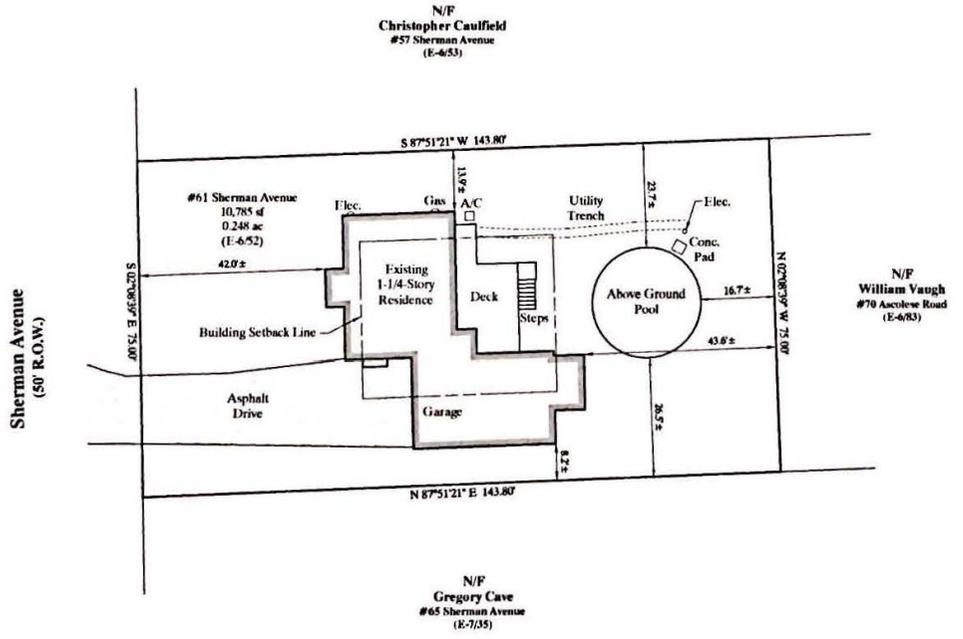
RESIDENCE ZONE A		MINIMUM REQUIRED	EXISTING	PROPOSED	AS-BUILT
		MAXIMUM ALLOWED	CONDITIONS	CONDITIONS	CONDITIONS
Minimum Lot Area		21,760 sq ft			
Minimum Lot Frontage		125'			
MINIMUM SETBACK					
Setback From Front Property Line		50'	42.0' ±		
Setback From Side Property Lines		20'	5.2' ±		
Setback From Rear Property Lines		50'	61.6' ±		
MINIMUM FLOOR AREA					
Floor Area - 1 Story		1,240	1,165		
Maximum Height For A Building Or Structure		40'	< 40'		
Minimum Building Lot Coverage As A Percentage Of Lot Area		25%	18.1% ±		
Minimum Building Floor Area As A Percentage Of Lot Area		20%	10.8% ±		

NOTES:

- 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. It is a Data Accumulation Plan based upon a Resurvey and conforms to Horizontal Accuracy Class A-2.

The intention of the plan is to show the location of a pool with regard to setbacks. Not all features existing on the property are shown herein.
- Reference is made to the following documents:

A. RM 926-Subdivision of Lot No. 19 of map of Salvatore American, April 1, 1946, in Trumbull, Conn., for Frank P. Moran, October 1, 1959, by Frank C. Peary."
- The underground utilities shown, if any, have been located from visible field survey information. No attempt has been made as a part of this survey to obtain or show data concerning existence, use, depth, condition, capacity or location of any utilities or municipal public service facilities. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or about-to-be used for information regarding these utilities or facilities, please contact the appropriate agencies.
- Distances shown ± from buildings to property lines are for reference purposes only and are not to be used to establish boundaries.
- Zoning information shown on this map must be reviewed and confirmed by the appropriate Town of Trumbull authorities prior to use.
- Property is served by public water and sanitary sewer.
- Unauthorized alterations or additions to the survey, which bears the surveyor's embossed seal, renders any declaration shown herein null and void.
- The property is located in Zone X per FEMA Flood Map #09001CE288F, Panel 268 of 26, Effective Date: 6/18/2010.
- Reference is hereby made to Connecticut General Statute 8-11a, as amended, with regards to existing structures three or more years old.



LEGEND	
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING SPOT ELEVATION
	WATER SERVICE
	GAS LINE
	FINISHED FLOOR
	GARAGE FLOOR
	BUILDING SETBACK LINE
	CATCH BASIN
	EXISTING IRON PIPE PIPE
	MAIL BOX
	UTILITY POLE

NOT VALID UNLESS EMBOSSED WITH SEAL OR INDEXED WITH THE LIVE STAMP OF THE SURVEYOR
 TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON
Michael E. Shevlin
 Michael E. Shevlin, Jr. P.L.S. # 5159

DATA ACCUMULATION PLAN
 PREPARED FOR
MELINDA & THOMAS THERRIault
 #61 SHERMAN AVENUE
 TRUMBULL, CONNECTICUT



NO.	DATE	DESCRIPTION	DATE	SCALE	DRAFTER	JOB NUMBER	FILE NUMBER
			8.10.20	1"=20'	DC11	6320	3120
REVISIONS			SHEVLIN LAND SURVEYING, LLC 163 Oyster Road Fairfield, CT 06424-1858-00 503 Main Street Meriden, CT 06450 Shevlin@scvm.com				
							1/1

Scanned with CamScanner