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, OCTOBER 7, 2026

The Zoning Board of Appeals will hold a Regular Meeting on Wednesday, October 7, 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 September 2, 2026, Zoning Board of Appeals Regular Meeting minutes.

Applications

Application 26-25: 4 Walnut Avenue. Arminder Batra for Batra Homes LLC. The applicant is requesting an 11,102 sq. ft. variance, where 21,780 sq. ft. is required and 10,678 sq. ft. is proposed; a 16.6' side lot setback variance (Madison Avenue), where 50' is required and 33.4' is proposed; a 16.1' front lot setback variance, where 50' is required and 33.9' is proposed and a 21.2' rear lot setback variance, where 50' is required and 28.8' is proposed to construct a new home in Residential Zone A under Article III of the Trumbull Zoning Regulations.

Application 26-26: 22 Merrill Road. Stephen Bell & Erika Michaels. The applicants are requesting a 10' side lot setback variance, where 20' is required and 10' is proposed; a 12' side lot setback variance, where 20' is required and 8' is proposed; a 19' front lot setback variance, where 50' is required and 31' is proposed and a 1' garage height variance, where 15' is allowed and 16' is proposed to construct a detached garage, addition and deck in Residential Zone A under articles II, section 1.1.2 and III of the Trumbull Zoning regulations

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

Dated at Trumbull, CT this 7th day of October 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: 9/10/24 Application #: 26-

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: 4, Walnut Ave
   Assessor's Map No. 11 Parcel No. 182 Lot No. _____
   Trumbull Land Records: Volume(s) 1970 Page(s) 504
   Zoning District: A - Zone
3. **Name of Applicant:** Arminder Batra
   Street Address: 2325 Elm St
   City: Stratford ST: CT Zip: 06615
   Phone: Day 475 476 9888 Evening 475 476 9999
   SIGNATURE OF APPLICANT _____
   (If agent, state capacity)
4. **Owner of Record:** BATRA Homes LLC
   Street Address: 2325 Elm St
   City: Stratford ST: CT Zip: 06615
   SIGNATURE OF OWNER OF RECORD _____

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

A. VARIANCE OF THE TRUMBULL ZONING REGULATIONS

1. **This application relates to:**

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

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

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

   SUBPARAGRAPH(S)_____

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

   NO

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

4. Explain the requested variance; PLEASE INDICATE DISTANCES FROM PROPERTY WHEN APPLICABLE: Lot Size variance 11102 sqft where 21780 sqft is required and 10,678 sqft is proposed, 16.6' side lot set back variance where 50' is required and 33.4' is proposed, a 16.1' front lot set back variance where 50' is required and 33.9' is proposed, a 21.2' rear lot set back variance where 50' is required and 28.8' is proposed.

5. Section 8-6 of the Connecticut General Statutes requires that the applicant must show that a literal enforcement of the Zoning Regulations would result in exceptional difficulty or unusual hardship owing to conditions especially affecting such parcel, but not affecting generally the district in which it is situated. Please state the difficulty or hardship which you claim in support of this application: Lender Size lot in the zone that previously has a Single family hom that was non-Conforming and was demolish.

CONTACT INFORMATION

Applicant Email Address: batrahomesLLC@Yahoo.com

Property Owner Email Address: batrahomesLLC@Yahoo.com

Parcel ID: D11-139
MERTURI MICHAEL
MERTURI MARIO
4165 MADISON AVENUE
TRUMBULL,CT 06611

Parcel ID: D11-140
LOSASSO MICHAEL B & NICOLE V
4169 MADISON AVENUE
TRUMBULL,CT 06611

Parcel ID: D11-182
BATRA HOMES LLC
2325 ELM ST
STRATFORD,CT 06615

Parcel ID: D11-183
TRUMBULL TOWN OF
5866 MAIN STREET
TRUMBULL,CT 06611

Parcel ID: D11-184
CARMENATI MAIKEL
CARMENATI CAITLIN R
10 WALNUT AVENUE
TRUMBULL,CT 06611

Parcel ID: D11-186
TRUMBULL TOWN OF
5866 MAIN STREET
TRUMBULL,CT 06611

Parcel ID: D11-229
JAMES SEAN
4173 MADISON AVENUE
TRUMBULL,CT 06611

Parcel ID: D11-248
RESENDE JOSHUA
11 WALNUT AVENUE
TRUMBULL,CT 06611

Parcel ID: D11-246
FORTY ONE EIGHTY MADISON AVENUE LLC
P O BOX 110384
TRUMBULL,CT 06611

Parcel ID: D11-230
GILBERTI MICHAEL & VERA
3 HITCHING POST LANE
TRUMBULL,CT 06611

Parcel ID: E11-14
LA FITNESS
C/O NAMDAR REALTY GRP
150 GREAT NECK RD STE 304
GREAT NECK,NY 11021

ATTN: Property MAR.
Trumbull Shopping Centre #2 LLC
Mall Mgmt. office
5065 Main St
Trumbull - 06611

RECEIVED
SEP 09 2026
By: _____
TAX ASSESSOR
TOWN OF TRUMBULL

Property Location 4 WALNUT AVENUE | Map ID D/11 / 00182/ 000/ | Parcel Name | State Use 1001
Vision ID 11990 | Account # 00819900 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 9/9/2026 12:06:19 PM

CURRENT OWNER

BATRA HOMES LLC

2325 ELM ST

STRATFORD CT 06615

TOPO / UTILITIES / STRT / ROAD / LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID	00819900	Dev Lot:	LOT 9-10
Census Tr	0903	Survey Ma	
Fire Dist:	L:	Survey Ma	
Border Pro		Section # :	A1
Voting Dist		CB Letter:	
	2026 Data Mailer Returned		
GIS ID	D11-182	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
VAC RS LN	5-1	189,300	132,510
	Total	189,300	132,510

6144

TRUMBULL, CT

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
BATRA HOMES LLC	1970	0504	07-07-2026	Q	V	210,000	00
WEA CT HOUSES LLC	0946	0001	12-31-1997	U	I	140,000	24

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2025	5-1	119,560	2024	1-1	119,560	2023	1-1	119,560
				1-3	5,040		1-3	5,040
	Total	119,560		Total	124,600		Total	124,600

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

ECO=COMM(MALL)

VAC SINCE PURCHASE 2008

SFD ABUTS & OWNED BY RESIDENCE ON MAIN A

APTS

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	189,300
Special Land Value	0
Total Appraised Parcel Value	189,300
Valuation Method	C
Total Appraised Parcel Value	189,300

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
DEMO-25-1	04-03-2025	DE		16,500		100	09-29-2025	DEMO RESIDENTIAL HOUSE
5412E	11-05-2004	RF	Roofing	4,000		100		REMOVE & REPLACE SHING

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
12-15-2025	VA			65	Datamailer No Change
11-19-2025	BC	2		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	1001	Res Vac Ld w/O	A	L		0.240	AC	225,000.00	3.35477	4	0.95	100	1.100	CI		1.0000	788,782.5	189,300
		Total Card Land Units				0.24	AC	Parcel Total Land Area			0.24					Total Land Value		189,300

5062 VOL 1970 PAGE 0504

Mintz & Colangelo
16 River Street,
Norwalk, CT 06850

Doc ID: 006142800004 Type: LAN
Book 1970 Page 504 - 507
File# 5062

STATUTORY FORM WARRANTY DEED

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, THAT WEA CT HOUSES LLC, a Delaware Limited Liability Company with an address of 2049 Century Park E. Los Angeles, California ("Grantor") in consideration of **TWO HUNDRED TEN THOUSAND AND 00/100 ($210,000.00) Dollars** hereby grants to **BATRA HOMES LLC,** with an address of 2325 Elm Street, Stratford, Connecticut, (the "Grantee")

WITH WARRANTY COVENANTS

ALL that certain piece or parcel of land commonly known as 4 **Walnut Avenue, Trumbull, Connecticut** and which is further described on Schedule A attached hereto and made a part hereof.

SIGNATURES ON FOLLOWING PAGE.

Conveyance Tax Received
1575.00 Mary Markham 525.00
State Town Clerk of Trumbull Town

VOL 1970 PAGE 0505

IN WITNESS WHEREOF, I have hereunto set my hand and seal this ____ day of June, 2026.

Signed, Sealed and Delivered
in the presence of

Witness Sophia Gomez

Witness Jessica Jod

WEA CT HOUSES LLC,
a Delaware limited liability company

By: Westfield America Limited Partnership,
a Delaware limited partnership,
its sole member

By: Westfield U.S. Holdings LLC,
a Delaware limited liability company
its general partner

By: _____
Name: Douglas Merkel
Title: Assistant Secretary

STATE OF CALIFORNIA)
) ss:
COUNTY OF _____)

On this the ___ day of June, 2026, before me, the undersigned officer, personally appeared Douglas Merkel, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained as Assistant Secretary of WEA CT HOUSES, A Delaware limited liability company, by Westfield America Limited Partnership, its sole member, by Westfield U.S. Holdings LLC, a Delaware limited liability company, its general partner, as his free act and deed

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

See attached

Notary Public:
My Commission Expires
Seal

Grantee's Mailing Address
2325 Elm Street,
Stratford, CT 06615

ACTIVE/8.6/MBR/21142286v1

VOL 1970 PAGE 0506

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }
} SS
COUNTY OF LOS ANGELES }

On June 29, 2026, before me, Lisa M. Shelley Notary Public, personally appeared, DOUGLAS MERKEL proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

LISA M. SHELLEY
COMM. #2443358
Notary Public - California
Los Angeles County
My Comm. Expires Apr. 30, 2027

Signature Lisa M. Shelley
Lisa M. Shelley, Notary Public (Seal)

4 Walnut, Trumbull CT

VOL 1970 PAGE 0507

SCHEDULE A

All those certain pieces or parcels of land, together with buildings situated thereon located in the Town of Trumbull, County of Fairfield and State of Connecticut, designated as Lots Nos. 9 and 10 on Map of Building Lots Nos. 15, known as Lyndhurst Park, filed in the Office of the Town Clerk of Trumbull, more particularly bounded as follows:

NORTHERLY: By Walnut Avenue, as shown on said Map, One Hundred One (101.00') feet, more or less;

EASTERLY: By Lot No. 11 on said map, One Hundred Four and Seven Tenths (104.7') feet, more or less;

SOUTHERLY: By land now or formerly of Mary Savko, One Hundred Three (103.00'), feet, more or less;

WESTERLY: By Madison Avenue, One Hundred Four and Seven Tenths (104.7') feet, more or less.

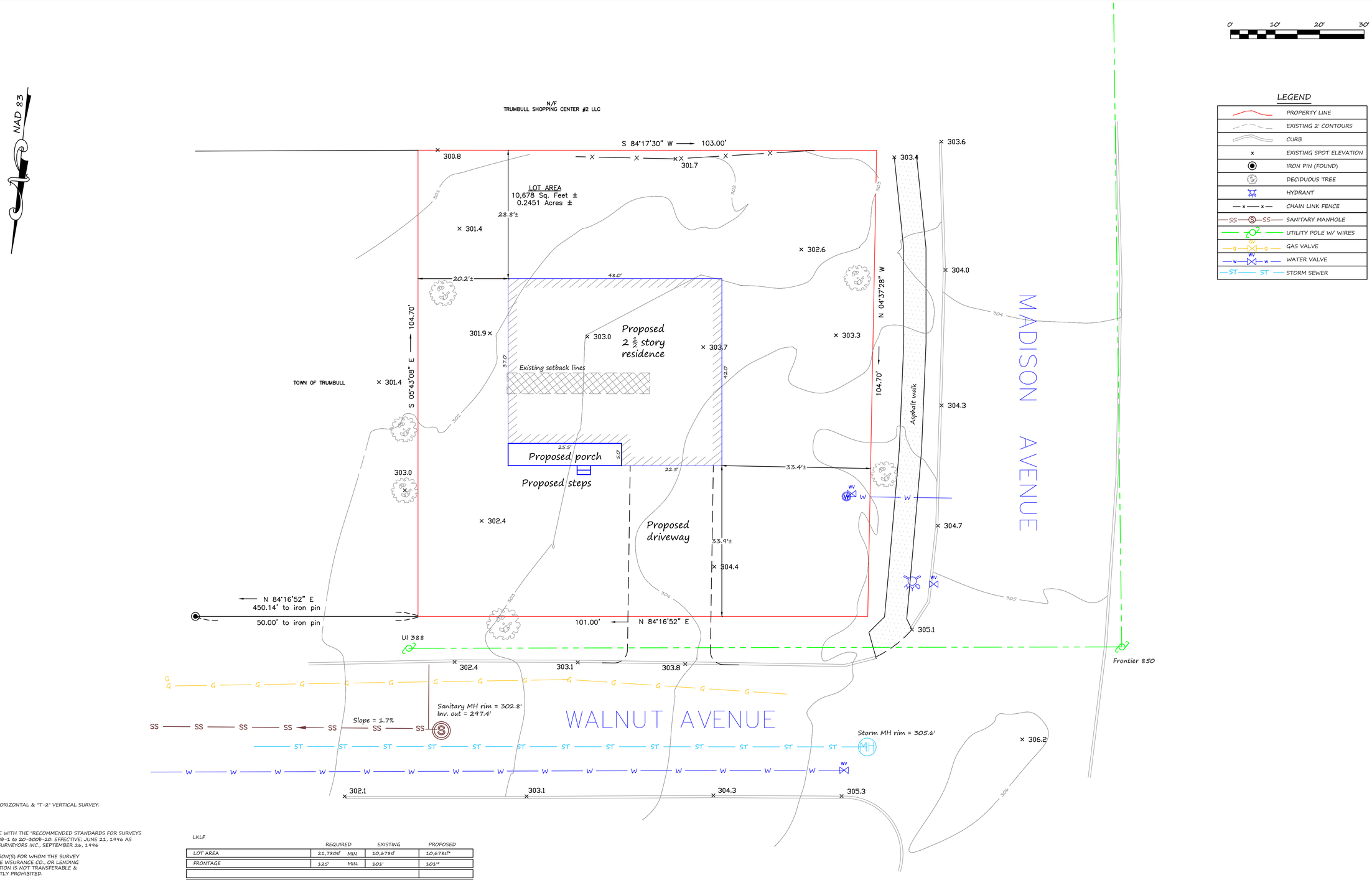
Said premises are known as 4 Walnut Avenue, Trumbull, Connecticut.

Said premises are conveyed subject to the following.

1. **Any and all provisions of any municipal ordinance or regulation and any Federal, State of Local public or private laws, with special reference to the provisions of any zoning rules regulations governing the subject premise.**
2. **Real Estate Taxes, Long Hill Fire District Taxes, Sewer use charges becoming due and payable after delivery of this Deed which the Grantee by acceptance of this deed assume and agree to pay.**

TOWN CLERK OFFICE, TRUMBULL, CT
RECEIVED FOR RECORD JUL -7 2026
AT 11:20 M.
ATTEST
TOWN CLERK

ACTIVE/8.6/MBR/21138914v1



LEGEND

	PROPERTY LINE
	EXISTING 2' CONTOURS
	CURB
x	EXISTING SPOT ELEVATION
	IRON PIN (FOUND)
	DECIDUOUS TREE
	HYDRANT
x x	CHAIN LINK FENCE
SS S SS	SANITARY MANHOLE
	UTILITY POLE W/ WIRES
G GV G	GAS VALVE
W WV W	WATER VALVE
ST ST	STORM SEWER

THIS SURVEY MEETS THE STANDARD OF A CLASS "A-2" HORIZONTAL & "T-2" VERTICAL SURVEY.

SURVEY TYPE: ZONING LOCATION SURVEY
BOUNDARY DETERMINATION: RESURVEY

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

THE CERTIFICATION SHOWN HEREON RUNS THE THE PERSON(S) FOR WHOM THE SURVEY WAS PREPARED AND ANY GOVERNMENTAL AGENCY, TITLE INSURANCE CO., OR LENDING INSTITUTION WHOSE NAME APPEARS HEREON. CERTIFICATION IS NOT TRANSFERABLE & ANY UNAUTHORIZED USE IN WHOLE OR IN PART IS STRICTLY PROHIBITED.

MAP REFERENCES:
1. MAP OF LYNDHURST PARK BUILING LOTS FOR SALE BY THE LYNDHURST REALTY CO. JULY 28, 1916, RECORD MAP #15
2. "AS-BUILT" PLAN & PROFILE WALNUT AVENUE TRUMBULL, CONNECTICUT PREPARED FOR HOME BUILDING CONST. CO., NOT ON FILE WITH TOWN CLERK

MAP D-11 TAX LOT(S)

PROPERTY IS LOCATED IN "A" RESIDENCE ZONE

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

ANY ALTERATIONS, HAND DRAWN OR OTHERWISE, WILL RENDER THIS MAP NULL AND VOID.
THIS MAP IS INVALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

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

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

LKLF

	REQUIRED		EXISTING		PROPOSED	
LOT AREA	21,780sf MIN		10,678sf		10,678sf*	
FRONTAGE	125' MIN.		101'		101'*	
MINIMUM FLOOR AREA	FLOOR 1	FLOOR 2	FLOOR 1	FLOOR 2	FLOOR 1	FLOOR 2
1 STORY	1,200sf		N/A	N/A		
1.5 STORY	900sf	500sf	N/A	N/A		
2 STORY	900sf	800sf	N/A	N/A	1,364sf	1,507sf
HEIGHT	40' MAX.		N/A		26.5'±	
FRONT SETBACK	50' MIN.		N/A		33.9'±*	
SIDE	20' MIN.		N/A		20.2'±	
REAR	50' MIN.		N/A		28.8'±*	
LOT COVERAGE: STRUCTURE	25% MAX.		N/A		18.9%	
FLOOR AREA RATIO (PRINCIPAL BLDG)	.29 MAX		N/A		.268	

*VARIANCE REQUIRED

DRAWN BY	DATE	CHECKED BY	DATE
JAD	08/28/26	JAD	08/28/26

DATE	REVISION	BY
09/01/26	PROPOSED HOUSE	BY

ZONING LOCATION SURVEY

PREPARED FOR

BATRA HOLMES

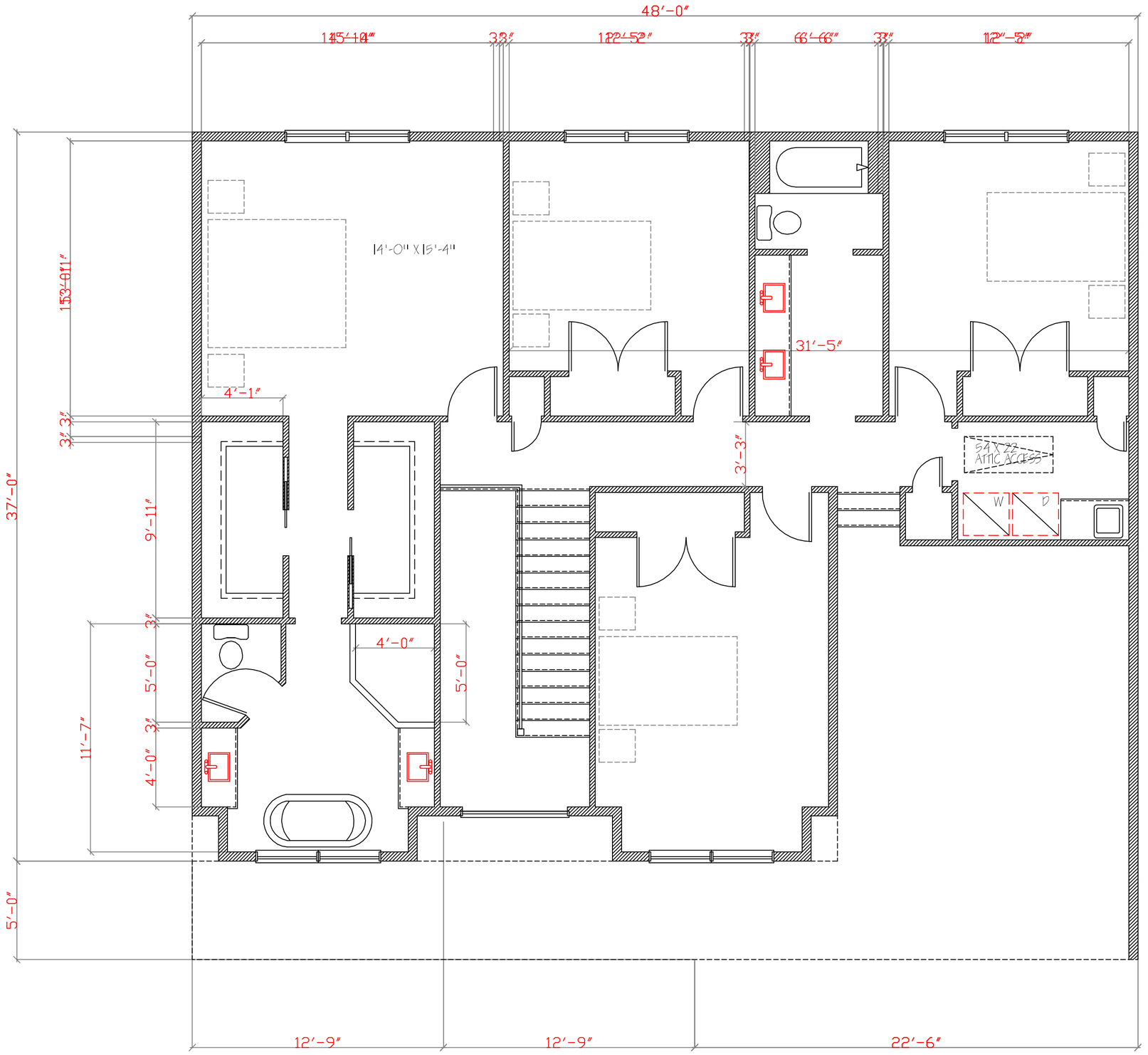
4 WALNUT AVENUE, TRUMBULL, CT

SCALE: 1" = 10' DATE: JULY 20, 2026

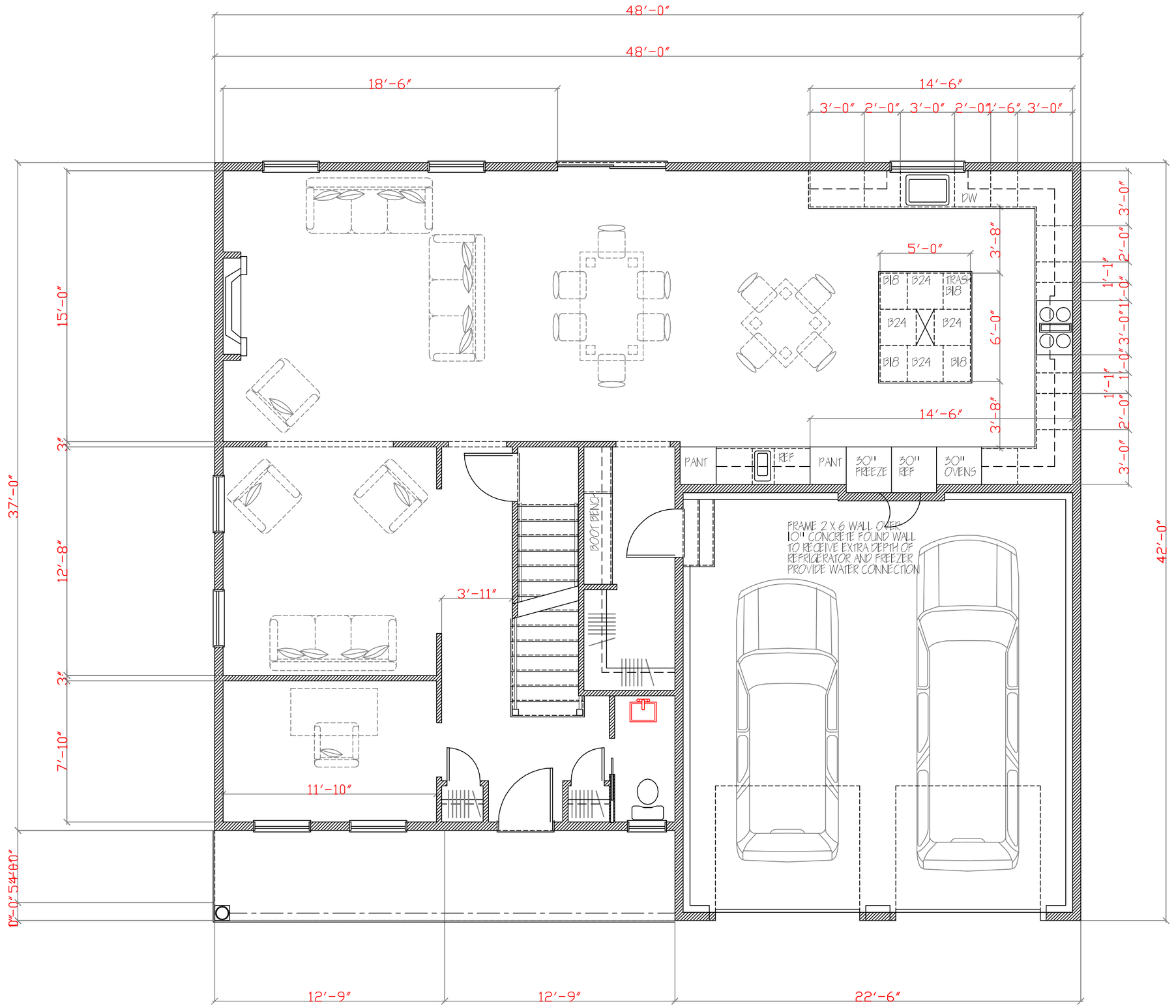
BY JAMES A. DENNISON L.S.

203-377-2091

26064.DWG



SECOND FLOOR PLAN



FIRST FLOOR PLAN

DRAWINGS ARE THE PROPERTY OF THE OWNER AND NO REPRODUCTION OF DESIGN OR STYLE IS ALLOWED WITHOUT WRITTEN CONSENT OF THE OWNER.

blueline@charte

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

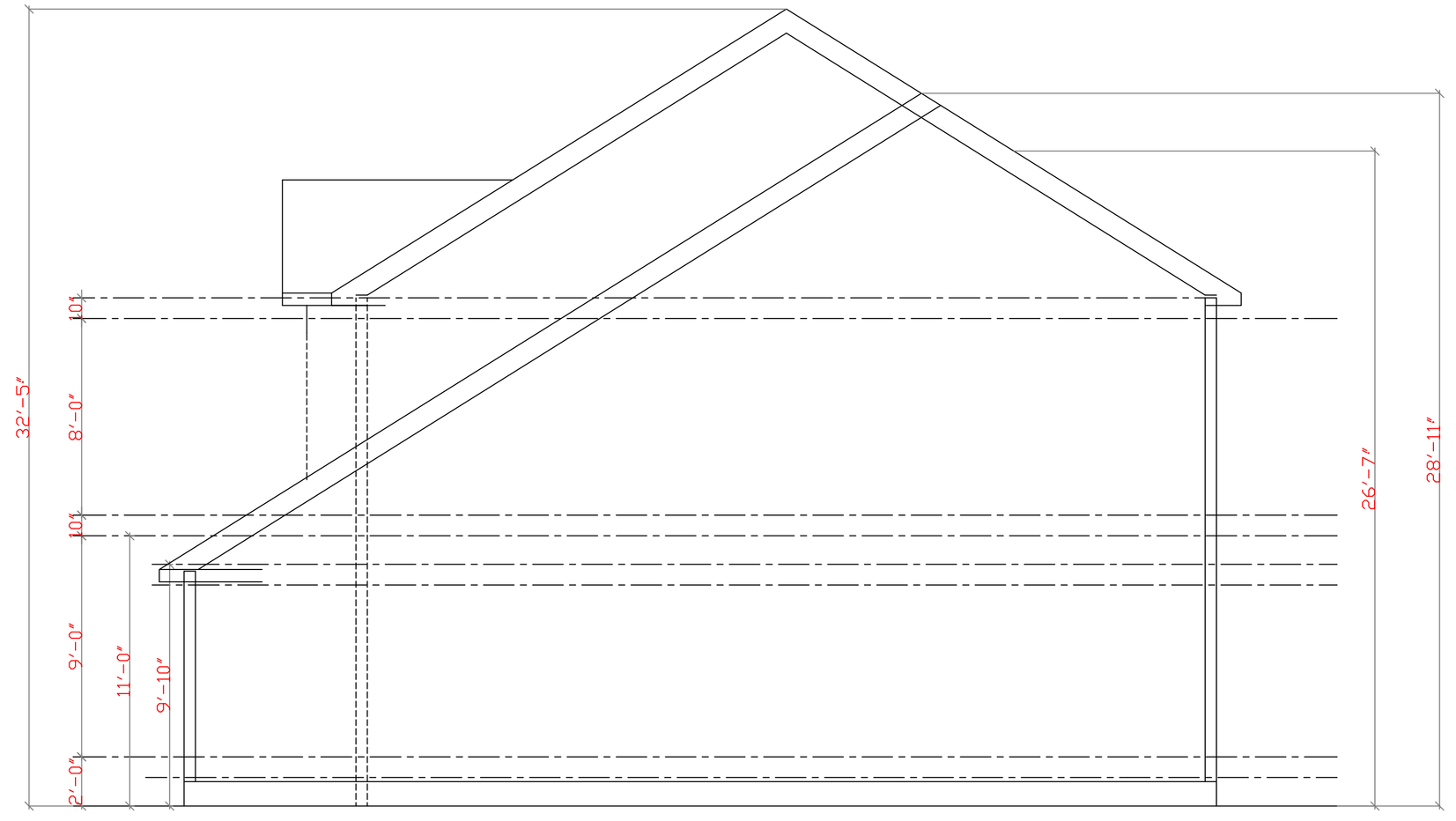
PROPOSED RESIDENCE
4 WALNUT AVENUE
TRUMBULL, CONNECTICUT 06611

REFRENCE: 502685
SCALE: 1/ 4"=1'-0
DRWN BY: CF,JW
DATE: 08-25-26

A-1



FRONT ELEVATION



RIGHT SIDE ELEVATION

blueline@charte

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

PROPOSED RESIDENCE
4 WALNUT AVENUE
TRUMBULL, CONNECTICUT 06611

REFERENCE: 3026B
SCALE: 1/ 4"=1'-0
DRAWN BY: CP, JW
DATE: 08-25-26

A-2

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: 22 Merrill Rd

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

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

   Zoning District: _____

3. **Name of Applicant:** Stephen Bell

   Street Address: 22 Merrill Rd

   City: Trumbull ST: CT Zip: 06611

   Phone: Day 860-367-6756 Evening _____

   SIGNATURE OF APPLICANT _____
   (If agent, state capacity)

4. **Owner of Record:** Stephen Bell and Erika Michaels

   Street Address: 22 Merrill Rd

   City: Trumbull ST: CT Zip: 06611

   SIGNATURE OF OWNER OF RECORD _____

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

A. VARIANCE OF THE TRUMBULL ZONING REGULATIONS

1. **This application relates to:**

___✓___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) II, III SECTION(S) 4.3.1, 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:

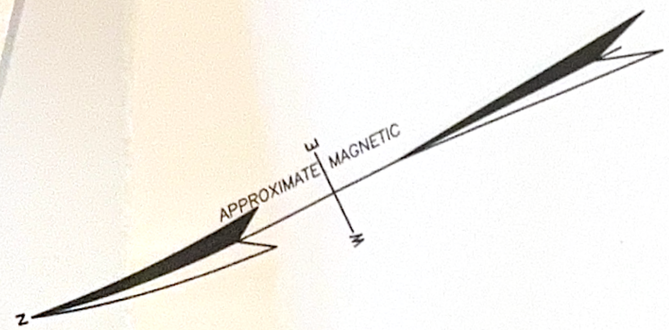
Yes, application #20-20 8/25/20, approved

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

4. Explain the requested variance; PLEASE INDICATE DISTANCES FROM PROPERTY WHEN APPLICABLE: Construct 16'×24' addition on side of home approximately 8' and 10' from property line and 16'×12' deck extension in rear
• remove existing 1 car detached garage and build 24'×24' detached 2 car garage approximately 10' and 11' from property line

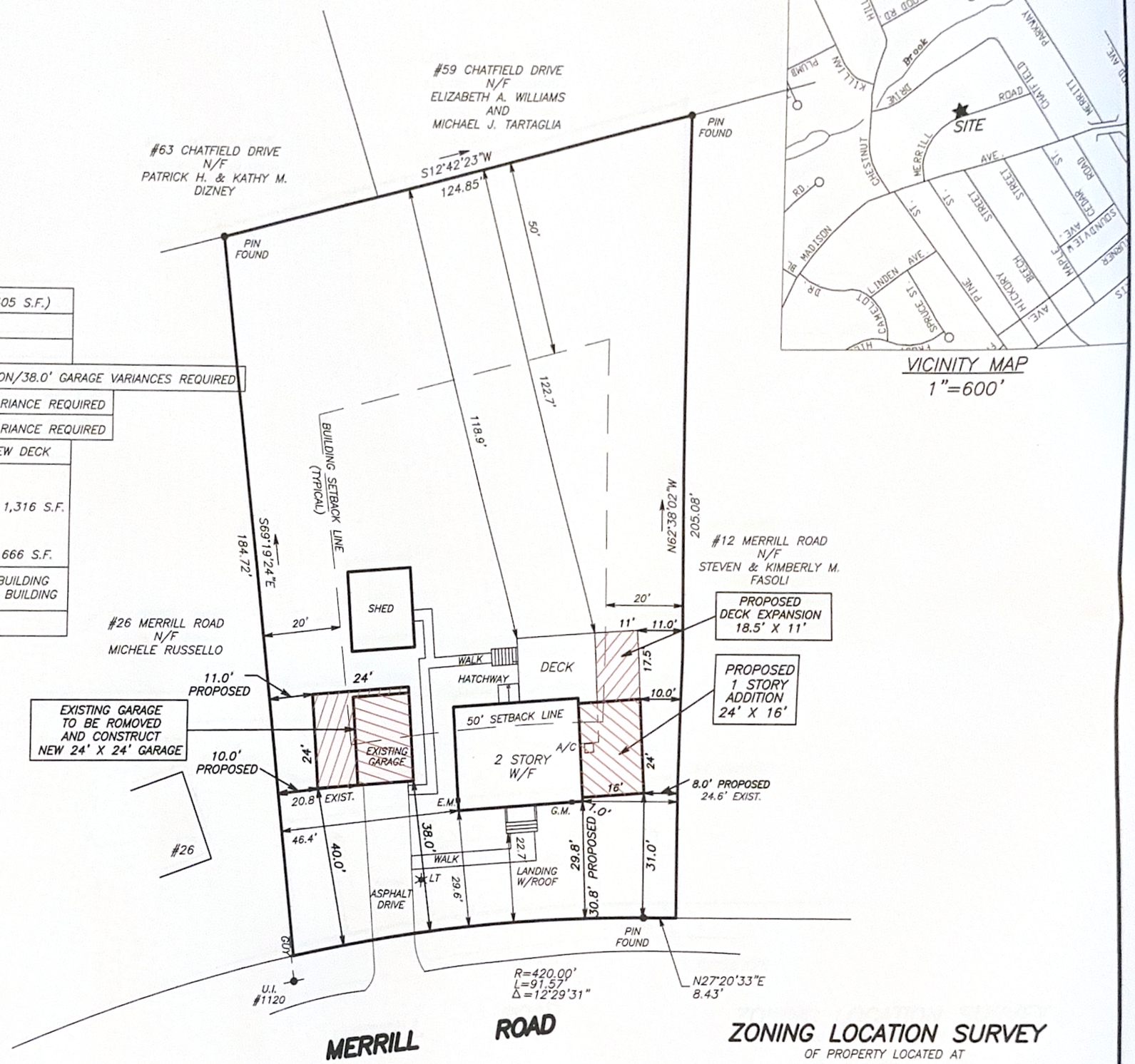
5. Section 8-6 of the Connecticut General Statutes requires that the applicant must show that a literal enforcement of the Zoning Regulations would result in exceptional difficulty or unusual hardship owing to conditions especially affecting such parcel, but not affecting generally the district in which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

Property was built in 1946, prior to current Zoning



RESIDENCE A ZONING CHART

REGULATION	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	0.5 ACRE (21,780 S.F.)	0.4914 AC. (21,405 S.F.)	0.4914 AC. (21,405 S.F.)
MIN. ROAD FRONTAGE	125 FEET	100.00'	100.00'
MAX. BUILDING HEIGHT	40'	20.5'±	20.5'±
MIN. FRONT YARD	50 FEET	29.7' HOUSE/22.7' STEP	30.8'± RT ADDITION/38.0' GARAGE VARIANCES REQUIRED
MIN RIGHT SIDE YARD	20 FEET	24.6'	8.0' ADDITION VARIANCE REQUIRED
MIN LEFT SIDE YARD	20 FEET	20.8' GARAGE	10.0' GARAGE VARIANCE REQUIRED
MIN REAR YARD	50 FEET	118.9' DECK	118.9'/122.7' NEW DECK
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 = 932 S.F. 2ND FLOOR LIVING AREA = 666 S.F.	FIRST FLOOR LIVING AREA = 1,316 S.F. 2ND FLOOR LIVING AREA = 666 S.F.
MAXIMUM FLOOR AREA RATIO	.29 PRINCIPAL BUILDING .1 ACCESSORY BUILDING	.04 PRINCIPAL BUILDING .03 ACCESSORY BUILDING	.06 PRINCIPAL BUILDING .04 ACCESSORY BUILDING
BUILDING COVERAGE	25% MAXIMUM	9.0%	12.1%



MAP REFERENCE:

Plan of Building Lots in Trumbull, Conn. for The Bridgeport City Trust Co., Trustees Bridgeport, Conn. Showing a Revised Part of "Parkway Village – Plan One" scale 1"=50' and dated August 9, 1941 by Fuller & Co. Trumbull Town Clerk Map No. 229.

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 Residential A.*
3. *Property subject to Restrictions contained in a deed dated August 4, 1942 and recorded in Volume 67 at Page 548 of the Trumbull Land Records.*
4. *Property subject to and together with a Variance granted by the Town of Trumbull Zoning Board of Appeals for rear dormer and wrap around deck per Vol. 1824 Pg. 930, dated July 13, 2020.*

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

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

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

PARCEL AREA:
21,405 S.F. = 0.4914 AC.

ZONING LOCATION SURVEY

OF PROPERTY LOCATED AT

22 MERRILL ROAD

TRUMBULL, CONNECTICUT

PREPARED FOR

STEPHEN BELL AND ERIKA MICHAELS

SCALE: 1"= 20' DATE: 9–1–2026

20 0 20 40

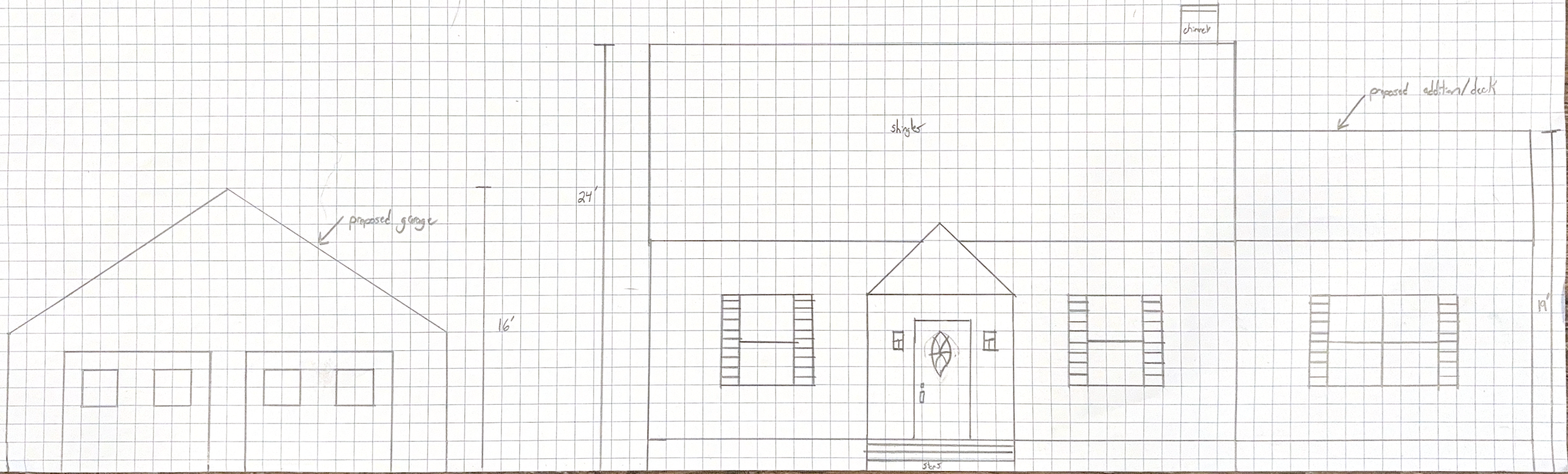
SCALE IN FEET

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

L:_CARLSON PROJECTS\2020-059-MICHAELS\DWGS\ZLS 22 MERRILL RD 9-1-26.dwg

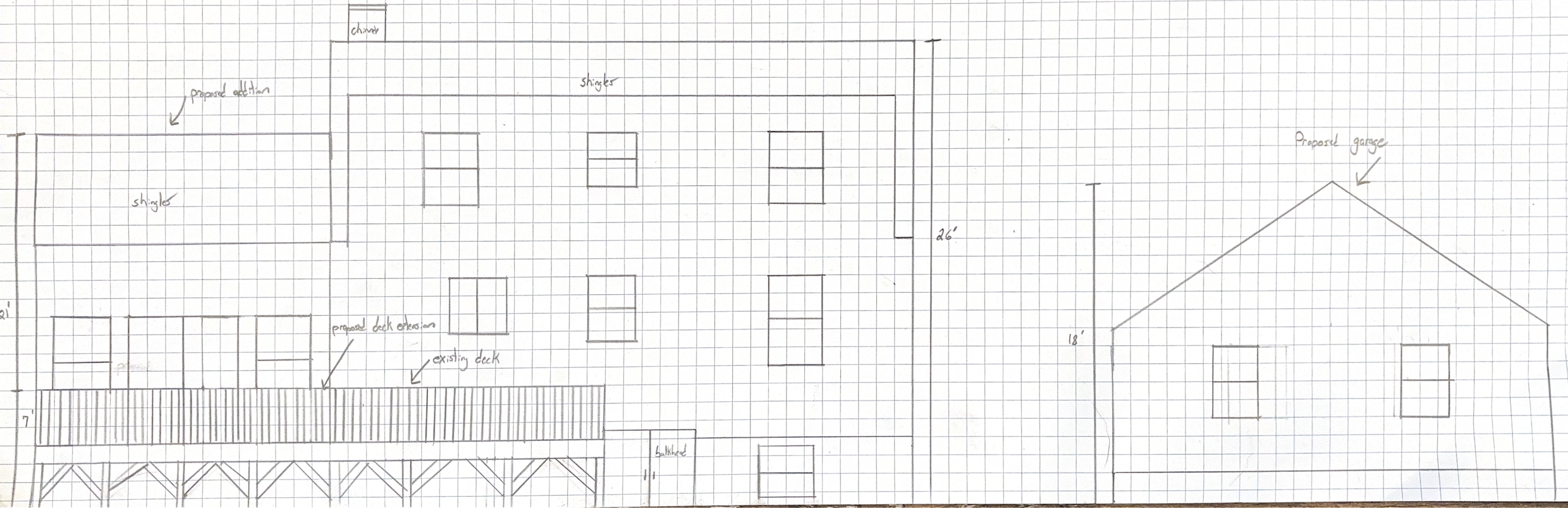
Proposed West Facing Elevation
1/4" = 1'

owner, preparer, applicant:
22 Merrill Rd Trumbull, CT 06611
Stephen Bell 860-367-6750
Proposed addition and garage



Proposed East Facing Elevation
1/4" = 1'

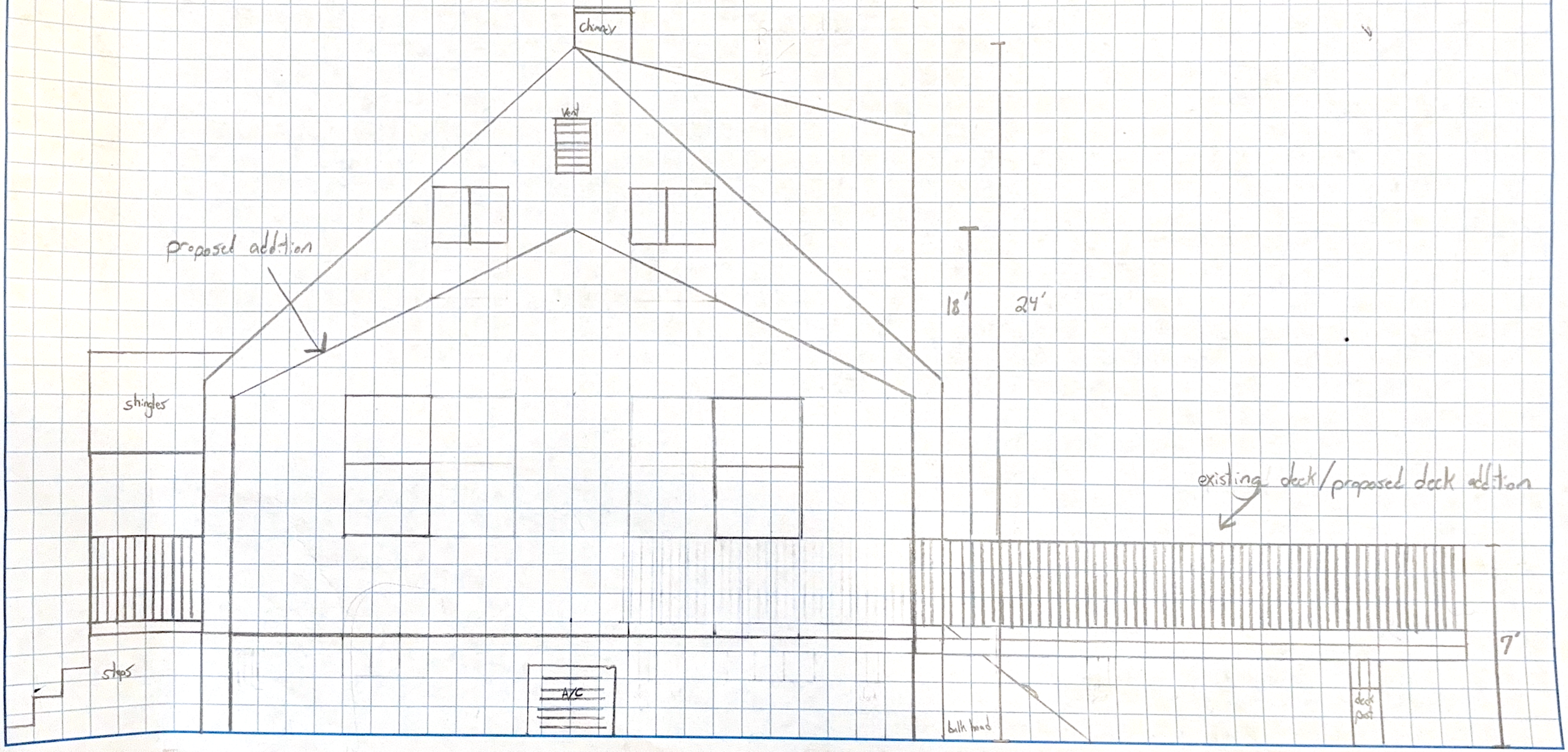
22 Merrill Rd Trumbull CT 06611
owner, preparer, applicant: Stephen Bell 860-367-6750
Proposed addition and garage



Proposed South Facing Elevation
1/4" = 1'

owner, preparer, applicant:

22 Merrill Rd Trumbull, CT 06611
Stephen Bell (860)367-6756
Proposed deck and rear facing dormer



Proposed North Facing Elevation
1/4" = 1'

owner, preparer, applicant:
22 Merrill Rd Trumbull, CT 06611
Stephen Bell (86)-367-6750
Proposed deck and rear facing dormer

