

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: SPECIAL MEETING – **TUESDAY, AUGUST 25, 2020**

The Zoning Board of Appeals will hold a Special Meeting on Tuesday, August 25, 2020 at 7:00 p.m. online via videoconference.

AGENDA

PUBLIC MEETING
7:00 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL

REGULAR MEETING

APPLICATIONS

Application #20-18 – 19 Franklin Street, Christine Kennedy and James Stoelzel - Variance of Art. II, Sec. 4.3.1 and Art. III, Sec. I, to construct a 14' x 20' deck 25.9' from the rear lot line.

Application #20-19 – 16 MacArthur Road, Stephanie and Calvin Jones - Variance of Art. II, Sec. 4.3.1 and Art. III, Sec. 1, to add a second floor addition to the existing dwelling using the existing footprint 44.8' from the front lot line.

Application #20-20 – 22 Merrill Road, Stephen Bell and Erika Michaels - Variance of Art. II, Sec. 4.3.1 and Art. III, Sec. 1, to add a rear dormer 42' from the front lot line and a wrap-around deck at the rear and side of the existing dwelling 45' from the front lot line.

Application #20-22 – 129 Fresh Meadow Drive, Christopher and Veronica Lenzen - Variance of Art. II, Sec. 4.3.1 to construct a 24.75' x 29' apartment addition at the rear of the existing dwelling 27.5' from the rear lot line at its closest point

Application #20-23 – 32 Turner Avenue, George and Patricia Kostopoulos - Variance of Art. II, Sec 4.3.1 and Art. III, Sec.1 to construct a 12.8' x 15.5' three season porch 14.4' from the side lot line and 37.8' 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.

Application #20-25 – 35 Lorma Avenue, Dean Capozziello - Variance of Art. III, Sec. 9.9 to construct a new house in an interior lot outside of the allowed buildable area and 26' from the S/S lot line at its closest point.

Application #20-26 – 34 Winslow Road, Don Osvay - Variance of Art. II, Sec. 4.3.1 and Art. III, Sec. 1 to construct a 12.7' x 30' garage with playroom on second floor and adjacent breakfast nook with mudroom 5' from the W/S lot line.

Application #20-27 – 99 Unity Road, Quick Close Investment Group, LLC - Variance of Art. II, Sec. 4.3.1 and Art. III, Sec. 1 to construct a 39.2' x 30.7' addition 42.4' from the front lot line and steps 37.7' from the front lot line.

Application #20-28 – 52 John Street, Sean and Elizabeth Glynn - Variance of Art. III, Sec. 7 to install a pool 12' from the side lot line and 30.8' from the front lot line.

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

Join the meeting online:

<https://zoom.us/j/93443530373?pwd=R1A2WmpxZkxVWDdnTUFnRzJtVHV6QT09>

Webinar ID: 934 4353 0373

Password: 325588

Join by telephone:

(312) 626-6799 or (888) 475-4499 (Toll Free)

Webinar ID: 934 4353 0373

Dated at Trumbull, CT this 18th 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.

Application #: 20-22

Date: July 14, 2020

ZONING BOARD OF APPEALS

RECEIVED

JUL 14 2020

By ZBA # 20-22
PLANNING & ZONING

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: 129 Fresh Meadow Dr

Assessor's Map No. _____ Parcel No. B03-109 Lot No. 51

Trumbull Land Records: Volume(s) 1793 Page(s) 771

Zoning District: AAA

3. Name of Applicant Christopher & Veronica Lenzen

Street Address 129 Fresh Meadow Dr

City: Trumbull ST: CT Zip: 06611 Email: KIKI225V@mac.com

Phone: Day 203 605 9175 Evening 203-605-5475

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

4. Owner of Record: Christopher & Veronica Lenzen

Street Address: 129 Fresh Meadow Dr

City: Trumbull ST: CT Zip: 06611 Email: kiki225v@mac.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:

- 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) 2 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:

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 WHERE

APPLICABLE: We would like to build an addition

off the garage to the rear of the house.

The addition would be 24.75' to the rear and

29.0' wide. This would ~~be~~ put our structure

22.5' over the ~~setback~~ rear setback.

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:

Placing the addition to the side of the garage

requires significant excavation and would place

the addition well below the ~~the~~ current first floor

of the home.



Project Name: [Illegible]
Address: [Illegible]
Client: [Illegible]
Date: [Illegible]

Project Specs



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

North Arrow

Project Name

Address

Client

Date



EXISTING NORTH (REAR) ELEVATION



EXISTING FIRST FLOOR PLAN



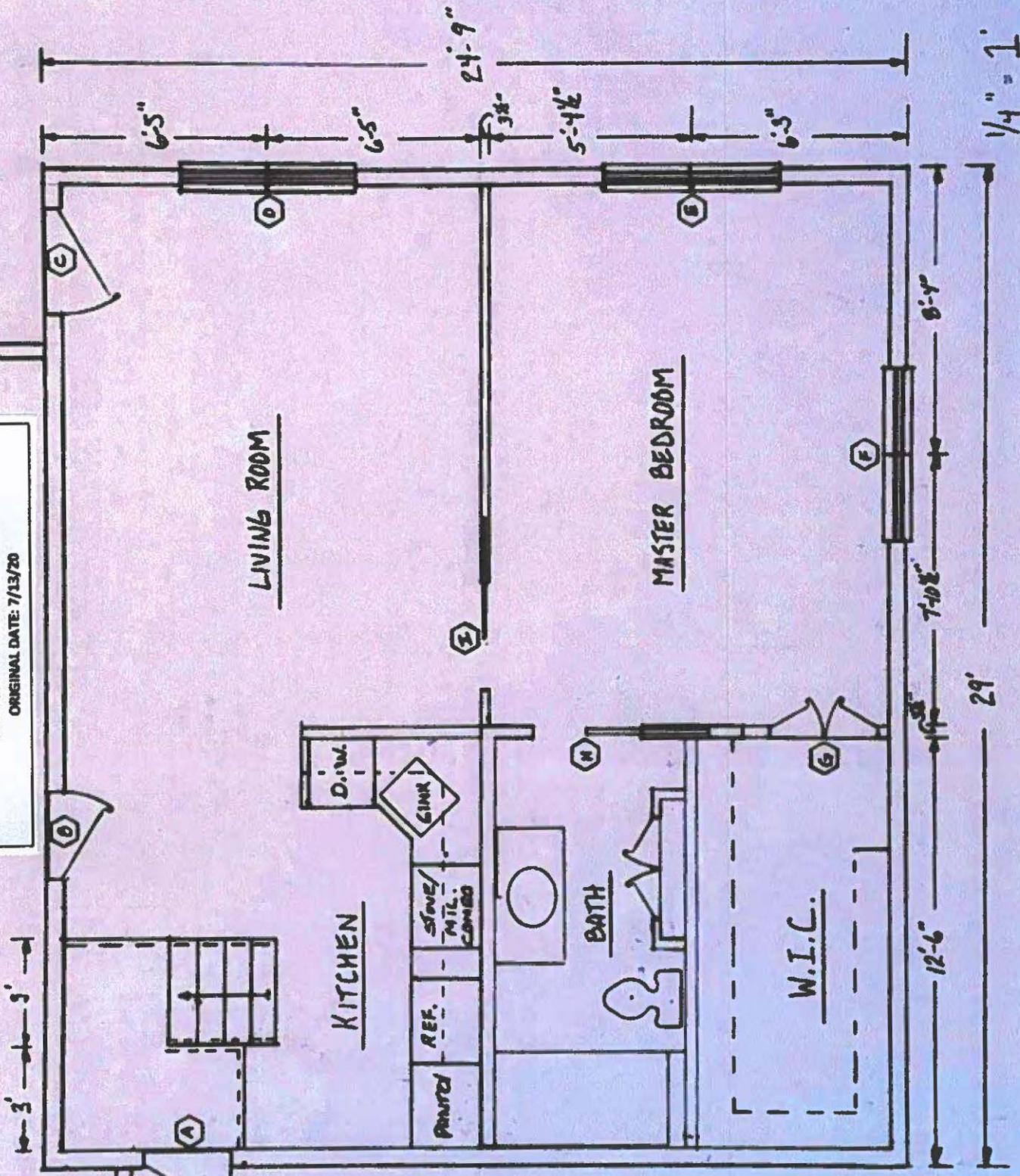
EXISTING SOUTH (FRONT) ELEVATION



EXISTING WEST (SIDE) ELEVATION

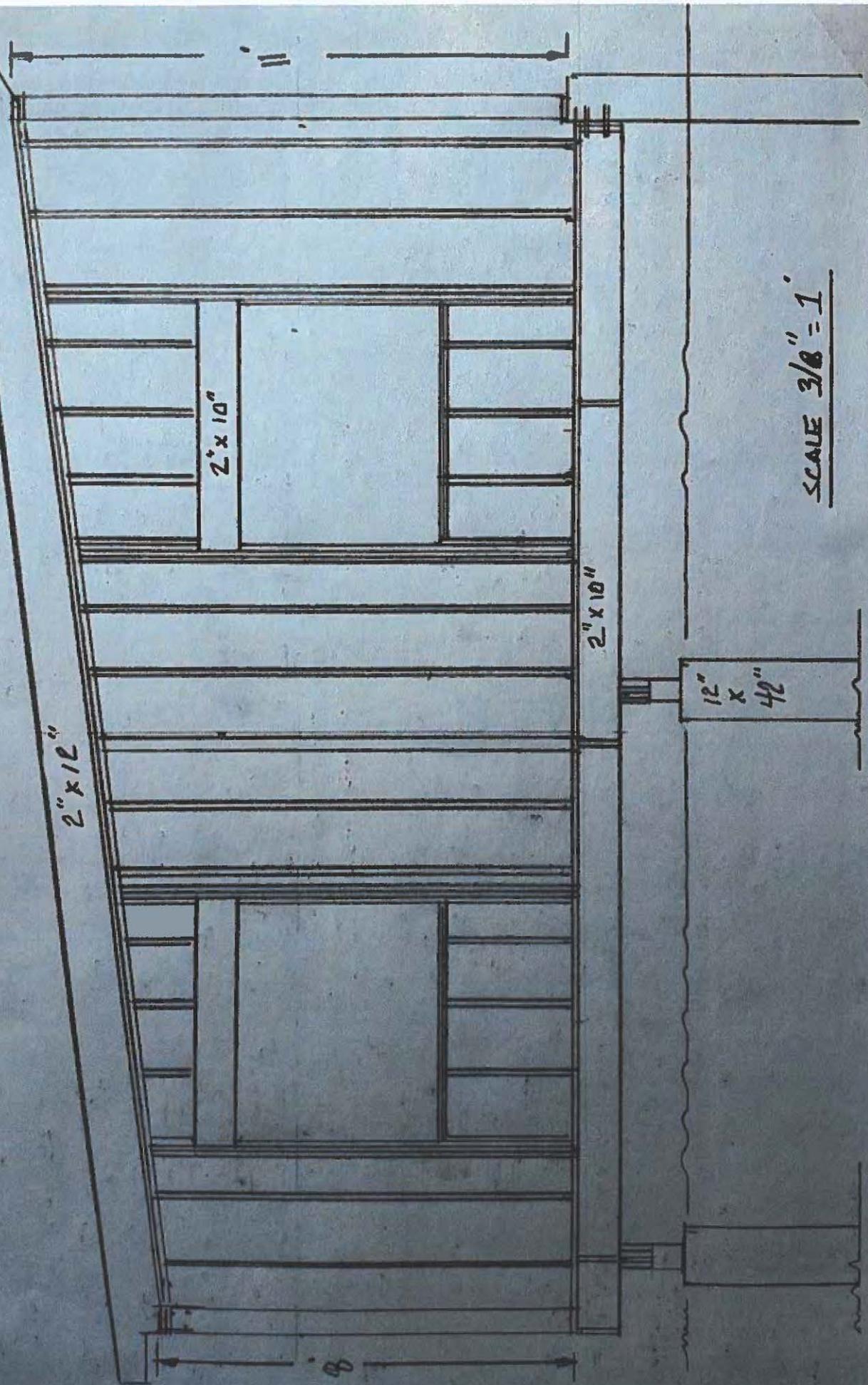


PROPOSED FLOOR PLAN
 129 FRESH MEADOW DR. (B-3/109 ZONE AAA)
 CHRISTOPHER AND VERONICA LENZEN (OWNER-APPLICANT)
 203-218-8833 OR 203-605-5475
 PROPOSED ADDITION TO HOME
 ORIGINAL DATE: 7/13/20



- LEGEND**
- A 2'-6" RH
 - B 2'-6" RH
 - C 3'-6" LH
 - D 5'-7" DH
 - E 5'-4" DH
 - F 5'-4" DH
 - G 3' F.D
 - H 3' PALLETS DL
 - I 3' PALLETS DR

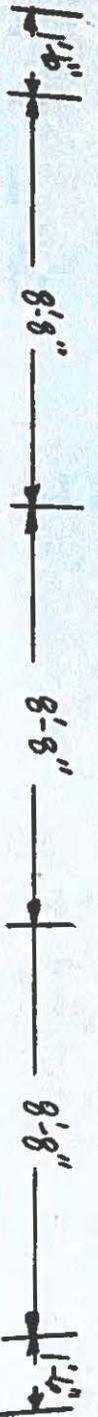
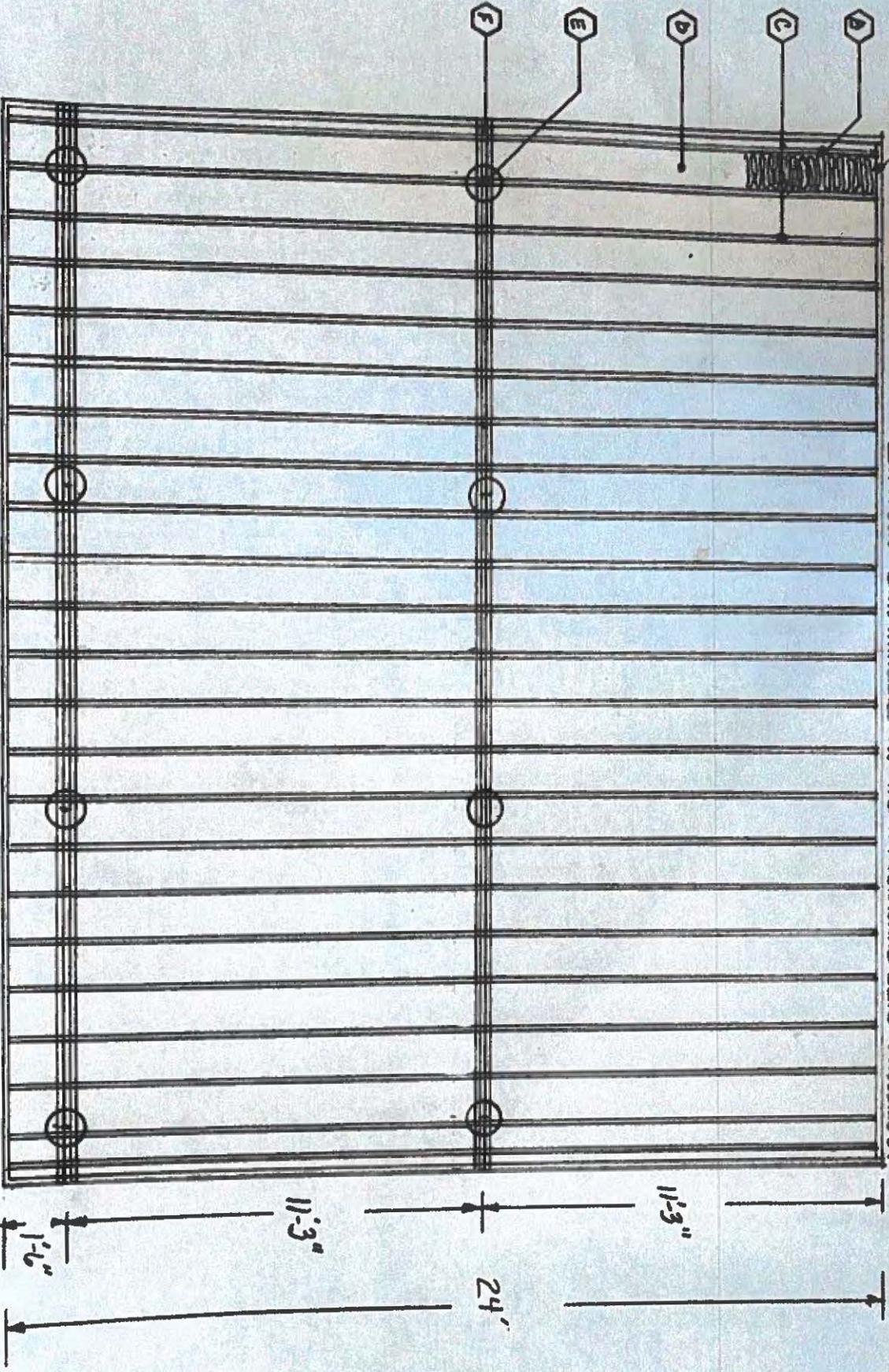
PROPOSED WEST SIDE ELEVATION OF ADDITION
129 FRESH MEADOW DR. (B-3/109 ZONE AAA)
CHRISTOPHER AND VERONICA LENZEN (OWNER-APPLICANT)
203-218-8633 OR 203-605-5475
PROPOSED ADDITION TO HOME
ORIGINAL DATE: 7/13/20



SCALE 3/8" = 1'

LEGEND 1/4" = 1' SCALE

- (A) 2" x 10" PT LEBBER/GAUGE - W. 5" ANCHORS (2 @ EACH END AND) @ EVERY 32" SPACED.
- (B) R-30 INSULATION - W. 3/4" TAB MEASUREMENT. (1/2" GR. PLY THROUGHOUT TO SUPPORT C-30 INSULATION
- (C) 2" x 10" PT. @ 16" O.C. THROUGHOUT. (2) 2" x 8" PT SURFACE STUDS
- (D) 1/2" GR. PLY THROUGHOUT TO SUPPORT C-30 INSULATION
- (E) 1/2" x 4 1/2" CON. FOOTING.
- (F) 2" x 8" PT SURFACE STUDS



99'

Application #: 20-19

Date: July 13, 2020

ZONING BOARD OF APPEALS

RECEIVED

JUL 13 2020

By ZBA # 20-19
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: 16 MacArthur Rd.
 Assessor's Map No. _____ Parcel No. _____ Lot No. _____
 Trumbull Land Records: Volume(s) _____ Page(s) _____
 Zoning District: _____

3. Name of Applicant: _____
 Street Address: _____
 City _____ ST: _____ Zip: _____ Email: _____
 Phone: Day _____ Evening _____

SIGNATURE OF APPLICANT _____
 (If agent, state capacity)

4. Owner of Record: Stephanie and Calvin Jones
 Street Address: 16 MacArthur Rd.
 City: Trumbull ST: CT Zip: 06611 Email: Stephanie-taber@hotmail.com

SIGNATURE OF OWNER OF RECORD Stephanie Jones

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: *Add second floor to residence.*

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:

growing family

ADDITION AND ALTERATIONS TO THE RESIDENCE OF: STEPHANIE AND TODD JONES



2 Parklands Drive
Darien, Connecticut 06820
t. 203 650-2977
jstanley67@gmail.com

DRAWING KEY			
TS	TITLE SHEET, DRAWING KEY, LEGEND, AND GENERAL NOTES		
A-0	BASEMENT FLOOR PLAN	A-6	EXTERIOR ELEVATIONS
A-1	FIRST FLOOR PLAN	A-7	EXTERIOR ELEVATIONS
A-2	SECOND FLOOR PLAN	A-8	BUILDING SECTIONS
A-3	ROOF / ATTIC FLOOR PLAN	A-9	FINISH / DOOR SCHEDULE
A-4	EXTERIOR ELEVATIONS	E-0	BASEMENT ELECTRICAL PLAN
A-5	EXTERIOR ELEVATIONS	E-1	FIRST FLOOR ELECTRICAL PLAN

GENERAL NOTES:

INTENT OF DOCUMENTS IS TO SHOW NEW CONSTRUCTION ONLY. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY DEMOLITION TO COMPLETE THE SCOPE OF THE WORK AS INDICATED ON THE DRAWINGS OR AS REQUIRED. RETAIN OR RELOCATE ANY ITEMS NOT SHOWN REMOVED OR WHERE CALLED FOR TO BE RELOCATED. THIS INCLUDES MECHANICAL AND ELECTRICAL ITEMS WHICH SHALL BE RELOCATED AS REQUIRED. REMOVE AND CAP THOSE LINES WHICH ARE NOT REQUIRED.

THE GENERAL CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL FIELD CONDITIONS PRIOR TO EXECUTION OF THE WORK AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR UNSATISFACTORY EXISTING CONDITIONS.

PROVIDE ALL REQUIRED TEMPORARY BRACING, SHORING, FORMS, ETC. PROVIDE ALL REQUIRED TEMPORARY ENCLOSURES NECESSARY TO PROTECT THE NEW AND EXISTING CONSTRUCTION, MATERIALS AND EQUIPMENT FROM THE WEATHER AND TO PROTECT THE UNALTERED AREA FROM THE DUST AND DIRT OF CONSTRUCTION.

THE CONTRACTOR SHALL REPAIR, AT HIS EXPENSE, ANY DAMAGES OCCURRING FROM THE NEW WORK DUE TO THE WEATHER OR TO HIS MANNERS OR METHODS OF CONSTRUCTION.

PROVIDE ALL REQUIRED CUTTING, FITTING, AND PATCHING FOR THE MECHANICAL AND ELECTRICAL TRADES.

ALL NEW WORK SHALL BE TRUE, SQUARE AND LEVEL. PROVIDE JACKING, LEVELING, SHIMMING, ETC. AS MIGHT BE REQUIRED.

ALL DIMENSIONS SHOWN ARE TO ROUGH SURFACES, NOT FINISHES, UNLESS NOTED OTHERWISE.

PATCH TO MATCH EXISTING ALL DISTURBED EXISTING FLOOR, WALL AND/OR CEILING SURFACES RESULTING FROM THE NEW WORK, UNLESS OTHER FINISHES ARE SPECIFIED.

ALIGN NEW AND EXISTING FINISHED FLOOR, ROOFING, SIDING COURSES, SOFFITS, ETC. SHALL MATCH EXISTING, UNLESS SHOWN OR NOTED OTHERWISE.

PROVIDE ALL REQUIRED PLUMBING, VENT AND ELECTRICAL CONNECTIONS FOR ALL APPLIANCES AS REQUIRED.

DO NOT SCALE DRAWINGS AS VARIATIONS CAN OCCUR IN PLOTTING AND PRINTING PROCESSES.

THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE OWNER THE PHASING OF THE WORK TO ALLOW THE OWNER AMPLE TIME TO MAKE ANY NECESSARY ARRANGEMENTS AS REQUIRED.

GENERAL NOTES (CONT.):

ALL WORK MUST BE DONE IN ACCORDANCE WITH ACCEPTED STANDARDS AND LOCAL PRACTICES FOR QUALITY, WORKMANSHIP AND MATERIALS.

ALL CODE REQUIREMENTS OF THE LOCAL BUILDING AND LOCAL UTILITY COMPANIES SHALL BE ADHERED TO AND SHALL BE PART OF THE GENERAL NOTES.

ALL MANUFACTURED ITEMS SHALL BE INSTALLED AND/OR APPLIED AS DIRECTED BY THE MANUFACTURERS INSTRUCTIONS.

THE TYPES AND AMOUNTS OF INSURANCE CARRIED BY THE GENERAL CONTRACTOR AND HIS SUB-CONTRACTORS SHALL BE AS DETERMINED BY THE OWNER AND HIS INSURANCE CARRIER.

THE GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND LICENSES REQUIRED, INCLUDING THE BUILDING PERMIT.

THE GENERAL CONTRACTOR SHALL OBTAIN, PAY FOR AND FURNISH A CERTIFICATE OF OCCUPANCY.

SPECIFICATIONS:

SITWORK:

PROVIDE ALL REQUIRED EXCAVATION FOR NEW FOUNDATIONS AND FOOTINGS AND AS REQUIRED TO COMPLETE THE SCOPE OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MOVING FILL TO ACHIEVE DESIRED GRADE ELEVATIONS.

CONCRETE:

CONCRETE SHALL BE READY-MIX STONE CONCRETE WITH A 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS FOR THE FOLLOWING:

- A. FOOTINGS AND FOUNDATIONS
- B. SLABS
- C. PATCHING
- D. MISCELLANEOUS SITWORK

CONCRETE SHALL NOT BE PLACED IN RAIN. SLEET OR SNOW UNLESS PROTECTION IS PROVIDED. NO CONCRETE SHALL BE PLACED IN FREEZING WEATHER OR WHEN FREEZING WEATHER IS FORECAST WITHIN THE NEXT 36 HOURS UNLESS THE WATER AND AGGREGATES ARE HEATED AND THE CONCRETE IS PROTECTED FROM FREEZING AFTER PLACEMENT. DO NOT POUR CONCRETE UNTIL FORMS AND SUBGRADE HAVE BEEN CLEANED AND ARE FREE OF FROST.

FOOTINGS SHALL BE SET BELOW FROST LINE ON SUITABLE UNDISTURBED, BEARING CAPACITY SOIL AS PER CODE REQUIREMENTS. NOTIFY ARCHITECT OF UNSUITABLE BEARING SOIL OF IF WATER IS ENCOUNTERED.

ROUGH & FINISH CARPENTRY (CONT.):

FRAMING LUMBER SHALL BE DOUGLAS FIR-LARCH NO. 1 & 2 W/ A MAX. MOISTURE CONTENT OF 19%. MINIMUM BENDING STRESS SHALL BE 1,450 PSI FOR NORMAL DURATION WITH A MINIMUM MODULUS OF ELASTICITY 'E' OF 1,700,000 PSI. DECK MATERIAL SHALL BE CAMBERA MAHOGONY.

PROVIDE ALL MISCELLANEOUS ROUGH AND FINISH CARPENTRY, HEADERS, LINTELS, BLOCKING, FURRING, HANGERS, TRIMMING ETC. AS MIGHT BE REQUIRED.

ROUGH & FINISH CARPENTRY (CONT.D):

ALL NEW EXTERIOR FRAMED WALLS SHALL BE FRAMED W/ 2 X4 STUDS @ 16" O.C. UNLESS NOTED OTHERWISE. INFILL WALLS SHALL BE FRAMED TO ALIGN W/ EXISTING OR AS NOTED ON THE DRAWINGS.

PROVIDE DOUBLE FRAMING AROUND WINDOWS, DOORS, & SKYLIGHTS ETC. PROVIDE ALL MULTIPLE BUILT-UP BEAMS & HEADERS AS INDICATED OR REQUIRED.

TYPICAL POSTS SHALL BE (2)2X OR (3)2X POSTS UNDER (3)2X BEAMS, FLITCH PLATE AND/OR LVL BEAMS. ALL POSTS SHALL BEAR ON FOUNDATION WALLS BELOW.

PROVIDE ALL REQUIRED 1 X 3 SPRUCE OR METAL BRIDGING ON FLOOR SPANS GREATER THAN 8 FEET W/ BRIDGING SPACED A MAX. OF 8 FEET.

INTERIOR WOOD TRIM & DOORS:

ALL TRIM SHALL BE AS SPECIFIED ON THE DRAWING, NON-FINGER JOINTED, FREE FROM KNOTS, SAP AND OTHER DEFECTS AND SHALL BE PREPARED, SANDED & LEFT READY FOR FINISHING. INTERIOR DOORS SHALL SOLID MOLDED 6 PANEL AND PRE-HUNG.

MISCELLANEOUS METAL ITEMS:

FURNISH ALL ROUGH HARDWARE ITEMS SUCH AS BEAM, JOIST, OR FRAMING HANGERS AS MANUFACTURED BY 'TECO' OR 'SIMPSON' AND ALL MISCELLANEOUS ITEMS SUCH AS NAILS, SCREWS, BOLTS, RODS, ANCHORS, ETC. AS REQUIRED OR AS DIRECTED BY ARCHITECT OR ENGINEER.

ALL EXTERIOR LOUVERS, VENTS & GRILLES SHALL BE SCREENED.

ALL EXPOSED EXTERIOR HARDWARE SHALL BE HOT-DIPPED GALVANIZED.

ALL WINDOWS SHALL BE TYPES AND SIZES AS SPECIFIED ON THE DRAWINGS PROVIDE ACCESSORIES AS INDICATED IN WINDOW SCHEDULE AND ALL REQUIRED HARDWARE. ALL WINDOWS TO HAVE METAL FLASHING (TOP) AND WOOD TRIM AS DETAILED OR TO MATCH EXISTING. PROVIDE 6" WIDE BUILDING PAPER STRIP AROUND ALL OPENING PRIOR TO INSTALLING THE WINDOWS.

GYPSUM BOARD, FASTENERS, ADHESIVE, JOINT TREATMENT & MISCELLANEOUS ACCESSORIES SHALL BE AS MANUFACTURED BY UNITED STATES GYPSUM OR FINISHING SYSTEM SHALL STRICTLY ADHERE TO THE MANUFACTURER'S INSTRUCTIONS CONSISTING OF A MIN. 3 COAT APPLICATION OF TAPE & SPACKLE FOR A PROVIDE ALL REQUIRED METAL TRIM & ACCESSORIES, SUCH AS CORNER BEADS & CASING BEADS.

GYPSUM BOARD IN BATHROOMS SHALL BE 1/2" WATER RESISTANT GYPSUM BOARD. WALL BOARD, AS A BASE FOR CERAMIC TILE, SHALL BE 1/2" CEMENT BOARD IN AREAS SUBJECT TO DIRECT WATER EXPOSURE.

PAINTING AND STAINING:

ALL SURFACES SHALL BE CLEAN PRIOR TO APPLYING FINISHES. PAINT & STAIN SHALL BE APPROPRIATE FOR THE SURFACES TO BE FINISHED. APPLY ALL MATERIALS EVENLY TO PREVENT RUNS, SAGS, ETC.

STAINING & PAINTING (CONT.D):

PROTECT ADJACENT WORK AS NECESSARY. REMOVE ALL EXCESS PAINT OR STAIN FROM ITEMS NOT TO BE FINISHED. ALL COLORS & GLOSSES SHALL BE SELECTED AND VERIFIED W/ THE OWNER OR TO MATCH EXISTING.

ALL PRIME COLORS SHALL BE PROPERLY PIGMENTED TO THE FINAL COLOR COATS. STAIN SHALL BE AS MANUFACTURED BY CABOTS, OLYMPIC, OR EQUIVALENT. PAINT SHALL BE AS MANUFACTURED BY DEVCO & RAYOLDS, BENJAMIN MOORE, OR EQUIVALENT.

ALL PRODUCTS SHALL BE DELIVERED TO THE SITE IN ORIGINAL CONTAINERS W/ SEALS UNBROKEN & LABELS INTACT. WORK SHALL BE PERFORMED BY QUALIFIED JOURNEYMAN PAINTERS.

INTERIOR PAINTING:

GYPSUM BOARD - 1 PRIME COAT
2 FINISH COATS - LATEX WALL PAINT

WOOD TRIM - 1 PRIME COAT - LATEX ENAMEL
2 FINISH COATS - LATEX SEMI-GLOSS ENAMEL

FLOORING:

INSTALL OWNER SELECTED STRIP HARDWOOD FLOORING.

HARDWOOD FLOOR FINISH:

1 COAT STAIN
1 COAT SEALER
3 COATS POLYURETHANE

MECHANICAL, ELECTRICAL, PLUMBING:

ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF ALL LOCAL, STATE, AND NATIONAL CODES HAVING JURISDICTION, THE NFPA, AND ANY UTILITY COMPANY REGULATIONS APPLICABLE TO THE WORK BEING PERFORMED.

THE HEATING SYSTEM SHALL MAINTAIN AN INTERIOR TEMP. OF 70 DEGREES F. WHEN THE EXTERIOR TEMP. IS 0 DEGREES F. THE COOLING SYSTEM SHALL MAINTAIN AN INTERIOR TEMPERATURE OF 75 DEGREES F. WHEN THE EXTERIOR TEMP. IS 95 DEGREES F.

CONSULTANTS:

ENGINEERED BY:
DAVID SEYMOUR P.E.
1771 POST ROAD EAST
WESTPORT, CT. 06880
203-259-8911

ISSUES AND REVISIONS	DATE
1 EXIST. DRAWINGS	03/29/2020
2 PROPOSED DESIGN	04/09/2020
3 REVISED DESIGN	04/13/2020
4 PERMIT DRAWINGS	06/05/2020
5	
6	
7	
8	
9	
10	

ADDITION AND ALTERATION
TO THE RESIDENCE OF

STEPHANIE AND TODD JONES
16 MACARTHUR ROAD
TRUMBULL, CT 06611

LEGEND & SYMBOLS			
	EXISTING DOOR		ROOM NUMBER
	EXISTING WINDOW		FLOOR ELEVATION
	EXISTING WALL TO REMAIN		DETAIL NUMBER
	EXISTING WALL TO BE REMOVED		DRAWING NUMBER
	NEW DOOR		SECTION NUMBER
	NEW WINDOW (CASEMENT SWING DOTTED)		DRAWING NUMBER
	NEW WALL		ELEVATION NUMBER
	SLIDING DOOR		DRAWING NUMBER
	EARTH		CALLED NORTH
	CONC. BLOCK		PROPERTY LINE
	BRICK		SETBACK LINE
	CONCRETE		NEW CONTOUR
	GRAVEL		EXISTING CONTOUR TO REMAIN
	BATT INSULATION		ABANDONED CONTOUR
	RIGID INSULATION		2 X 10 NOMINAL SIZE
	STEEL OR METAL		2' X 10' ACTUAL SIZE
	FRAMING LUMBER		NUMBER
	FINISHED WOOD		CENTERLINE
	PLYWOOD		DIAMETER
			AT

LIST OF STANDARD ABBREVIATIONS			
ADJ.	- ADJUSTABLE	DN.	- DOWN
A.F.F.	- ABOVE FINISHED FLOOR	DWG.	- DRAWING
BLK.	- BLOCK	ELEV.	- ELEVATION
BM.	- BEAM	EQ.	- EQUAL
BOT.	- BOTTOM	EXH.	- EXHAUST
BRK.	- BRICK	EX.	- EXISTING
CAB.	- CABINET	EXP.	- EXPANSION
CAR.	- CARPET	EXT.	- EXTERIOR
C.H.	- CEILING HEIGHT	FIN.	- FINISHED
CL.	- CLOSET	FL.	- FLOOR
CLG.	- CEILING	G.C.	- GENERAL CONTRACTOR
COL.	- COLUMN	GYP. BD.	- GYPSUM BOARD
CONC.	- CONCRETE	H.H.	- HEAD HEIGHT
CONT.	- CONTINUOUS	HWDD.	- HARD WOOD
C.T.	- CERAMIC TILE	HVAC	- HEATING, VENTILATING AND AIR CONDITIONING
D.H.	- DOUBLE HUNG	I.D.	- INSIDE DIAMETER
DIA.	- DIAMETER	INSUL.	- INSULATION
DIF.	- DIFFUSER	JT.	- JOINT
		MATL.	- MATERIAL
		M.C.	- MEDICINE CABINET
		O.C.	- ON CENTER
		O.D.	- OUTSIDE DIMENSION
		OVHD.	- OVERHEAD
		M.O.	- MASONRY OPENING
		NAT.	- NATURAL
		N.I.C.	- NOT IN CONTRACT
		P.	- PAINT
		PL.	- PLATE
		PL. LAM.	- PLASTIC LAMINATE
		PLYWD.	- PLYWOOD
		R.	- RISER
		REG.	- REGISTER
		REINF.	- REINFORCING
		RET.	- RETURN
		R.O.	- ROUGH OPENING
		S.H.	- SILL HEIGHT
		SIM.	- SIMILAR
		S.F.	- SQUARE FEET
		SO.	- SQUARE
		ST.	- STAINED
		STL.	- STEEL
		SUP.	- SUPPLY
		TYP.	- TYPICAL
		V.I.F.	- VERIFY IN FIELD
		V.T.	- VINYL TILE
		W/	- WITH
		WD.	- WOOD
		W.H.	- WINDOW HEIGHT
		W.P.	- WATERPROOF
		W.W.M.	- WELDED WIRE MESH

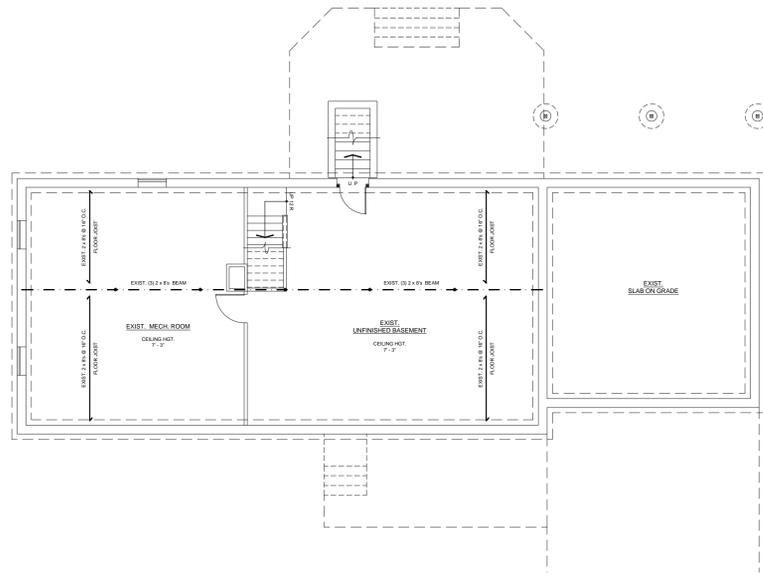
TITLE SHEET

SCALE: AS NOTED



CALLED NORTH DWG NO.

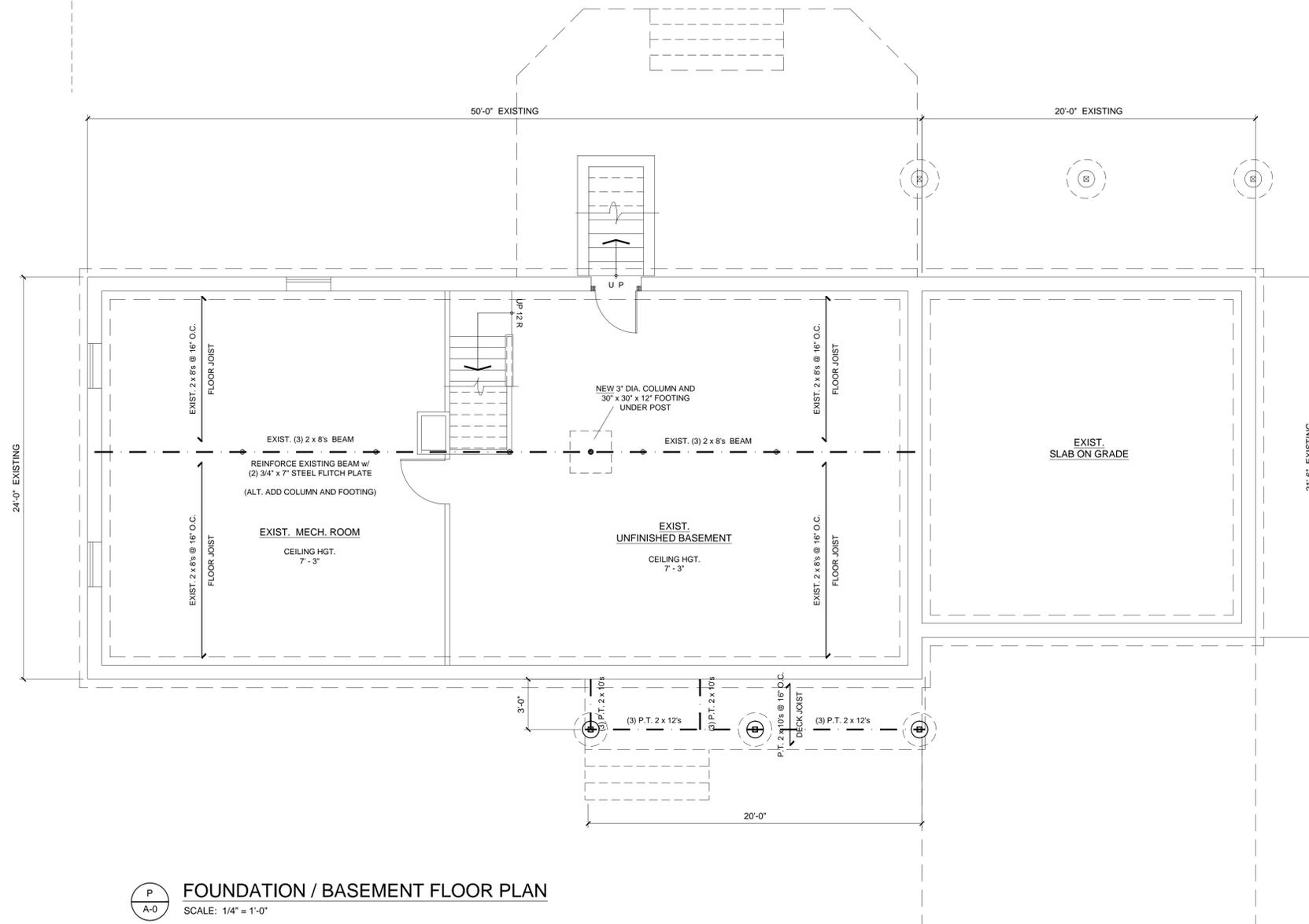
TS



EX A-0 EXIST. BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"

SQ. FOOTAGE CALC.	
EXISTING BASEMENT SQ. FOOTAGE:	0 SQ. FT
EXISTING FIRST FLOOR SQ. FOOTAGE:	1,200 SQ. FT
NEW SECOND FLOOR SQ. FOOTAGE:	1,300 SQ. FT
FINISHED ATTIC:	0 SQ. FT
TOTAL FINISHED SPACE:	2,500 SQ. FT
EXIST. TWO CAR GARAGE:	430 SQ. FT

- GENERAL CONCRETE NOTES**
- CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS (3500 PSI FOR CONCRETE USED IN SLAB) AND WHERE EXPOSED TO EXTERIOR TO BE AIR ENTRAINED (8%). DO NOT PROVIDE AIR ENTRAINMENT FOR CONCRETE USED IN SLAB RECEIVING MACHINE TROWELED FINISH.
 - REINFORCEMENT SHALL CONFORM TO ASTM 615, GRADE 60.
 - *BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE*, LATEST EDITION OF ACI 318 SHALL BE ADHERED TO.
 - MINIMUM LAP, SPLICE AND EMBEDMENT LENGTH SHALL BE AS FOLLOWS: #4 = 24", #5 = 30", #6 = 36". MINIMUM HOOK TO BE 6".
 - CHAMFER / EASE EXPOSED EDGES 3/4".
 - CONCRETE COVER FOR REINFORCING STEEL = 2" TYPICAL, 3" FOR CONCRETE @ GROUND.
 - CALCIUM CHLORIDE WILL NOT BE ALLOWED.
 - DESIGN OF FOUNDATION IS BASED ON ASSUMED SAFE SOIL BEARING PRESSURE OF 3000 PSF TO BE CONFIRMED DURING CONSTRUCTION.
 - CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL TEMPORARY SHORING UNTIL STRUCTURE IS COMPLETE.
 - SLABS TO HAVE SAWCUT CONTROL JOINTS WITHIN 18 HOURS AFTER CASTING. SPACING TO BE 22.5' ± C-C CREATING PANELS WITH AN ASPECT RATIO OF 1.25 MAXIMUM.
 - EXPOSED CONCRETE SURFACES TO HAVE SMOOTH, CLEAN, AND STRAIGHT / ALIGNED FINISHED SURFACES.



P A-0 FOUNDATION / BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



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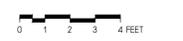
ISSUES AND REVISIONS	DATE
1 EXIST. DRAWINGS	03/29/2020
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ADDITION AND ALTERATION
TO THE RESIDENCE OF

STEPHANIE AND TODD JONES
16 MACARTHUR ROAD
TRUMBULL, CT 06611

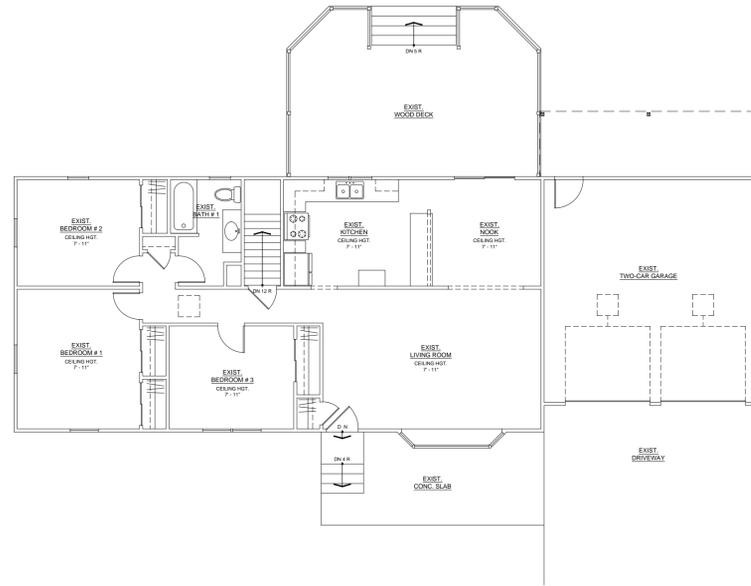
BASEMENT FLOOR PLAN

SCALE: AS NOTED



CALLED NORTH DWG. NO.

A-0



EX A-1 EXIST. FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

SQ. FOOTAGE CALC.	
EXISTING BASEMENT SQ. FOOTAGE:	0 SQ. FT
EXISTING FIRST FLOOR SQ. FOOTAGE:	1,200 SQ. FT
NEW SECOND FLOOR SQ. FOOTAGE:	1,300 SQ. FT
FINISHED ATTIC:	0 SQ. FT
TOTAL FINISHED SPACE:	2,500 SQ. FT
EXIST. TWO CAR GARAGE:	430 SQ. FT

WINDOW SCHEDULE						
MK.	TYPE	MANUFACT.	MODEL NO.	ROUGH OPENING	DETAIL	REMARKS
A	CASEMENT	ANDERSON - 100 SERIES	2650	2'-6" x 5'-0"	-	NOTE #S: 1, 2
B	PICTURE	ANDERSON - 100 SERIES	6050	6'-0" x 5'-0"	-	NOTE #S: 1
C	AWNING	ANDERSON - 100 SERIES	2626	2'-6" x 2'-6"	-	NOTE #S: 1
D	CASEMENT	ANDERSON - 100 SERIES	2640	2'-6" x 4'-0"	-	NOTE #S: 1, 2

GENERAL NOTES:
 1. PROVIDE TEMPERED GLASS @ ALL HAZARDOUS LOCATIONS.
 2. GENERAL CONTRACTOR TO REVIEW WINDOW SCHEDULE WITH WINDOW SUPPLIER. CONSULT WITH ARCHITECT ABOUT ANY DISCREPANCIES, OMISSIONS OR QUESTIONS PRIOR TO ORDERING WINDOWS.

SCHEDULE NOTES:
 1. PROVIDE NORTHERN LOW 'E' INSULATING GLASS W/ ARGON, INTERIOR AND EXTERIOR GRILLES W/ SPACER BAR. EXTENSION JAMBS AS REQUIRED, WHITE ALUMINUM SURROUND INSECT SCREEN AND POLISHED BRASS HARDWARE (CONFIRM W/ OWNER) (Ø OPERABLE UNITS).
 2. THESE UNITS MEET NATIONAL EGRESS CODES FOR FIRE EVACUATION.
 • TEMPERED AS REQ.



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ADDITION AND ALTERATION
 TO THE RESIDENCE OF

STEPHANIE AND TODD JONES
 16 MACARTHUR ROAD
 TRUMBULL, CT 06611

FIRST FLOOR PLAN

SCALE: AS NOTED

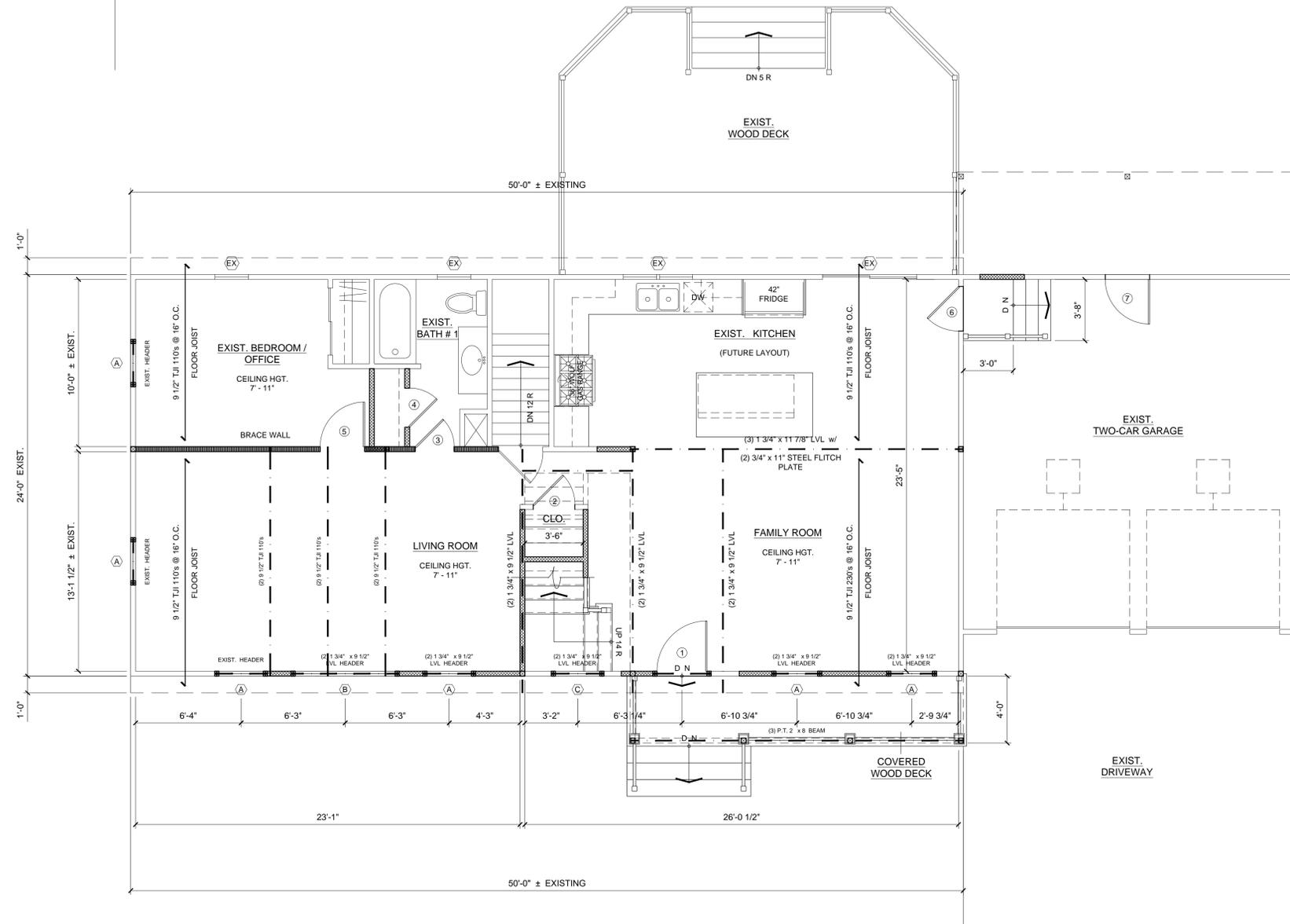


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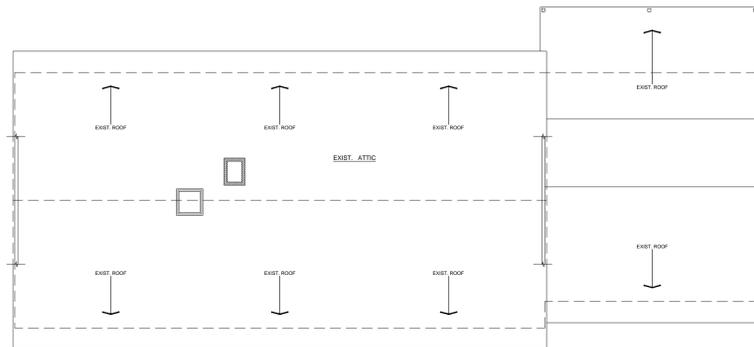
DWG NO.

A-1

WIND LOADING CONNECTION REQUIREMENTS (120 MP 3 SEC. GUST)	
STANDARD REQUIREMENTS	
1.	ROOF SHEATHING: 1/2" PLYWOOD W/ 8d NAILS @ 6" O.C. AT PANEL EDGES.
2.	RAFTER STRAPS AT RIDGE: SIMPSON LSTA24 @ EVERY THIRD RAFTER.
3.	RAFTER STRAPS TO SECOND FLOOR WALL PLATE: SIMPSON H2.5 @ EVERY THIRD RAFTER.
4.	FIRST FLOOR WALL PLATE TO FIRST FLOOR STUD: 1/2" PLYWOOD W/ 8d NAILS @ 2" O.C.
5.	STRAP BETWEEN HEADERS 8'-0" AND GREATER TO JACK STUD: SIMPSON H6
6.	FIRST FLOOR STUD TO SILL PLATE: 1/2" PLYWOOD W/ 8d NAILS @ 2" O.C.
7.	SILL PLATE TO FOUNDATION WALL: 1/2" DIA. DOUBLE ZINC COATED ANCHOR BOLTS @ 48" O.C. W/ 3" x 3" x 1/4" WASHER. (1'-0" MIN. FROM EA. CORNER)
8.	EXTERIOR PLYWOOD SHEATHING: 1/2" PLYWOOD W/ 8d NAILS @ 6" O.C. @ PANEL EDGES. (UNLESS OTHERWISE NOTED)



P A-1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



EX A-2 EXIST. ROOF / ATTIC FLOOR PLAN
SCALE: 1/8" = 1'-0"

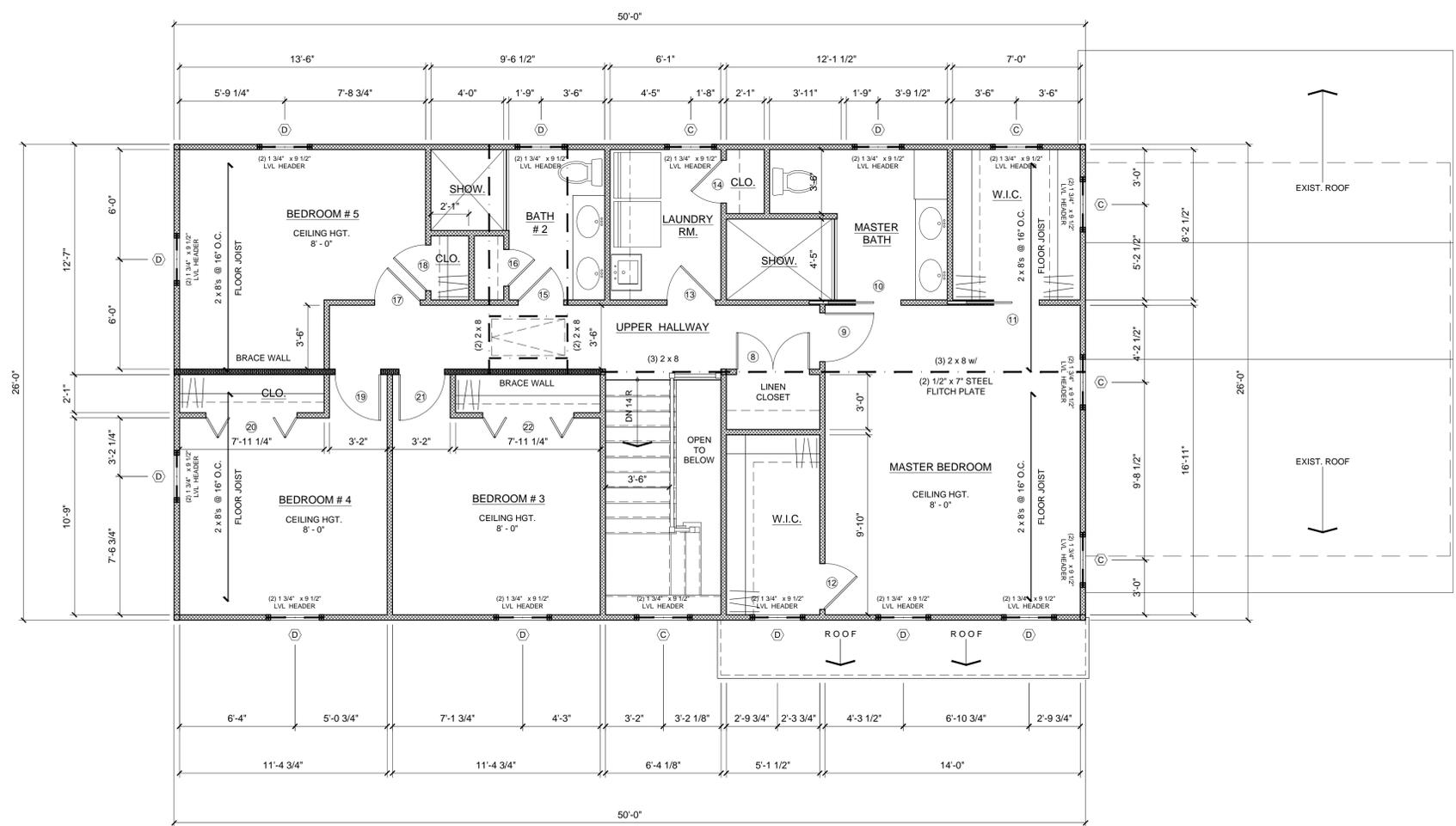
SQ. FOOTAGE CALC.	
EXISTING BASEMENT SQ. FOOTAGE:	0 SQ. FT
EXISTING FIRST FLOOR SQ. FOOTAGE:	1,200 SQ. FT
NEW SECOND FLOOR SQ. FOOTAGE:	1,300 SQ. FT
FINISHED ATTIC:	0 SQ. FT
TOTAL FINISHED SPACE:	2,500 SQ. FT
EXIST. TWO CAR GARAGE:	430 SQ. FT

WINDOW SCHEDULE						
MK.	TYPE	MANUFACT.	MODEL NO.	ROUGH OPENING	DETAIL	REMARKS
A	CASEMENT	ANDERSON - 100 SERIES	2650	2'-6" x 5'-0"	-	NOTE #S: 1, 2
B	PICTURE	ANDERSON - 100 SERIES	6050	6'-0" x 5'-0"	-	NOTE #S: 1
C	AWNING	ANDERSON - 100 SERIES	2626	2'-6" x 2'-6"	-	NOTE #S: 1
D	CASEMENT	ANDERSON - 100 SERIES	2640	2'-6" x 4'-0"	-	NOTE #S: 1, 2

GENERAL NOTES:
 1. PROVIDE TEMPERED GLASS @ ALL HAZARDOUS LOCATIONS.
 2. GENERAL CONTRACTOR TO REVIEW WINDOW SCHEDULE WITH WINDOW SUPPLIER. CONSULT WITH ARCHITECT ABOUT ANY DISCREPANCIES, OMISSIONS OR QUESTIONS PRIOR TO ORDERING WINDOWS.

SCHEDULE NOTES:
 1. PROVIDE NORTHERN LOW 'E' INSULATING GLASS W/ ARGON, INTERIOR AND EXTERIOR GRILLES W/ SPACER BAR. EXTENSION JAMBS AS REQUIRED, WHITE ALUMINUM SURROUND INSECT SCREEN AND POLISHED BRASS HARDWARE (CONFIRM W/ OWNER) (@ OPERABLE UNITS.)
 2. THESE UNITS MEET NATIONAL EGRESS CODES FOR FIRE EVACUATION.
 * TEMPERED AS REQ.

WIND LOADING CONNECTION REQUIREMENTS (120 MP 3 SEC. GUST)	
STANDARD REQUIREMENTS	
1.	ROOF SHEATHING: 1/2" PLYWOOD W/ 8d NAILS @ 6" O.C. AT PANEL EDGES.
2.	RAFTER STRAPS AT RIDGE: SIMPSON LSTA24 @ EVERY THIRD RAFTER.
3.	RAFTER STRAPS TO SECOND FLOOR WALL PLATE: SIMPSON H2.5 @ EVERY THIRD RAFTER
4.	FIRST FLOOR WALL PLATE TO FIRST FLOOR STUD: 1/2" PLYWOOD W/ 8d NAILS @ 2" O.C.
5.	STRAP BETWEEN HEADERS 8'-0" AND GREATER TO JACK STUD: SIMPSON H6
6.	FIRST FLOOR STUD TO SILL PLATE: 1/2" PLYWOOD W/ 8d NAILS @ 2" O.C.
7.	SILL PLATE TO FOUNDATION WALL: 1/2" DIA. DOUBLE ZINC COATED ANCHOR BOLTS @ 48" O.C. W/ 3" x 3" x 1/4" WASHER. (1'-0" MIN. FROM EA. CORNER)
8.	EXTERIOR PLYWOOD SHEATHING: 1/2" PLYWOOD W/ 8d NAILS @ 6" O.C. @ PANEL EDGES. (UNLESS OTHERWISE NOTED)



P A-2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

J. R. Stanley



BUILDERS LLC

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ADDITION AND ALTERATION TO THE RESIDENCE OF

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 TRUMBULL, CT 06611

SECOND FLOOR PLAN

SCALE: AS NOTED



CALLED NORTH DWG. NO.

A-2

SQ. FOOTAGE CALC.	
EXISTING BASEMENT SQ. FOOTAGE:	0 SQ. FT
EXISTING FIRST FLOOR SQ. FOOTAGE:	1,200 SQ. FT
NEW SECOND FLOOR SQ. FOOTAGE:	1,300 SQ. FT
FINISHED ATTIC:	0 SQ. FT
TOTAL FINISHED SPACE:	2,500 SQ. FT
EXIST. TWO CAR GARAGE:	430 SQ. FT

WINDOW SCHEDULE						
MK.	TYPE	MANUFACT.	MODEL NO.	ROUGH OPENING	DETAIL	REMARKS
A	CASEMENT	ANDERSON - 100 SERIES	2650	2' - 6" x 5' - 0"	-	NOTE #S: 1, 2
B	PICTURE	ANDERSON - 100 SERIES	6050	6' - 0" x 5' - 0"	-	NOTE #S: 1
C	AWNING	ANDERSON - 100 SERIES	2626	2' - 6" x 2' - 6"	-	NOTE #S: 1
D	CASEMENT	ANDERSON - 100 SERIES	2640	2' - 6" x 4' - 0"	-	NOTE #S: 1, 2

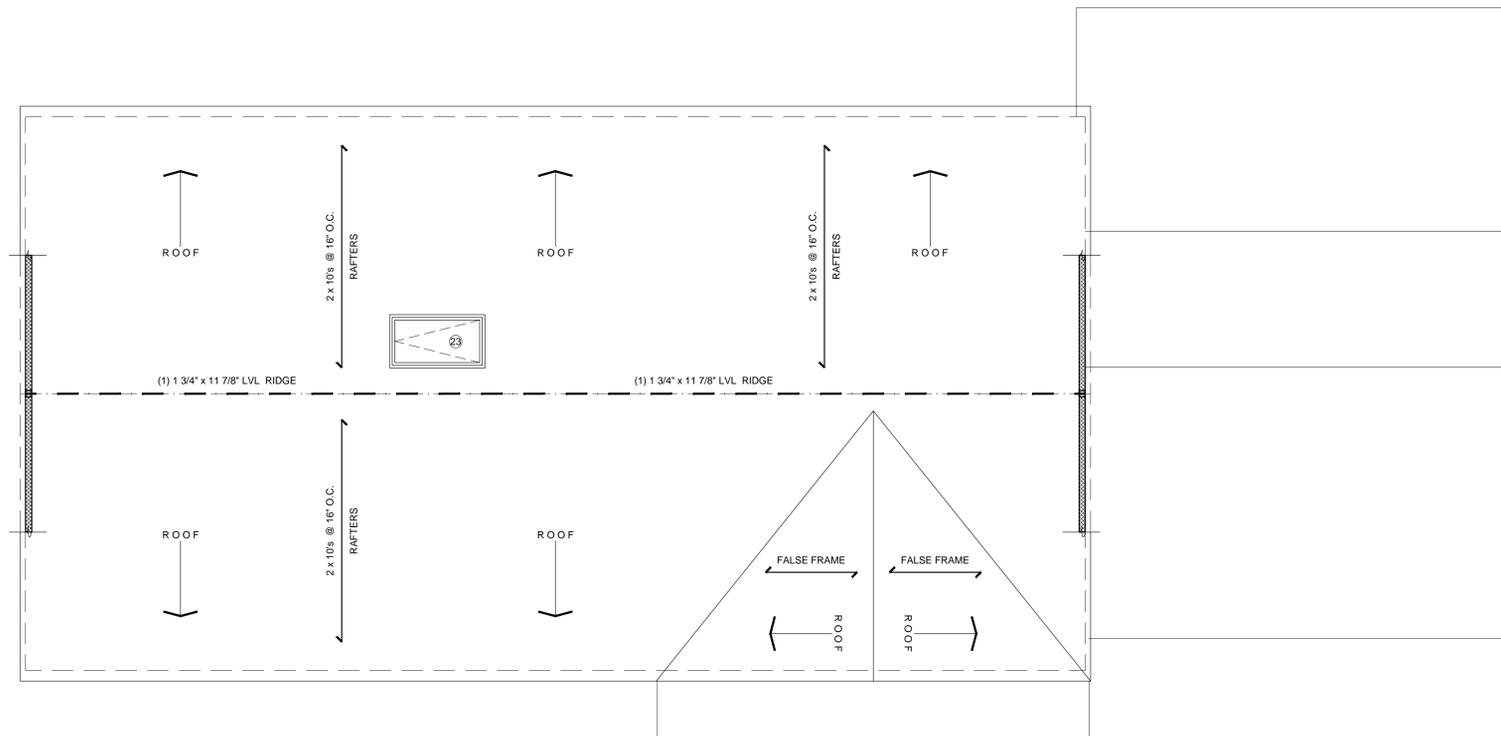
- GENERAL NOTES:**
- PROVIDE TEMPERED GLASS @ ALL HAZARDOUS LOCATIONS.
 - GENERAL CONTRACTOR TO REVIEW WINDOW SCHEDULE WITH WINDOW SUPPLIER. CONSULT WITH ARCHITECT ABOUT ANY DISCREPANCIES, OMISSIONS OR QUESTIONS PRIOR TO ORDERING WINDOWS.

- SCHEDULE NOTES:**
- PROVIDE NORTHERN LOW 'E' INSULATING GLASS W/ ARGON, INTERIOR AND EXTERIOR GRILLES W/ SPACER BAR. EXTENSION JAMBS AS REQUIRED, WHITE ALUMINUM SURROUND INSECT SCREEN AND POLISHED BRASS HARDWARE (CONFIRM W/ OWNER) (@ OPERABLE UNITS.)
 - THESE UNITS MEET NATIONAL EGRESS CODES FOR FIRE EVACUATION.
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WIND LOADING CONNECTION REQUIREMENTS (120 MP 3 SEC. GUST)	
STANDARD REQUIREMENTS	
1.	ROOF SHEATHING: 1/2" PLYWOOD W/ 8d NAILS @ 6" O.C. AT PANEL EDGES.
2.	RAFTER STRAPS AT RIDGE: SIMPSON LSTA24 @ EVERY THIRD RAFTER.
3.	RAFTER STRAPS TO SECOND FLOOR WALL PLATE: SIMPSON H2.5 @ EVERY THIRD RAFTER
4.	FIRST FLOOR WALL PLATE TO FIRST FLOOR STUD: 1/2" PLYWOOD W/ 8d NAILS @ 2" O.C.
5.	STRAP BETWEEN HEADERS 8'-0" AND GREATER TO JACK STUD: SIMPSON H6
6.	FIRST FLOOR STUD TO SILL PLATE: 1/2" PLYWOOD W/ 8d NAILS @ 2" O.C.
7.	SILL PLATE TO FOUNDATION WALL: 1/2" DIA. DOUBLE ZINC COATED ANCHOR BOLTS @ 48" O.C. W/ 3" x 3" x 1/4" WASHER. (1'-0" MIN. FROM EA. CORNER)
8.	EXTERIOR PLYWOOD SHEATHING: 1/2" PLYWOOD W/ 8d NAILS @ 6" O.C. @ PANEL EDGES. (UNLESS OTHERWISE NOTED)



ROOF / ATTIC FLOOR PLAN
 SCALE: 1/4" = 1'-0"

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ROOF / ATTIC FLOOR PLAN

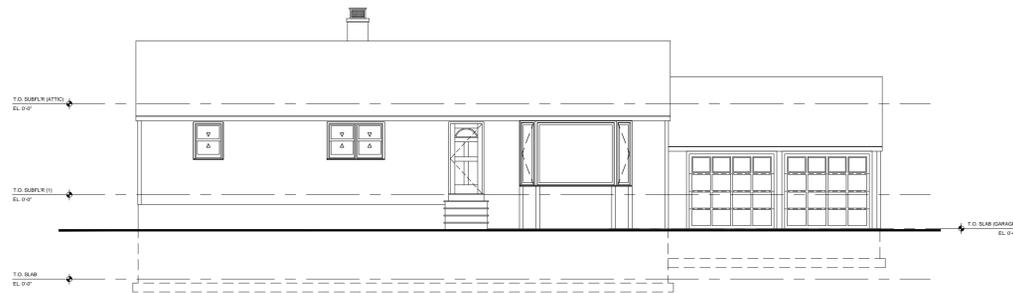
SCALE: AS NOTED



CALLED NORTH

DWG NO.

A-3



EX
A-3
EXIST. FRONT ELEVATION
SCALE: 1/8" = 1'-0"

WINDOW SCHEDULE						
MK.	TYPE	MANUFACT.	MODEL NO.	ROUGH OPENING	DETAIL	REMARKS
A	CASEMENT	ANDERSON - 100 SERIES	2650	2' - 6" x 5' - 0"	-	NOTE #S: 1, 2
B	PICTURE	ANDERSON - 100 SERIES	6050	6' - 0" x 5' - 0"	-	NOTE #S: 1
C	AWNING	ANDERSON - 100 SERIES	2626	2' - 6" x 2' - 6"	-	NOTE #S: 1
D	CASEMENT	ANDERSON - 100 SERIES	2640	2' - 6" x 4' - 0"	-	NOTE #S: 1, 2

- GENERAL NOTES:
1. PROVIDE TEMPERED GLASS @ ALL HAZARDOUS LOCATIONS.
 2. GENERAL CONTRACTOR TO REVIEW WINDOW SCHEDULE WITH WINDOW SUPPLIER; CONSULT WITH ARCHITECT ABOUT ANY DISCREPANCIES, OMISSIONS OR QUESTIONS PRIOR TO ORDERING WINDOWS.

- SCHEDULE NOTES:
1. PROVIDE NORTHERN LOW 'E' INSULATING GLASS W/ ARGON, INTERIOR AND EXTERIOR GRILLES W/ SPACER BAR, EXTENSION JAMBS AS REQUIRED, WHITE ALUMINUM SURROUND INSECT SCREEN AND POLISHED BRASS HARDWARE (CONFIRM W/ OWNER) (@ OPERABLE UNITS.)
 2. THESE UNITS MEET NATIONAL EGRESS CODES FOR FIRE EVACUATION.
- * TEMPERED AS REQ.



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



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EXTERIOR ELEVATION

SCALE: AS NOTED



CALLED NORTH

DWG NO.

A-4

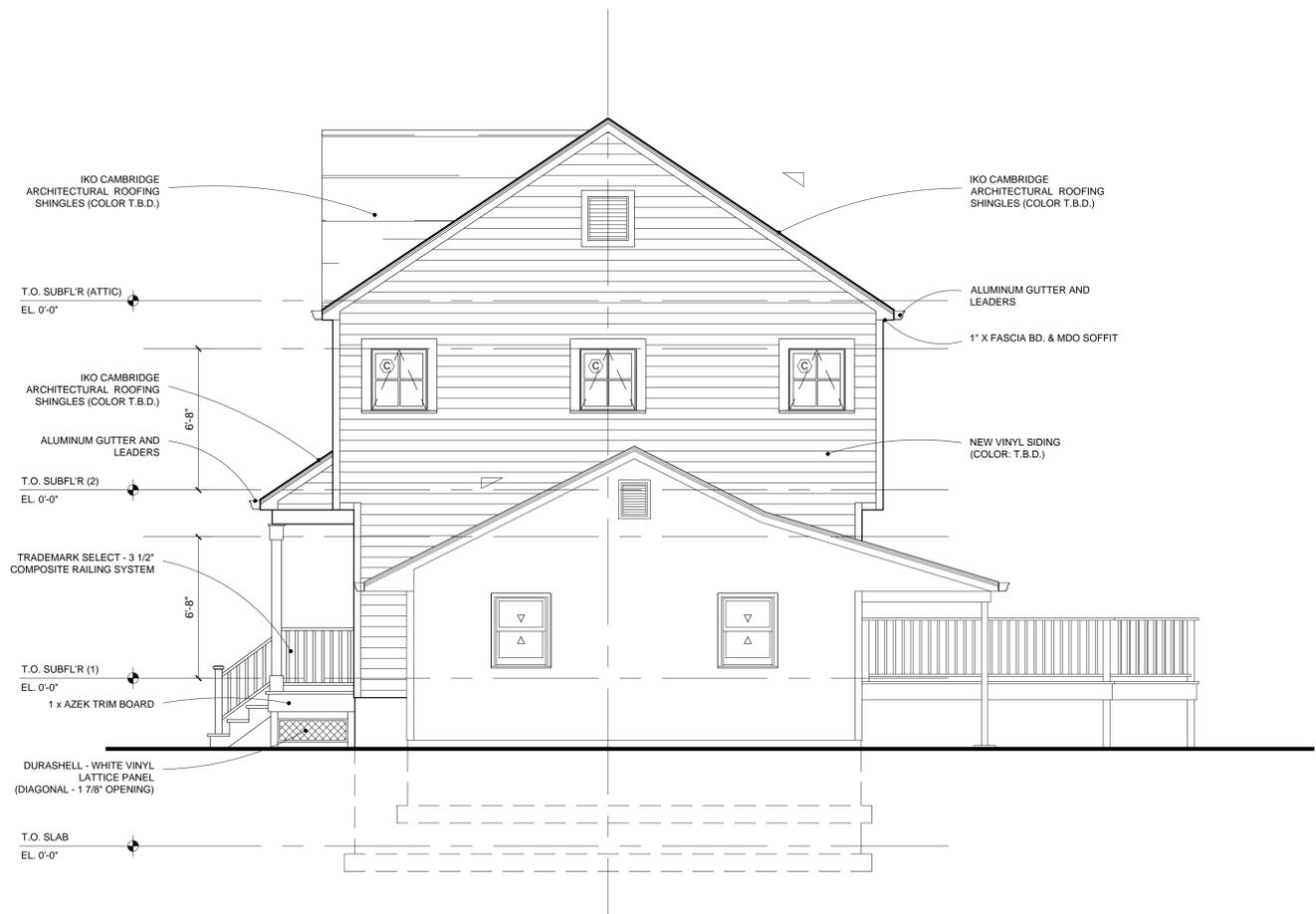


EX
A-5
EXIST. SIDE ELEVATION
SCALE: 1/8" = 1'-0"

WINDOW SCHEDULE						
MK.	TYPE	MANUFACT.	MODEL NO.	ROUGH OPENING	DETAIL	REMARKS
A	CASEMENT	ANDERSON - 100 SERIES	2650	2'-6" x 5'-0"	-	NOTE #S: 1, 2
B	PICTURE	ANDERSON - 100 SERIES	6050	6'-0" x 5'-0"	-	NOTE #S: 1
C	AWNING	ANDERSON - 100 SERIES	2626	2'-6" x 2'-6"	-	NOTE #S: 1
D	CASEMENT	ANDERSON - 100 SERIES	2640	2'-6" x 4'-0"	-	NOTE #S: 1, 2

GENERAL NOTES:
 1. PROVIDE TEMPERED GLASS @ ALL HAZARDOUS LOCATIONS.
 2. GENERAL CONTRACTOR TO REVIEW WINDOW SCHEDULE WITH WINDOW SUPPLIER. CONSULT WITH ARCHITECT ABOUT ANY DISCREPANCIES, OMISSIONS OR QUESTIONS PRIOR TO ORDERING WINDOWS.

SCHEDULE NOTES:
 1. PROVIDE NORTHERN LOW E' INSULATING GLASS W/ ARGON, INTERIOR AND EXTERIOR GRILLES W/ SPACER BAR, EXTENSION JAMBES AS REQUIRED, WHITE ALUMINUM SURROUND INSECT SCREEN AND POLISHED BRASS HARDWARE (CONFIRM W/ OWNER) (8' OPERABLE UNITS)
 2. THESE UNITS MEET NATIONAL EGRESS CODES FOR FIRE EVACUATION.
 * TEMPERED AS REQ.



A
A-5
SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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EXTERIOR ELEVATION

SCALE: AS NOTED



CALLED NORTH

DWG NO.

A-5



EX
A-6
EXIST. REAR ELEVATION
SCALE: 1/8" = 1'-0"

WINDOW SCHEDULE						
M/K.	TYPE	MANUFACT.	MODEL NO.	ROUGH OPENING	DETAIL	REMARKS
A	CASEMENT	ANDERSON - 100 SERIES	2650	2'-6" x 5'-0"	-	NOTE #S: 1, 2
B	PICTURE	ANDERSON - 100 SERIES	6050	6'-0" x 5'-0"	-	NOTE #S: 1
C	AWNING	ANDERSON - 100 SERIES	2626	2'-6" x 2'-6"	-	NOTE #S: 1
D	CASEMENT	ANDERSON - 100 SERIES	2640	2'-6" x 4'-0"	-	NOTE #S: 1, 2

GENERAL NOTES:

1. PROVIDE TEMPERED GLASS @ ALL HAZARDOUS LOCATIONS.
2. GENERAL CONTRACTOR TO REVIEW WINDOW SCHEDULE WITH WINDOW SUPPLIER. CONSULT WITH ARCHITECT ABOUT ANY DISCREPANCIES, OMISSIONS OR QUESTIONS PRIOR TO ORDERING WINDOWS.

SCHEDULE NOTES:

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 2. THESE UNITS MEET NATIONAL EGRESS CODES FOR FIRE EVACUATION.
- * TEMPERED AS REQ.



A
A-6
REAR ELEVATION
SCALE: 1/4" = 1'-0"



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EXTERIOR ELEVATION

SCALE: AS NOTED



CALLED NORTH

DWG NO.

A-6



EX
A-7
EXIST. SIDE ELEVATION
SCALE: 1/8" = 1'-0"

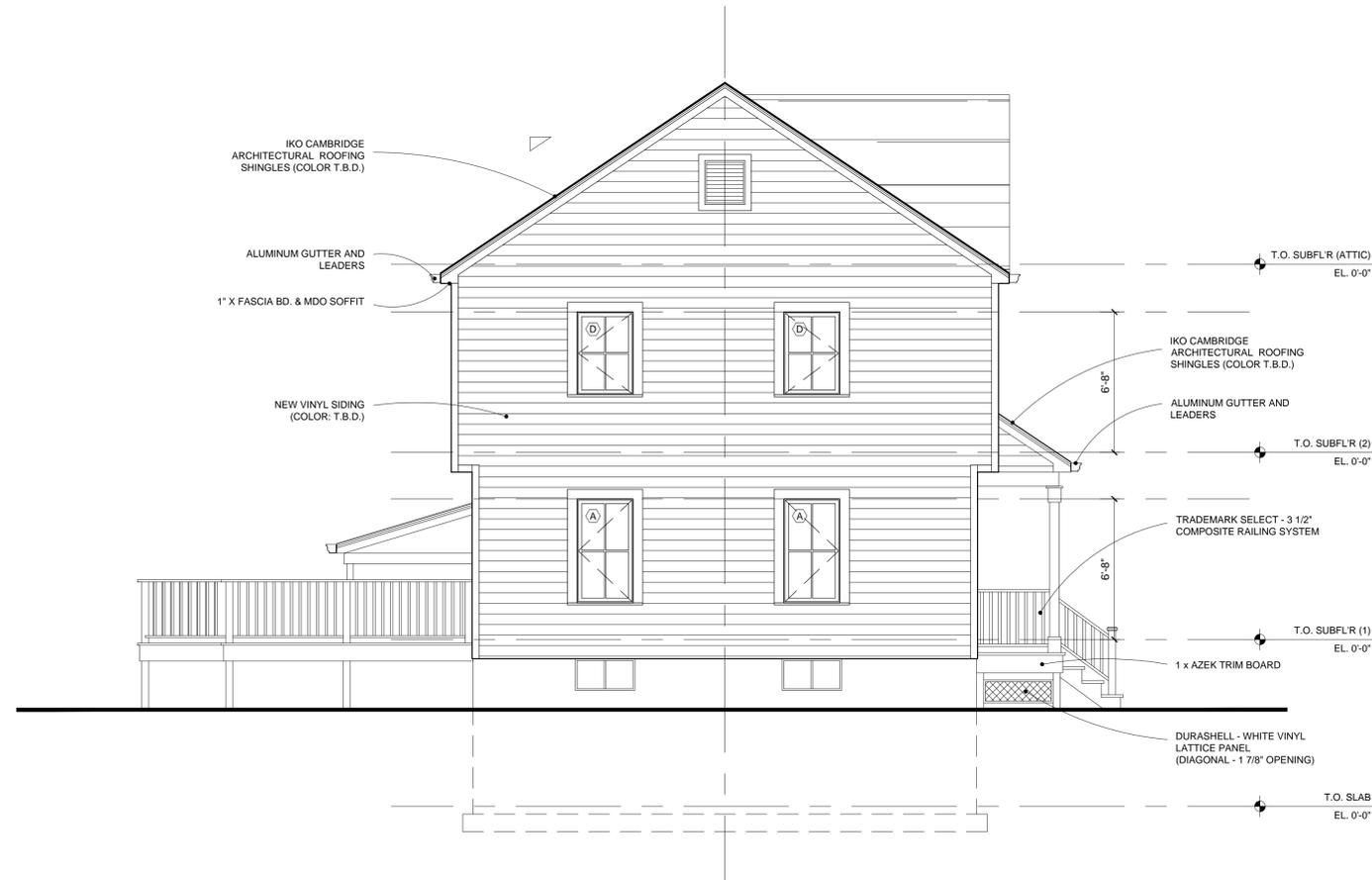
WINDOW SCHEDULE						
MK.	TYPE	MANUFACT.	MODEL NO.	ROUGH OPENING	DETAIL	REMARKS
A	CASEMENT	ANDERSON - 100 SERIES	2650	2'-6" x 5'-0"	-	NOTE #S: 1, 2
B	PICTURE	ANDERSON - 100 SERIES	6050	6'-0" x 5'-0"	-	NOTE #S: 1
C	AWNING	ANDERSON - 100 SERIES	2626	2'-6" x 2'-6"	-	NOTE #S: 1
D	CASEMENT	ANDERSON - 100 SERIES	2640	2'-6" x 4'-0"	-	NOTE #S: 1, 2

GENERAL NOTES:

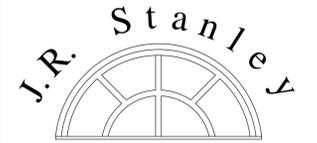
1. PROVIDE TEMPERED GLASS @ ALL HAZARDOUS LOCATIONS.
2. GENERAL CONTRACTOR TO REVIEW WINDOW SCHEDULE WITH WINDOW SUPPLIER; CONSULT WITH ARCHITECT ABOUT ANY DISCREPANCIES, OMISSIONS OR QUESTIONS PRIOR TO ORDERING WINDOWS.

SCHEDULE NOTES:

1. PROVIDE NORTHERN LOW 'E' INSULATING GLASS W/ ARGON, INTERIOR AND EXTERIOR GRILLES W/ SPACER BAR. EXTENSION JAMBS AS REQUIRED, WHITE ALUMINUM SURROUND INSECT SCREEN AND POLISHED BRASS HARDWARE (CONFIRM W/ OWNER) (@ OPERABLE UNITS).
 2. THESE UNITS MEET NATIONAL EGRESS CODES FOR FIRE EVACUATION.
- * TEMPERED AS REQ.



A
A-7
SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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**ADDITION AND ALTERATION
TO THE RESIDENCE OF**

STEPHANIE AND TODD JONES
16 MACARTHUR ROAD
TRUMBULL, CT 06611

EXTERIOR ELEVATION

SCALE: AS NOTED



CALLED NORTH

DWG NO.

A-7

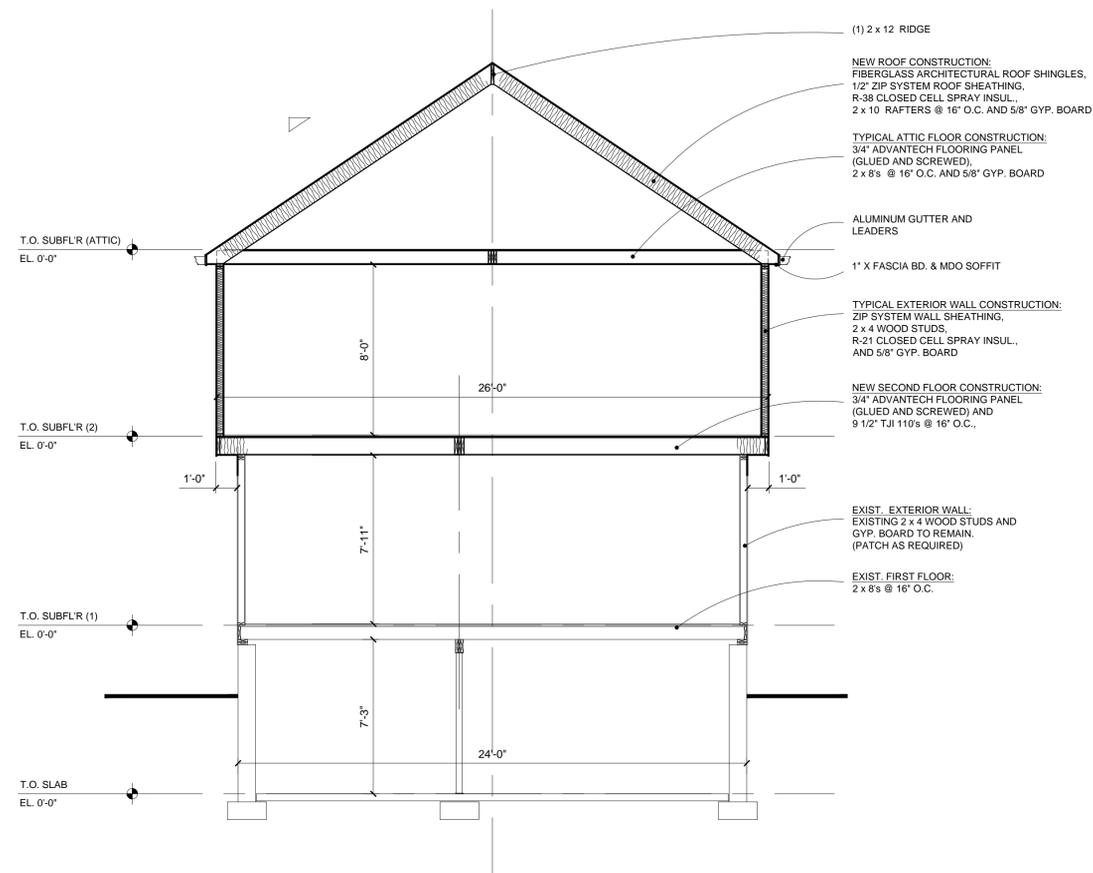


2 Parklands Drive
 Darien, Connecticut 06820
 t. 203 650-2977
 jrstanley67@gmail.com

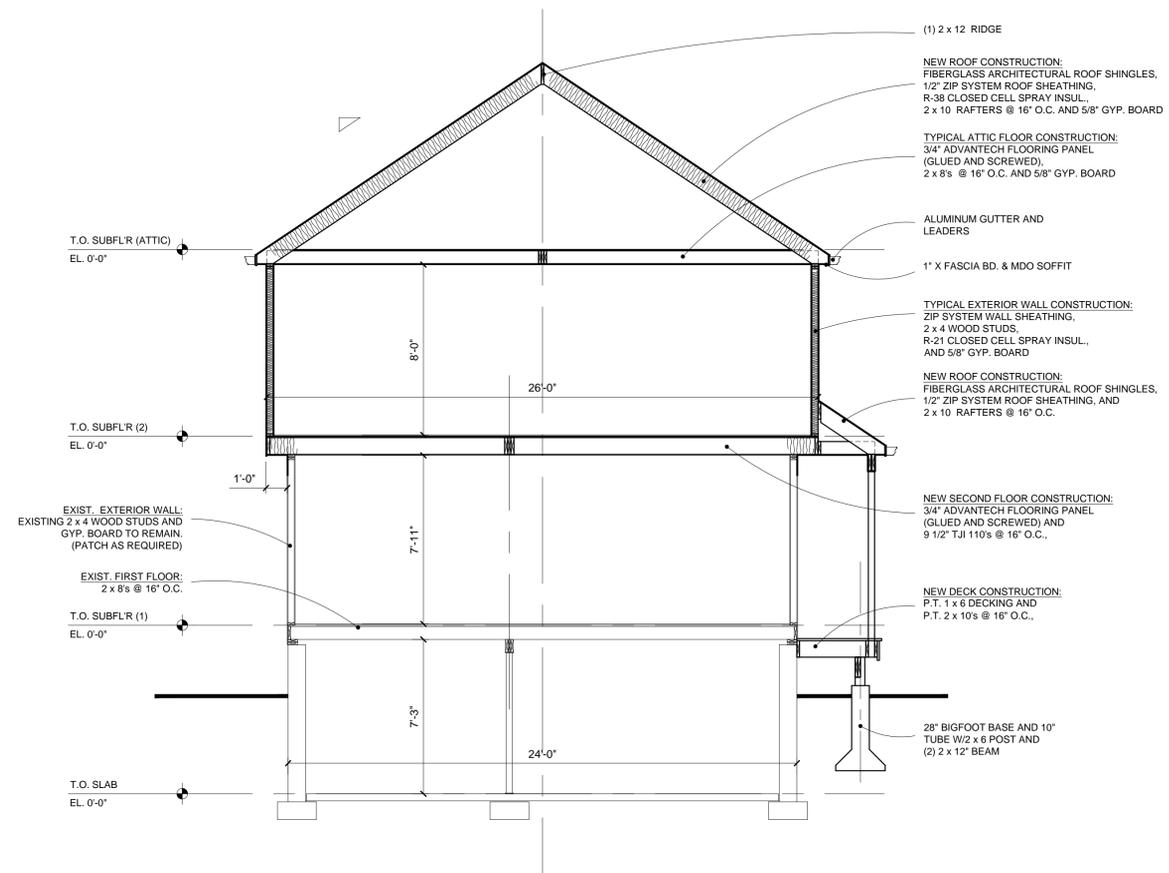
**WIND LOADING CONNECTION REQUIREMENTS
 (120 MP 3 SEC. GUST)**

STANDARD REQUIREMENTS

1. ROOF SHEATHING: 1/2" PLYWOOD W/ 8d NAILS @ 6" O.C. AT PANEL EDGES.
2. RAFTER STRAPS AT RIDGE: SIMPSON LSTA24 @ EVERY THIRD RAFTER.
3. RAFTER STRAPS TO SECOND FLOOR WALL PLATE: SIMPSON H2.5 @ EVERY THIRD RAFTER
4. FIRST FLOOR WALL PLATE TO FIRST FLOOR STUD: 1/2" PLYWOOD W/ 8d NAILS @ 2" O.C.
5. STRAP BETWEEN HEADERS 8'-0" AND GREATER TO JACK STUD: SIMPSON H6
6. FIRST FLOOR STUD TO SILL PLATE: 1/2" PLYWOOD W/ 8d NAILS @ 2" O.C.
7. SILL PLATE TO FOUNDATION WALL: 1/2" DIA. DOUBLE ZINC COATED ANCHOR BOLTS @ 48" O.C. W/ 3" x 3" x 1/4" WASHER. (1'-0" MIN. FROM EA. CORNER)
8. EXTERIOR PLYWOOD SHEATHING: 1/2" PLYWOOD W/ 8d NAILS @ 6" O.C. @ PANEL EDGES. (UNLESS OTHERWISE NOTED)



1 TYP. BUILDING SECTION
 SCALE: 1/4" = 1'-0"



2 TYP. BUILDING SECTION
 SCALE: 1/4" = 1'-0"

CONSULTANTS:

ENGINEERED BY:
 DAVID SEYMOUR P.E.
 1771 POST ROAD EAST
 WESTPORT, CT. 06880
 203-259-8911

ISSUES AND REVISIONS	DATE
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**ADDITION AND ALTERATION
 TO THE RESIDENCE OF**

STEPHANIE AND TODD JONES
 16 MACARTHUR ROAD
 TRUMBULL, CT 06611

BUILDING SECTIONS

SCALE: AS NOTED



CALLED NORTH

DWG NO.

A-8

DOOR SCHEDULE								
NO.	MATERIAL	MANUFACT.	WIDTH	HEIGHT	THICK.	SWING	HARDW.	REMARKS
1	WOOD	SIMPSON	3'-0"	6'-8"	1 3/4"	RH	ENTRY	NOTE #S: NANTUCKET COLLECTION # 77504
2	HOLLOW CORE	JELD - WEN	2'-6"	6'-8"	1 3/4"	LH	CLO.	NOTE #S:
3	HOLLOW CORE	JELD - WEN	2'-6"	6'-8"	1 3/4"	LH	PRIVACY	NOTE #S:
4	HOLLOW CORE	JELD - WEN	2'-4"	6'-8"	1 3/4"	RH	CLO.	NOTE #S:
5	HOLLOW CORE	JELD - WEN	2'-8"	6'-8"	1 3/4"	RH	PRIVACY	NOTE #S:
6	SOLID CORE	JELD - WEN	2'-8"	6'-8"	1 3/4"	RH	PRIVACY	NOTE #S: FIRE-RATED
7	EXIST.	EXIST.	-	-	-	-	-	NOTE #S: TO BE RELOCATED
8	HOLLOW CORE	JELD - WEN	(2) 2'-0"	6'-8"	1 3/4"	RH / LH	CLO.	NOTE #S:
9	HOLLOW CORE	JELD - WEN	2'-8"	6'-8"	1 3/4"	LH	PRIVACY	NOTE #S:
10	HOLLOW CORE	JELD - WEN	2'-6"	6'-8"	1 3/4"	POCKET	POCKET	NOTE #S:
11	HOLLOW CORE	JELD - WEN	2'-6"	6'-8"	1 3/4"	POCKET	POCKET	NOTE #S:
12	HOLLOW CORE	JELD - WEN	2'-6"	6'-8"	1 3/4"	RH	CLO.	NOTE #S:
13	HOLLOW CORE	JELD - WEN	2'-8"	6'-8"	1 3/4"	RH	PASSAGE	NOTE #S:
14	HOLLOW CORE	JELD - WEN	2'-4"	6'-8"	1 3/4"	RH	CLO.	NOTE #S:
15	HOLLOW CORE	JELD - WEN	2'-6"	6'-8"	1 3/4"	LH	PRIVACY	NOTE #S:
16	HOLLOW CORE	JELD - WEN	2'-4"	6'-8"	1 3/4"	RH	CLO.	NOTE #S:
17	HOLLOW CORE	JELD - WEN	2'-6"	6'-8"	1 3/4"	RH	PRIVACY	NOTE #S:
18	HOLLOW CORE	JELD - WEN	2'-4"	6'-8"	1 3/4"	LH	CLO.	NOTE #S:
19	HOLLOW CORE	JELD - WEN	2'-6"	6'-8"	1 3/4"	LH	PRIVACY	NOTE #S:
20	HOLLOW CORE	JELD - WEN	(2) 2'-6"	6'-8"	1 3/4"	BI-FOLD	CLO.	NOTE #S:
21	HOLLOW CORE	JELD - WEN	2'-6"	6'-8"	1 3/4"	RH	PRIVACY	NOTE #S:
22	HOLLOW CORE	JELD - WEN	(2) 2'-6"	6'-8"	1 3/4"	BI-FOLD	CLO.	NOTE #S:
23	ALUM.	T.B.D.	2'-0"	4'-0"	-	-	PULL DN	NOTE #S: ATTIC ACCESS

GENERAL NOTES:

- GENERAL CONTRACTOR TO REVIEW DOOR SCHEDULE WITH DOOR SUPPLIER. CONSULT WITH ARCHITECT ABOUT ANY DISCREPANCIES, OMISSIONS OR QUESTIONS PRIOR TO ORDERING DOORS.
- DOOR HARDWARE FINISH TO BE SELECTED BY OWNER.

ROOM FINISH SCHEDULE								
ROOM	FLOOR		WALLS (MAT./FIN)				CEILING	REMARKS
	MAT./FIN.	BASE	NORTH	EAST	SOUTH	WEST	MAT./FIN.	
FIRST FLOOR								
FAMILY ROOM	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	GBD / PT	NOTES: 4, 9
CLO.	EXIST.	WD / PT	GBD / PT	GBD / PT	GBD / PT	GBD / PT	GBD / PT	NOTES: 1
EXIST. KITCHEN	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	GBD / PT	NOTES: 4, 9
LIVING ROOM	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	GBD / PT	NOTES: 4, 9
EXIST. BEDROOM / OFFICE	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	GBD / PT	NOTES: 4, 9
EXIST. BATHROOM	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	GBD / PT	NOTES: 4, 9
EXIST. TWO-CAR GARAGE	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	NOTES:

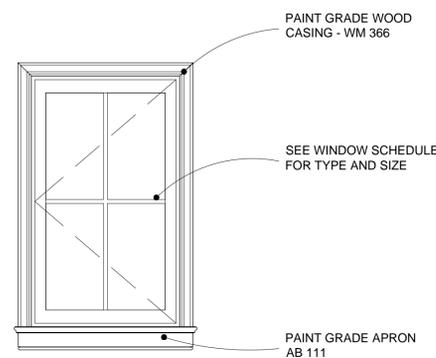
ROOM FINISH SCHEDULE								
ROOM	FLOOR		WALLS (MAT./FIN)				CEILING	REMARKS
	MAT./FIN.	BASE	NORTH	EAST	SOUTH	WEST	MAT./FIN.	
SECOND FLOOR								
UPPER HALLWAY	BY OWNER	WD / PT	GBD	GBD	GBD	GBD	GBD	NOTES: 6
LINEN CLOSET	BY OWNER	WD / PT	GBD	GBD	GBD	GBD	GBD	NOTES: 1, 6
MASTER BEDROOM	BY OWNER	WD / PT	GBD	GBD	GBD	GBD	GBD	NOTES: 6
MASTER BATHROOM	BY OWNER	BY OWNER	GBD	GBD	GBD	GBD	GBD	NOTES: 6
W.I.C. (2)	BY OWNER	WD / PT	GBD	GBD	GBD	GBD	GBD	NOTES: 1, 6
LAUNDRY ROOM	BY OWNER	BY OWNER	GBD	GBD	GBD	GBD	GBD	NOTES: 6
CLO.	BY OWNER	BY OWNER	GBD	GBD	GBD	GBD	GBD	NOTES: 1, 6
BATHROOM # 2	BY OWNER	BY OWNER	GBD	GBD	GBD	GBD	GBD	NOTES: 6
BEDROOM # 3	BY OWNER	WD / PT	GBD	GBD	GBD	GBD	GBD	NOTES: 6
CLO.	BY OWNER	WD / PT	GBD	GBD	GBD	GBD	GBD	NOTES: 1, 6
BEDROOM # 4	BY OWNER	WD / PT	GBD	GBD	GBD	GBD	GBD	NOTES: 6
CLO.	BY OWNER	WD / PT	GBD	GBD	GBD	GBD	GBD	NOTES: 1, 6
BEDROOM # 5	BY OWNER	WD / PT	GBD	GBD	GBD	GBD	GBD	NOTES: 6
CLO.	BY OWNER	WD / PT	GBD	GBD	GBD	GBD	GBD	NOTES: 1, 6

NOTE:

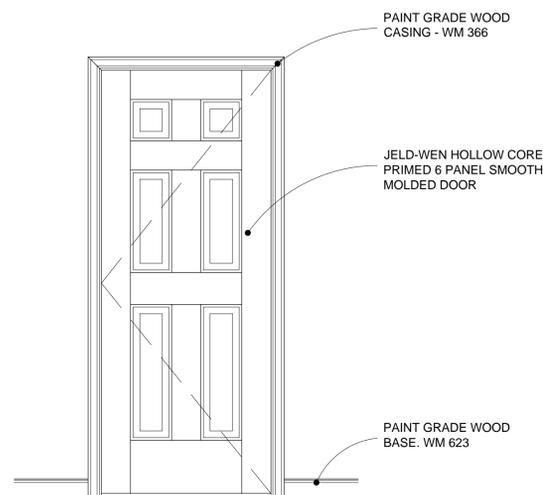
WHEN THE WALL AND CEILING MATERIAL INDICATES GBD, APPLY NEW GYPSUM BOARD FINISH.

FINISH SCHEDULE NOTES:

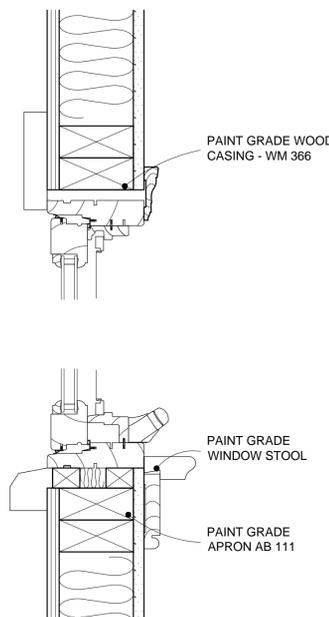
- INSTALL CLOTHES POLE & SHELF.
- ELECTRICAL FLOOR MAT - RADIANT HEAT
- 5/8" FIRE RATED GYP. BOARD AS REQUIRED.
- PATCH GYP. BD. AS REQ'D.
- INSTALL WASHER IN FIBERGLASS PAN W/ DRAIN OR TILE FLOOR W/ CURB AND DRAIN
- RUNNING & STANDING TRIM. (see details)
- INSTALL CERAMIC TILE IN SHOWER AND/OR TUB AREA TO A WAINSCOT HEIGHT OF 84".
INSTALL CERAMIC TILE OVER CEMENT BOARD.
- INSTALL GRANITE SLAB ON TUB PLATFORM.
- PATCH HARDWOOD FLOOR AS REQUIRED AND POLY.
- 3/8" TEMPERED GLASS FRAMELESS SHOWER DOOR AND PANEL (AS SHOWN ON FLOORPLAN)



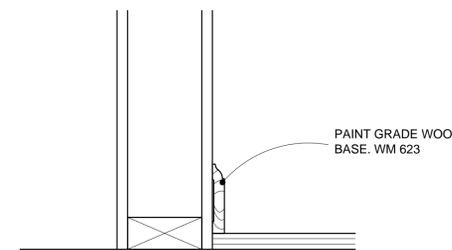
A
TYP. WINDOW ELEVATION (INTERIOR)
SCALE: 3/4" = 1'-0"



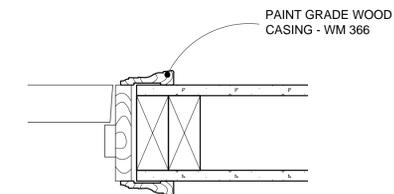
B
TYP. INTERIOR DOOR
SCALE: 3/4" = 1'-0"



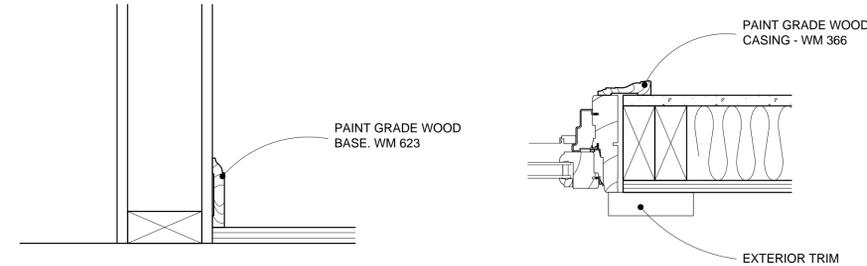
1
WINDOW HEAD AND SILL DETAIL
SCALE: 3" = 1'-0"



2
BASE DETAIL
SCALE: 3" = 1'-0"



3
DOOR JAMB DETAIL
SCALE: 3" = 1'-0"



4
WINDOW JAMB DETAIL
SCALE: 3" = 1'-0"



2 Parklands Drive
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jrstanley67@gmail.com

CONSULTANTS:

ENGINEERED BY:
DAVID SEYMOUR P.E.
1771 POST ROAD EAST
WESTPORT, CT. 06880
203-259-8911

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ADDITION AND ALTERATION
TO THE RESIDENCE OF

STEPHANIE AND TODD JONES
16 MACARTHUR ROAD
TRUMBULL, CT 06611

DOOR / FINISH
SCHEDULE AND DETAIL

SCALE: AS NOTED



CALLED NORTH

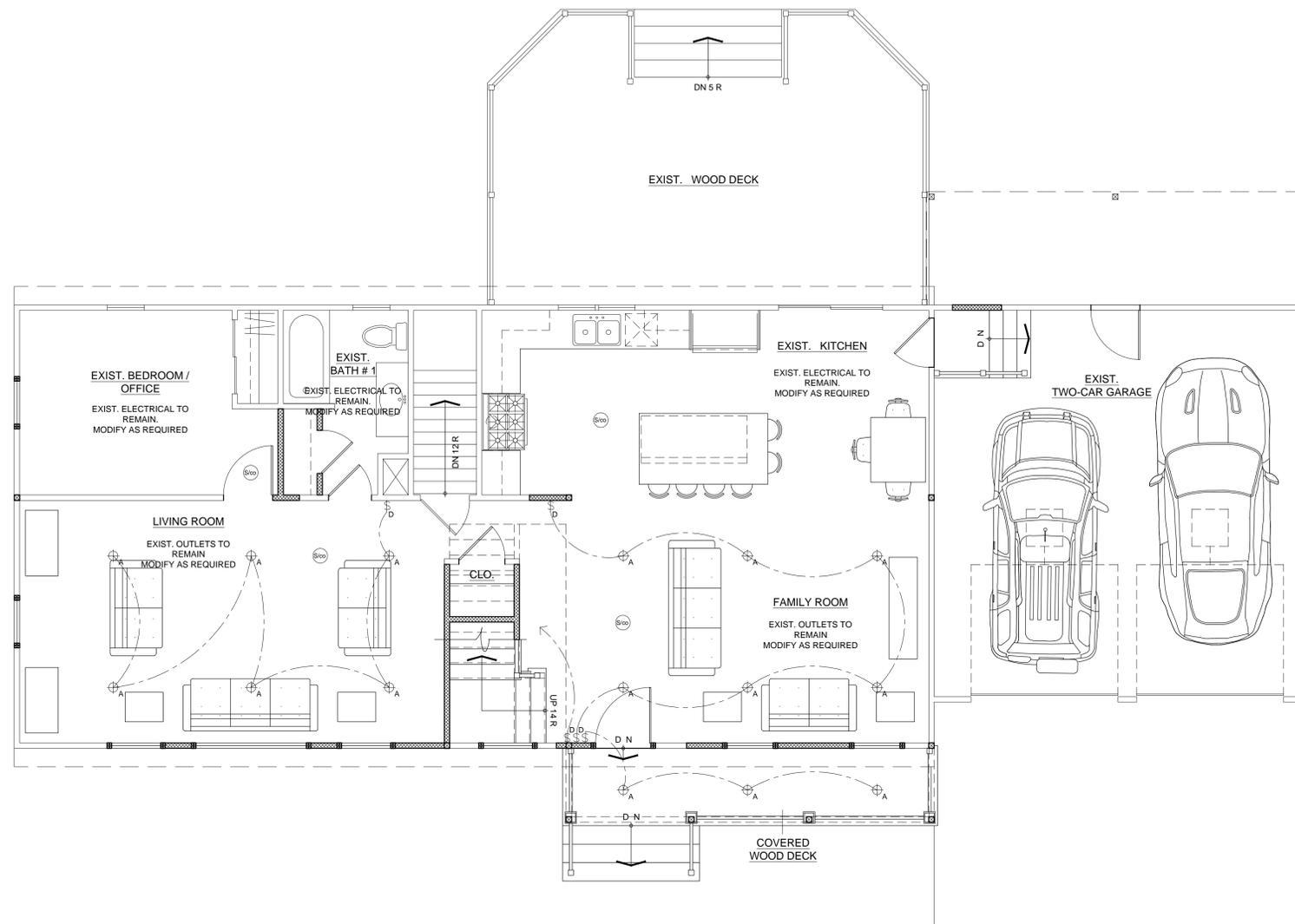
DWG. NO.

A-9

GENERAL CONTRACTOR TO COORDINATE THE ELECTRICAL SCHEDULE WITH HIS ELECTRICIAN AND THE SUPPLIER. ADVISE ARCHITECT OF ANY DISCREPANCIES OR QUESTIONS PRIOR TO ORDERING FIXTURES/ELECTRICAL EQUIP ETC.

LEGEND	
⊕ A	LIGHTOLIER LYTENING LED 5" APERTURE W/ IC FRAME (10041 C LED)
⊕ B	LIGHTOLIER LYTENING LED 5" APERTURE W/ IC FRAME (ADJUSTABLE)
⊕ C	LIGHTOLIER LYTENING LED 5" APERTURE (WET LOCATION REFLECTOR)
⊕ BY OWNER	CEILING MOUNTED LIGHT FIXTURE BY OWNER
○ BY OWNER	WALL MOUNTED LIGHT FIXTURE BY OWNER
⊕ PC	PORCELAIN SOCKET
F	PROGRESS UNDERSHELF P7007-30 W/ TS (LENGTH AS REQUIRED)
H	LINEAR FLUORESCENT UTILITY - ELECTRONIC 120 V 1 x 4 FIXTURE - BELMONT II
⊕	2 HEAD EXTERIOR SPOT LIGHT W/ 150WPAR
⊕	PILLAR EXTERIOR LIGHT FIXTURE BY OWNER
⊕	WALL SWITCH
⊕ 3	3 WAY WALL SWITCH
⊕ D	WALL SWITCH WITH DIMMER
⊕	DUPLEX RECEPTACLE
⊕ C	DUPLEX RECEPTACLE MOUNTED @ COUNTER HEIGHT
⊕	DUPLEX RECEPTACLE, 1/2 SWITCHED
⊕ WP	GFI OUTLET W/ WATERPROOF COVER
⊕	220 V OUTLET
⊕	FLOOR DUPLEX CONVENIENCE OUTLET
▽	TELEPHONE OUTLET LOCATION
▽	AUDIOVOX TPH557 COAX WALL PLATE CAT 5/6
▽	FLOOR TELEPHONE OUTLET LOCATION
▽	CATV OTLET LOCATION
GFCI	GROUND FAULT CIRCUIT INTERCEPTOR
EF	EXHAUST FAN
EFL	EXHAUST FANLIGHT
⊕	DOOR BELL BY OWNER
⊕ S/CO	SMOKE / CARBON MONOXIDED DETECTOR
⊕ T	THERMOSTAT WITH ZONE
⊕	PROGRESS LIGHTING P7381-30 3 LIGHT FLUSH MOUNT CEILING LIGHT (WHITE)
⊕	PROGRESS LIGHTING P7201-30WB ACRYLIC CLOSET FLUSH MOUNT CEILING LIGHT (DOOR SWITCH OPERATED)

1. INSTALL ADDITIONAL CATV OUTLETS WHERE DIRECTED BY OWNER.
2. PROVIDE FRAME-IN-KITS FOR INSULATED CEILINGS AND REMODELING APPLICATIONS WHERE REQUIRED FOR LIGHTOLIER DOWNLIGHTS.
3. LIGHT FIXTURES SUPPLIED BY OWNER SHALL BE INSTALLED BY GENERAL CONTRACTOR.
4. ALL PAR LAMPS TO BE SYLVANIA W/3500 KELVIN CLR TEMP.
5. INSTALL CATEGORY 5 WIRING & CONNECT TO CENTRAL HUB AS SHOWN ON DRAWINGS.



P
E-1 **FIRST FLOOR ELECTRICAL PLAN**
SCALE: 1/4" = 1'-0"



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CONSULTANTS:

ENGINEERED BY:
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203-259-8911

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STEPHANIE AND TODD JONES
16 MACARTHUR ROAD
TRUMBULL, CT 06611

FIRST FLOOR ELECTRICAL PLAN

SCALE: AS NOTED



CALLED NORTH

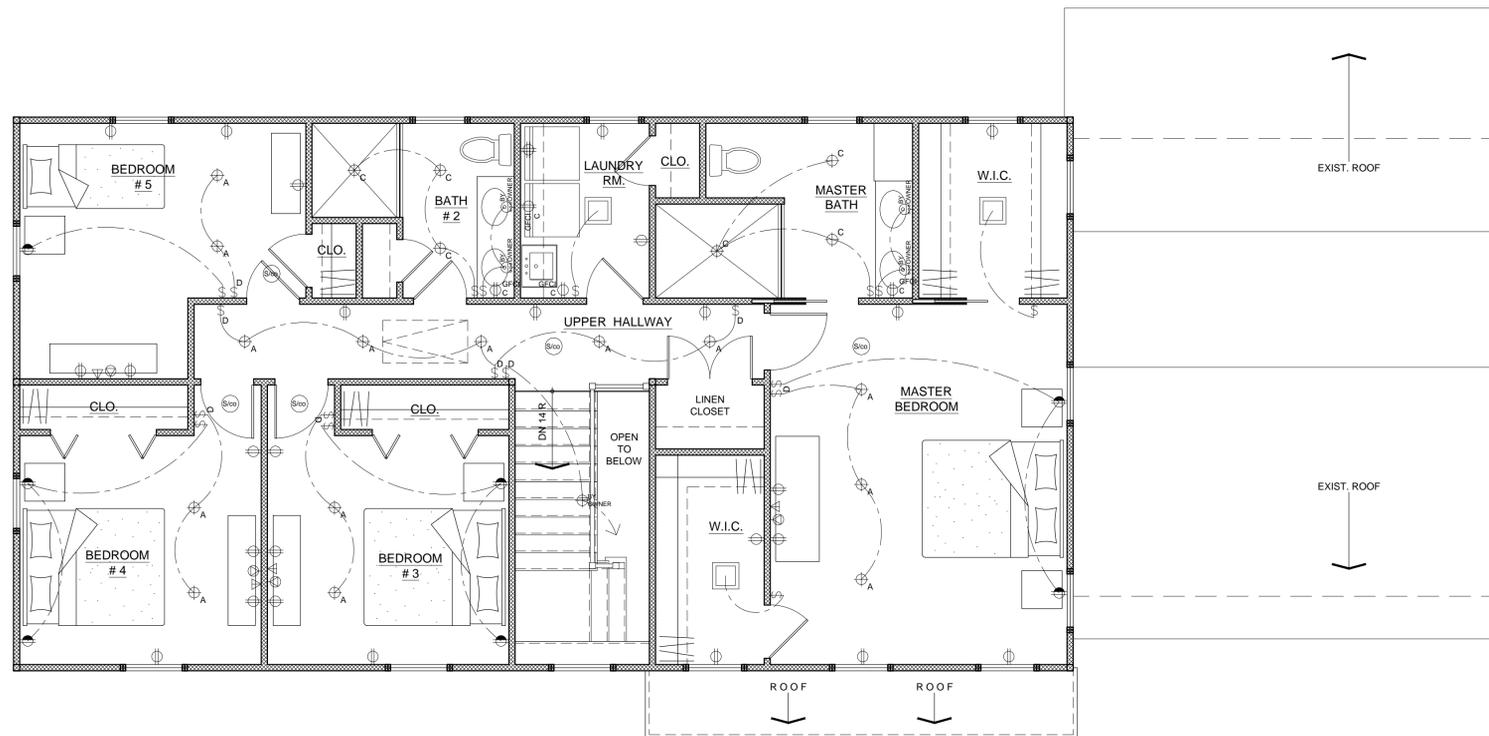
DWG NO.

E-1

GENERAL CONTRACTOR TO COORDINATE THE ELECTRICAL SCHEDULE WITH HIS ELECTRICIAN AND THE SUPPLIER. ADVISE ARCHITECT OF ANY DISCREPANCIES OR QUESTIONS PRIOR TO ORDERING FIXTURES/ELECTRICAL EQUIP ETC.

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⊕C	LIGHTOLIER LYTENING LED 5" APERTURE (WET LOCATION REFLECTOR)
⊕BY	CEILING MOUNTED LIGHT FIXTURE BY OWNER
○BY	WALL MOUNTED LIGHT FIXTURE BY OWNER
⊕BY	WALL MOUNTED LIGHT FIXTURE BY OWNER
⊕PC	PORCELAIN SOCKET
F	PROGRESS UNDERSHELF P7007-30 W/ TS (LENGTH AS REQUIRED)
H	LINEAR FLUORESCENT UTILITY - ELECTRONIC 120 V 1 x 4 FIXTURE - BELMONT II
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⊕	WALL SWITCH
⊕3	3 WAY WALL SWITCH
⊕D	WALL SWITCH WITH DIMMER
⊕	DUPLEX RECEPTACLE
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⊕	220 V OUTLET
⊕	FLOOR DUPLEX CONVENIENCE OUTLET
▽	TELEPHONE OUTLET LOCATION
▽	AUDIOVOX TPH557 COAX WALL PLATE CAT 5/6
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3. LIGHT FIXTURES SUPPLIED BY OWNER SHALL BE INSTALLED BY GENERAL CONTRACTOR.
4. ALL PAR LAMPS TO BE SYLVANIA W/3500 KELVIN CLR TEMP.
5. INSTALL CATEGORY 5 WIRING & CONNECT TO CENTRAL HUB AS SHOWN ON DRAWINGS.



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


BUILDERS LLC
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 jrstanley67@gmail.com

CONSULTANTS:

ENGINEERED BY:
 DAVID SEYMOUR P.E.
 1771 POST ROAD EAST
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ADDITION AND ALTERATION TO THE RESIDENCE OF

STEPHANIE AND TODD JONES
 16 MACARTHUR ROAD
 TRUMBULL, CT 06611

SECOND FLOOR ELECTRICAL PLAN

SCALE: AS NOTED



CALLED NORTH

DWG NO.

E-2

Application #: 20-20

Date: July 13, 2020

ZONING BOARD OF APPEALS

RECEIVED

JUL 13 2020

By ZBA # 20-20
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: 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 Email: stephenbell943@gmail.com
 Phone: Day 860-367-6750 Evening same

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

4. Owner of Record: Stephen Bell and Erika Michaels
 Street Address: 22 Merrill Rd
 City: Trumbull ST: CT Zip: 06611 Email: stephenbell943@gmail.com

SIGNATURE OF OWNER OF RECORD [Signatures]

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:

Not to my knowledge

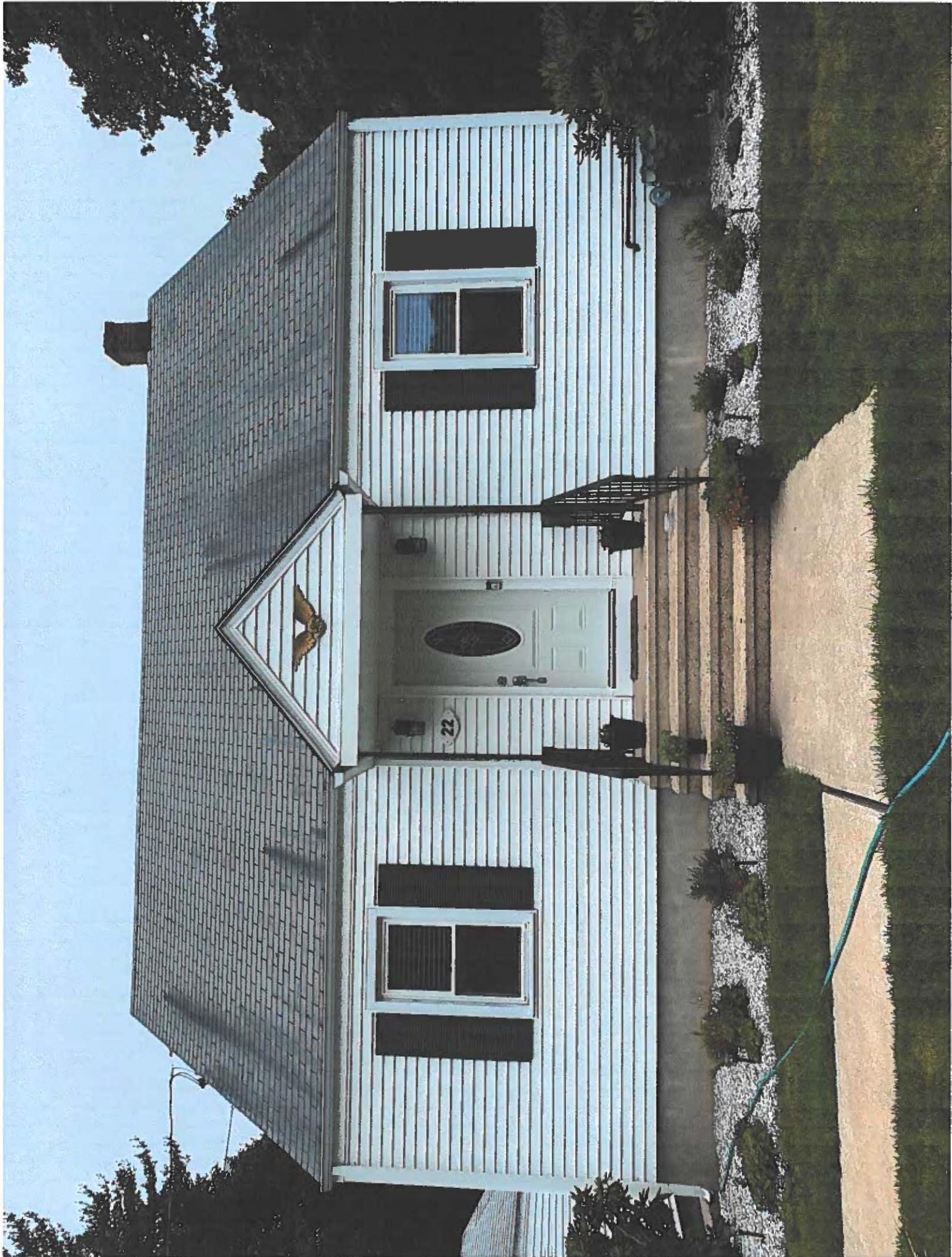
NOTE: The Board is not required to hear any application for the same variance or substantially the same variance for a period of six months after the date of decision by the Board or by the Court on an earlier application.

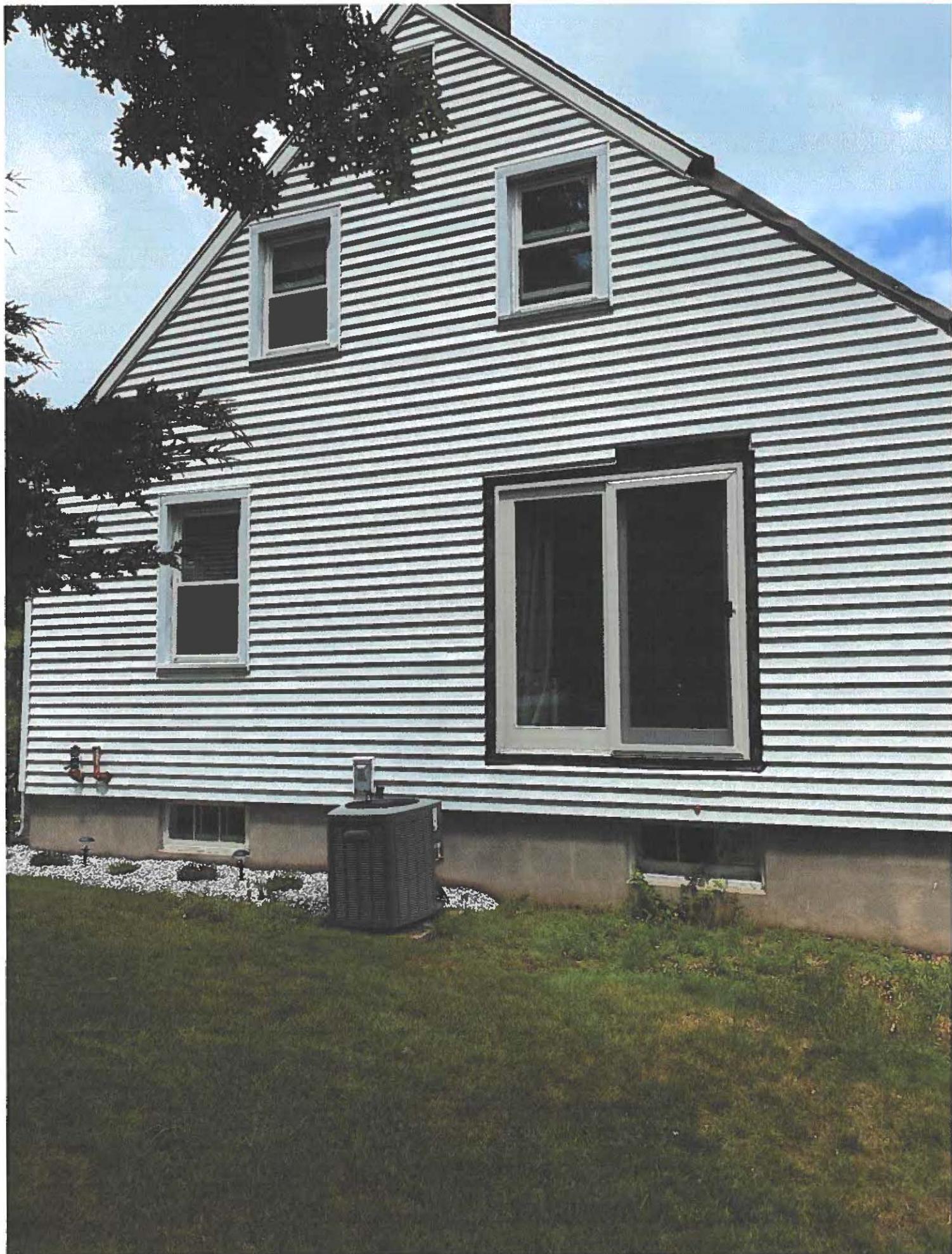
4. Explain the requested variance; PLEASE INDICATE DISTANCES FROM PROPERTY WHERE APPLICABLE:

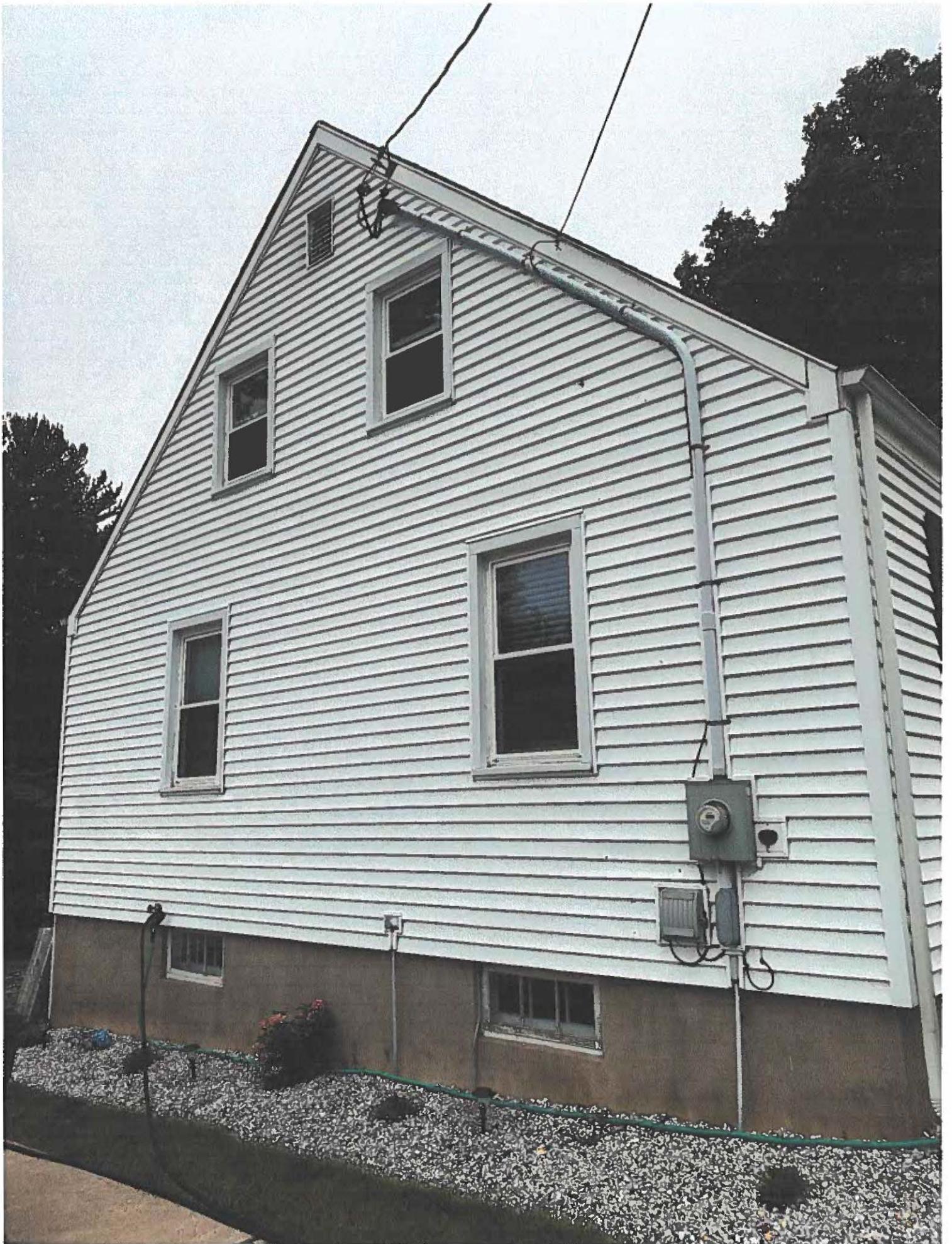
- Construct a rear facing dormer on the rear of the second story with a 42' ± setback from roadway
- Construct a wrap around deck on the rear/side of the property with a 45' ± setback from the closest point to the roadway

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 the implementation of current zoning regulations.





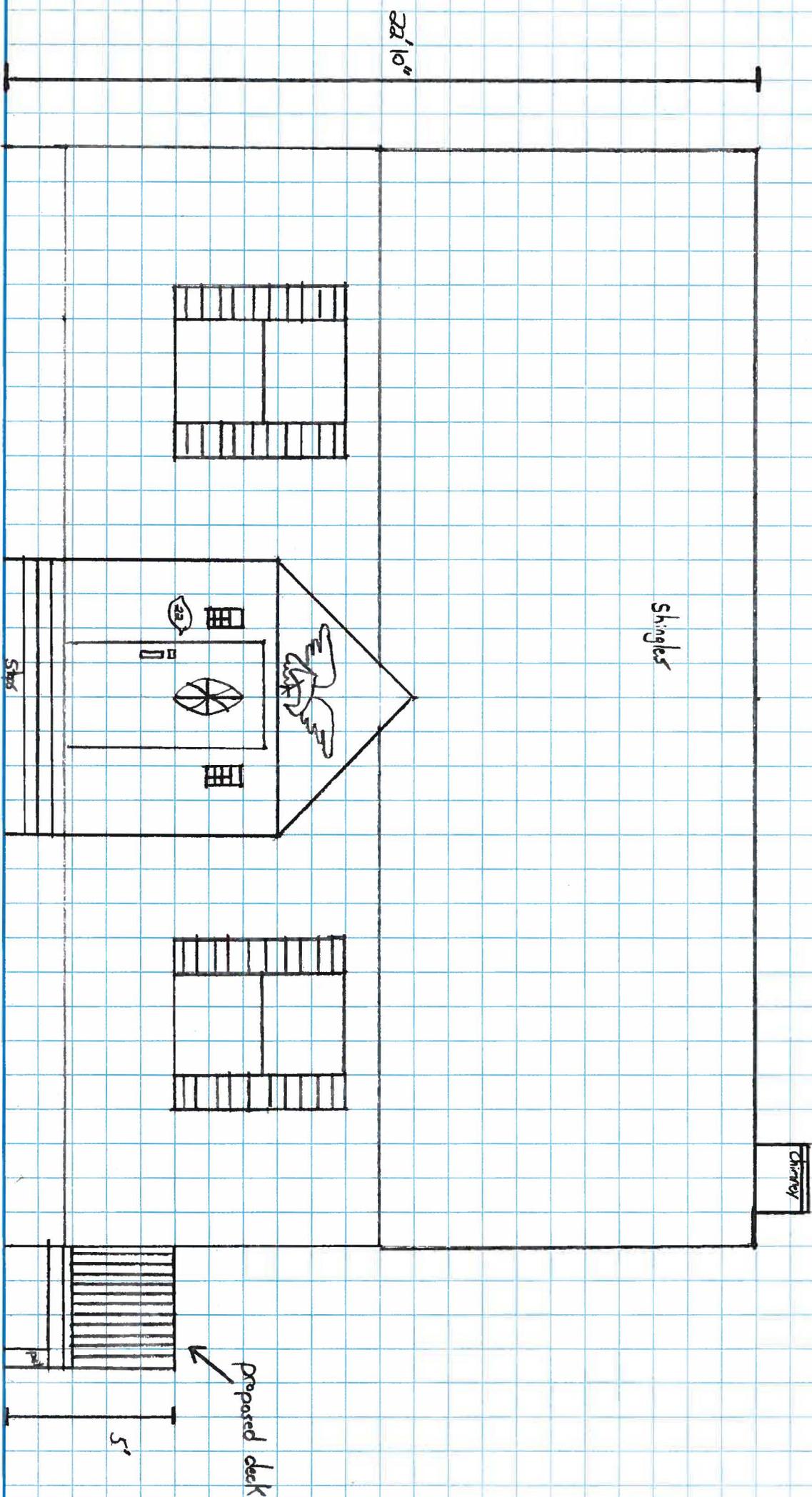




Prepared West Facing Elevation
1/4" = 1'

owner, preparer, applicant:

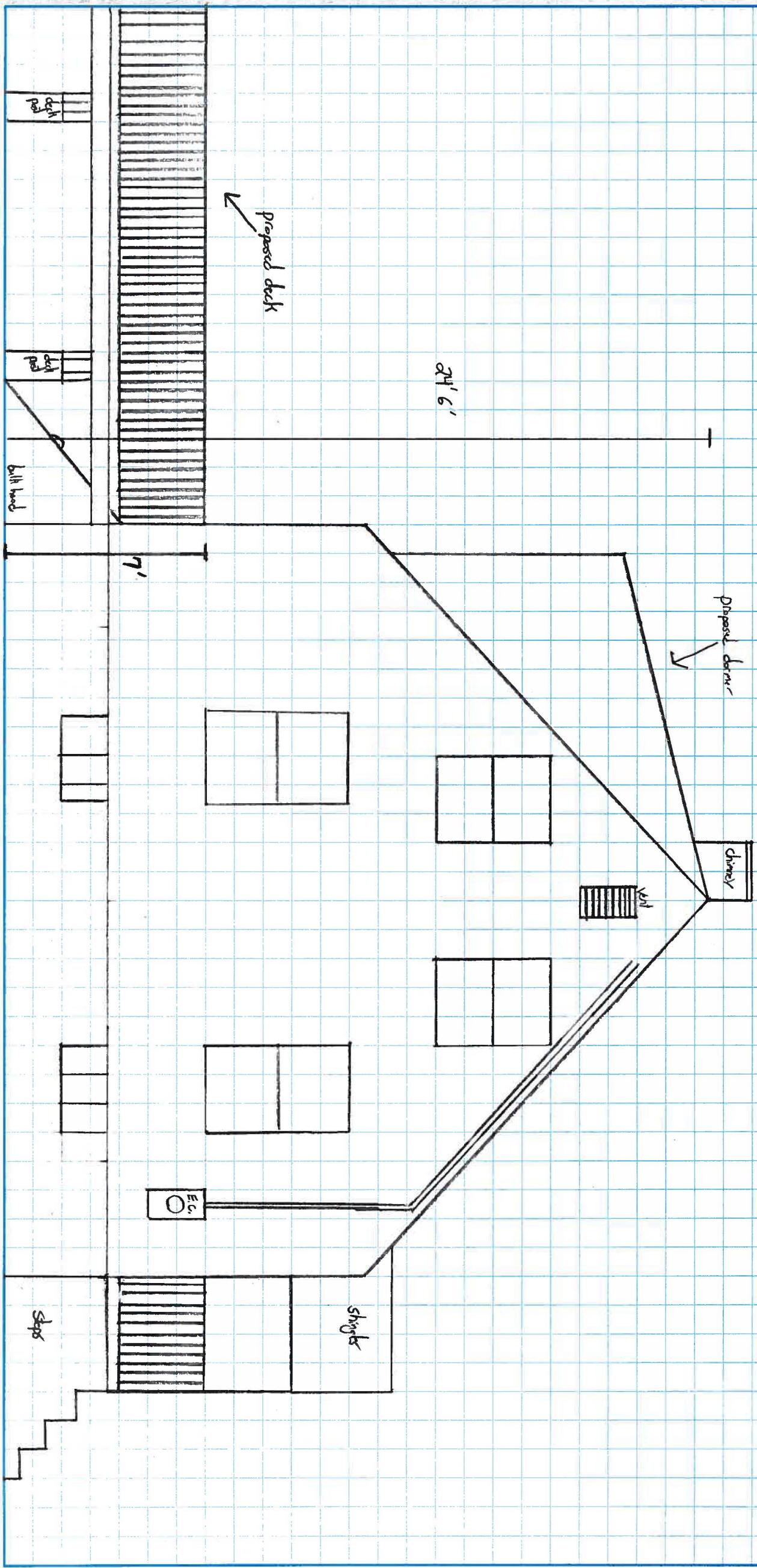
22 Merrill Rd Trumbull, CT 06611
Stephen Bell (860) 367-6750
Prepared deck and rear facing dormer



Proposed North Facing Elevation
1/4" = 1'

owner, preparer, applicant:

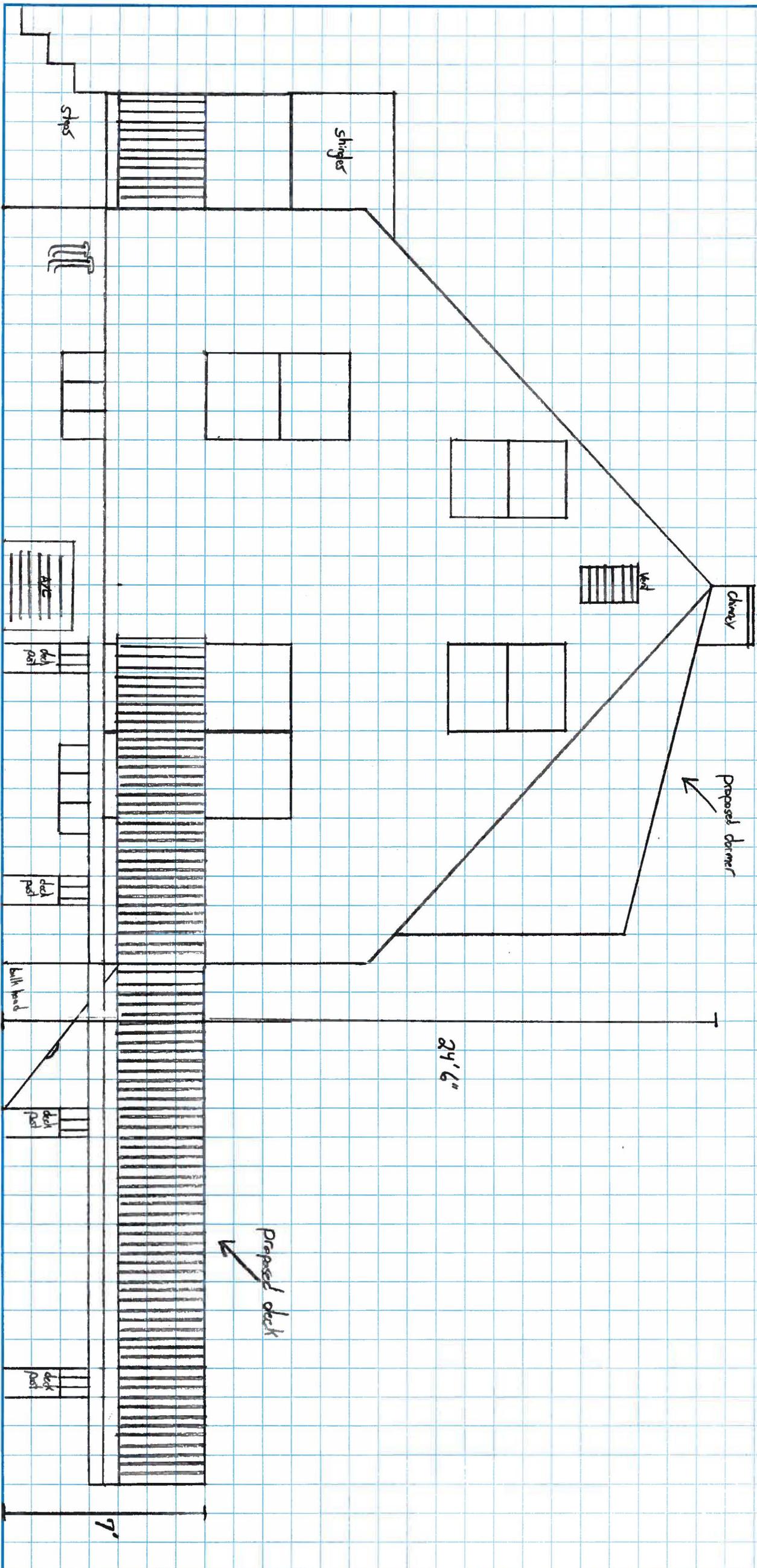
222 Merrill Rd Trumbull, Ct 06611
Stephen Bell (860) 367-6750
Proposed deck and rear facing corner



Proposed South Facing Elevation
1/4" = 1'

owner, preparer, applicant:

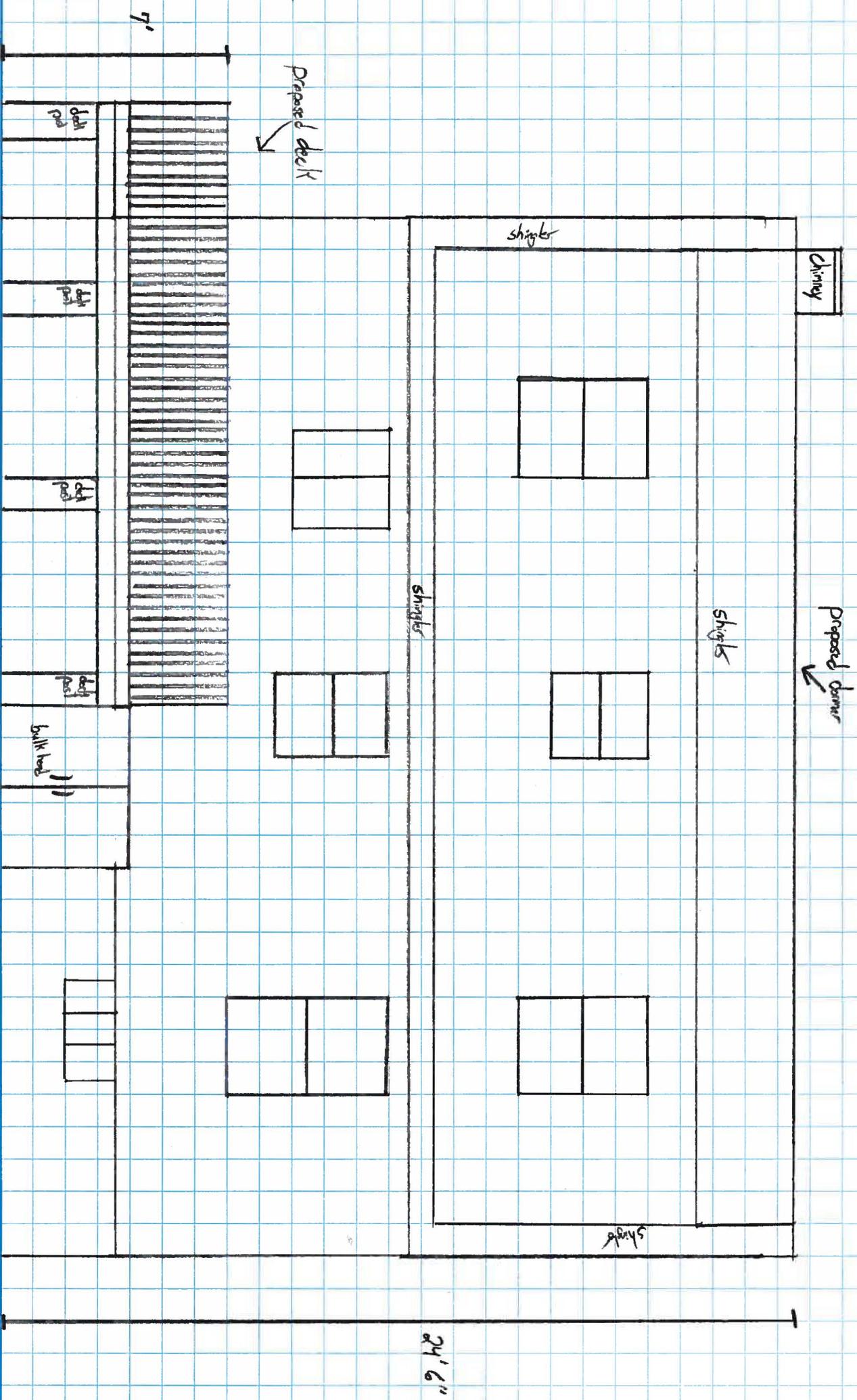
22 Merrill Rd Tunbridge, CT 06611
Stephen Bell (860) 347-6750
Proposed deck and rear facing corner



Proposed East Facing Elevation
1/4" = 1'

owner, preparer, applicant:

22 Merrill Rd Tunkhannock, CT 06611
Stephen Bell (860) 377-6750
Proposed deck and rear facing dormer



7/24/20

Stephen Bell and Erika Michaels

22 Merrill Road

Re: Application of Stephen Bell and Erika Michaels

22 Merrill Road, Zoning Setback Variance

Dear neighbors,

As abutting property owners, we would like to inform you that we have filed an application before the Zoning Board of Appeals of the Town of Trumbull for a zoning variance for our property.

The application is to allow construction of a rear dormer on the second story of the house, and a rear deck.

If you, or your representative, have any interest in our application, you are invited to attend the Zoning Board of Appeals Public Hearing on August 5th at 7 pm. The meeting will be conducted remotely. It can be accessed via ZOOM Video conference by inputting the URL or phone number below, and entering the Webinar ID and Password specified.

Join the meeting online:

<https://zoom.us/j/92443917713?pwd=SkRFRGtNRkJFMllrazlhQ3VXMS9Wdz0>

9

Webinar ID: 924 4391 7713

Password: 259504

Join by telephone:

(301) 715-8592 or (833) 548-0282 (Toll Free) Webinar ID: 924 4391 7713

Public comment can be sent via email to lfinger@trumbull-ct.gov (must be received 24 hours in advance of the meeting) or public comment can be made via phone or videoconference connection at the public hearing.

Copies of the plans and documentary material relative to the 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.

If you have any questions, please feel free to call us at (860) 367-6750, or the Planning and Zoning Office at 452-5047.

Thank you and have a great day,
Stephen Bell and Erika Michaels
22 Merrill Road

UNITED STATES POSTAL SERVICE Certificate of Mailing
To pay fee, affix stamps or meter postage here.
This Certificate of Mailing provides evidence that mail has been presented to USPS for mailing.
This form may be used for domestic and international mail.

From: Stephen Bell
22 Merrill Road
Trumbull, CT 06611

To: Robert + Kathleen Wolfe
47 Chatfield Drive
Trumbull, CT 06611

MONROE CT 06468
JUL 24 2020

PS Form 3817 April 2007 PSN 7530-02-000-9065

UNITED STATES POSTAL SERVICE Certificate of Mailing
To pay fee, affix stamps or meter postage here.
This Certificate of Mailing provides evidence that mail has been presented to USPS for mailing.
This form may be used for domestic and international mail.

From: Stephen Bell
22 Merrill Road
Trumbull, CT 06611

To: Timothy + Helen Hillstrom
7 Merrill Road
Trumbull, CT 06611

MONROE CT 06468
JUL 24 2020

PS Form 3817 April 2007 PSN 7530-02-000-9065

UNITED STATES POSTAL SERVICE Certificate of Mailing
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This Certificate of Mailing provides evidence that mail has been presented to USPS for mailing.
This form may be used for domestic and international mail.

From: Stephen Bell
22 Merrill Road
Trumbull, CT 06611

To: Carol Campanaro
15 Merrill Road
Trumbull, CT 06611

MONROE CT 06468
JUL 24 2020

PS Form 3817 April 2007 PSN 7530-02-000-9065

UNITED STATES POSTAL SERVICE Certificate of Mailing
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This Certificate of Mailing provides evidence that mail has been presented to USPS for mailing.
This form may be used for domestic and international mail.

From: Stephen Bell
22 Merrill Road
Trumbull, CT 06611

To: John + Dorcy Foreman
29 Merrill Road
Trumbull, CT 06611

MONROE CT 06468
JUL 24 2020

PS Form 3817 April 2007 PSN 7530-02-000-9065

UNITED STATES POSTAL SERVICE Certificate of Mailing
To pay fee, affix stamps or meter postage here.
This Certificate of Mailing provides evidence that mail has been presented to USPS for mailing.
This form may be used for domestic and international mail.

From: Stephen Bell
22 Merrill Road
Trumbull, CT 06611

To: Patrick + Kathy Disney
63 Chatfield Drive
Trumbull, CT 06611

MONROE CT 06468
JUL 24 2020

PS Form 3817 April 2007 PSN 7530-02-000-9065

UNITED STATES POSTAL SERVICE Certificate of Mailing
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This Certificate of Mailing provides evidence that mail has been presented to USPS for mailing.
This form may be used for domestic and international mail.

From: Stephen Bell
22 Merrill Road
Trumbull, CT 06611

To: John Bouri + Janine Vigilante
59 Chatfield Drive
Trumbull, CT 06611

MONROE CT 06468
JUL 24 2020

PS Form 3817 April 2007 PSN 7530-02-000-9065

UNITED STATES POSTAL SERVICE Certificate of Mailing
To pay fee, affix stamps or meter postage here.
This Certificate of Mailing provides evidence that mail has been presented to USPS for mailing.
This form may be used for domestic and international mail.

From: Stephen Bell
22 Merrill Road
Trumbull, CT 06611

To: Ricardo Lopez + Mansel Gomez
53 Chatfield Drive
Trumbull, CT 06611

MONROE CT 06468
JUL 24 2020

PS Form 3817 April 2007 PSN 7530-02-000-9065

UNITED STATES POSTAL SERVICE Certificate of Mailing
To pay fee, affix stamps or meter postage here.
This Certificate of Mailing provides evidence that mail has been presented to USPS for mailing.
This form may be used for domestic and international mail.

From: Stephen Bell
22 Merrill Road
Trumbull, CT 06611

To: Carlos Flores
21 Merrill Road
Trumbull, CT 06611

MONROE CT 06468
JUL 24 2020

PS Form 3817 April 2007 PSN 7530-02-000-9065

UNITED STATES POSTAL SERVICE Certificate of Mailing
To pay fee, affix stamps or meter postage here.
This Certificate of Mailing provides evidence that mail has been presented to USPS for mailing.
This form may be used for domestic and international mail.

From: Stephen Bell
22 Merrill Road
Trumbull, CT 06611

To: Franca Aloana
69 Chatfield Drive
Trumbull, CT 06611

MONROE CT 06468
JUL 24 2020

PS Form 3817 April 2007 PSN 7530-02-000-9065

UNITED STATES POSTAL SERVICE Certificate of Mailing
To pay fee, affix stamps or meter postage here.
This Certificate of Mailing provides evidence that mail has been presented to USPS for mailing.
This form may be used for domestic and international mail.

From: Stephen Bell
22 Merrill Road
Trumbull, CT 06611

To: Albert + Sharon Paulin
30 Merrill Road
Trumbull, CT 06611

MONROE CT 06468
JUL 24 2020

PS Form 3817 April 2007 PSN 7530-02-000-9065

UNITED STATES POSTAL SERVICE Certificate of Mailing
To pay fee, affix stamps or meter postage here.
This Certificate of Mailing provides evidence that mail has been presented to USPS for mailing.
This form may be used for domestic and international mail.

From: Stephen Bell
22 Merrill Road
Trumbull, CT 06611

To: Steve + Kim Fajoli
12 Merrill Road
Trumbull, CT 06611

MONROE CT 06468
JUL 24 2020

PS Form 3817 April 2007 PSN 7530-02-000-9065

UNITED STATES POSTAL SERVICE Certificate of Mailing
To pay fee, affix stamps or meter postage here.
This Certificate of Mailing provides evidence that mail has been presented to USPS for mailing.
This form may be used for domestic and international mail.

From: Stephen Bell
22 Merrill Road
Trumbull, CT 06611

To: Michele Russo
26 Merrill Road
Trumbull, CT 06611

MONROE CT 06468
JUL 24 2020

PS Form 3817 April 2007 PSN 7530-02-000-9065



1000

U.S. POSTAGE PAID
FOM LETTER
MONROE CT
06468
JUL 24 20
AMOUNT
\$1.50
R2305K135132-09



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U.S. POSTAGE PAID
FOM LETTER
MONROE CT
06468
JUL 24 20
AMOUNT
\$1.50
R2305K135132-09



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R2305K135132-09



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U.S. POSTAGE PAID
FOM LETTER
MONROE CT
06468
JUL 24 20
AMOUNT
\$1.50
R2305K135132-09



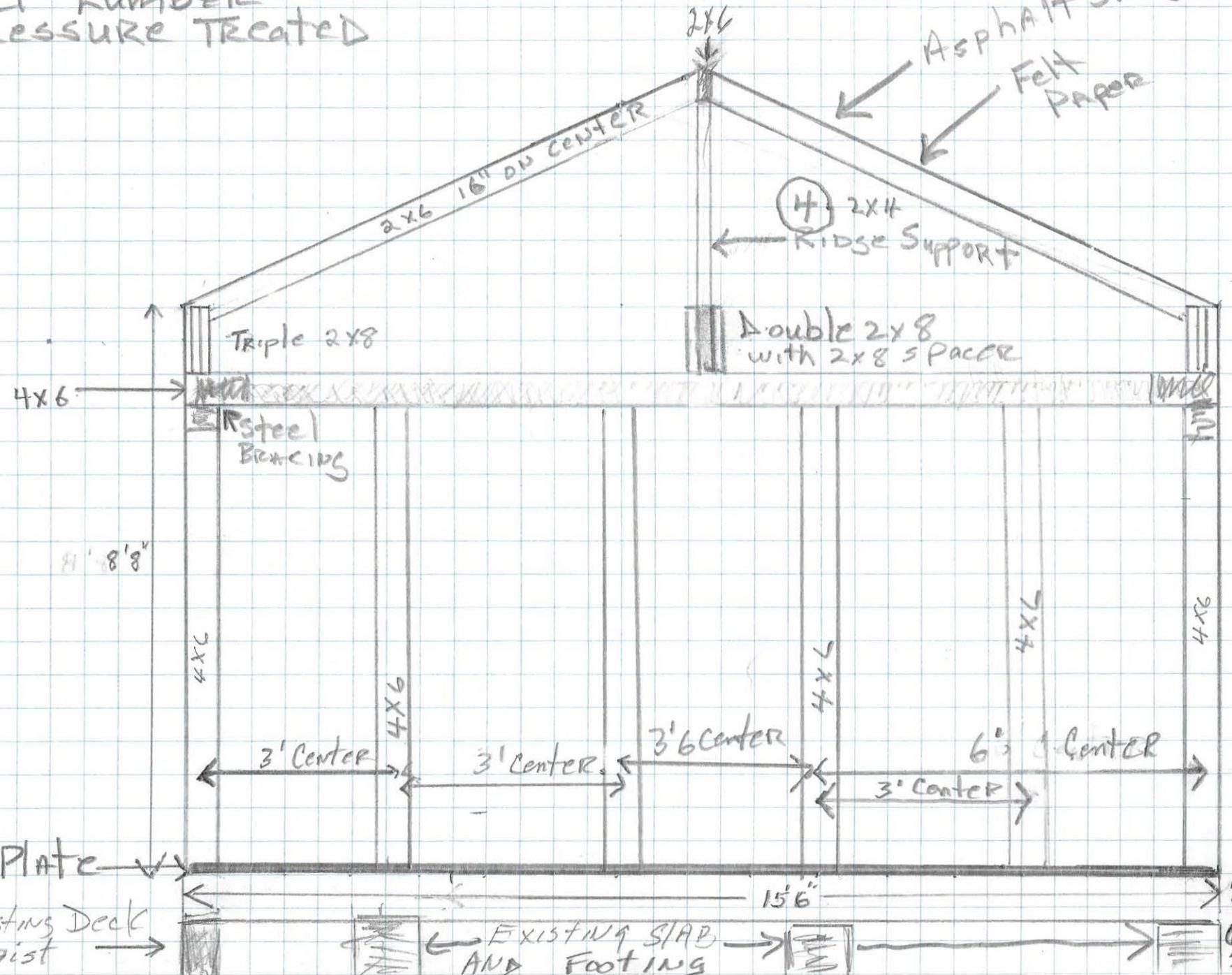
1000

U.S. POSTAGE PAID
FOM LETTER
MONROE CT
06468
JUL 24 20
AMOUNT
\$1.50
R2305K135132-09

* All Post + Ground CONTACT LUMBER IS PRESSURE TREATED

FRONT VIEW
3 SEASON PORCH

32 TURNER AVE

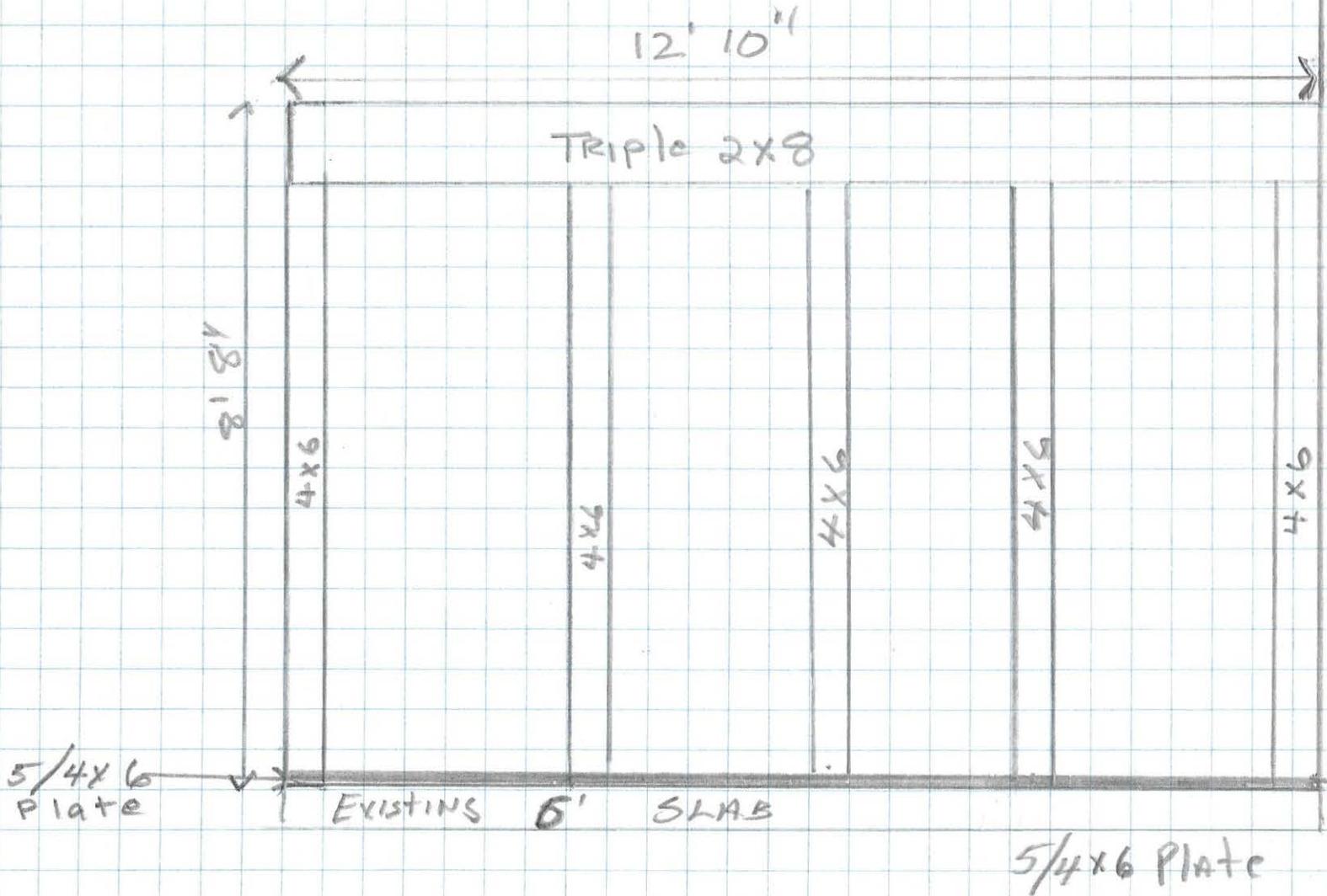


5/4x6 Plate
Existing Deck Joist

Existing Slab AND FOOTING

5" Slab

SIDE VIEW
3 SEASON PORCH
32 TURNER AVE



EXISTING 25' 0" SIDE

Application #: _____

Date: 7-3-20

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: 32 TURNER AVE

Assessor's Map No. D-10 Parcel No. 00113 Lot No. 213

Trumbull Land Records: Volume(s) 1505 Page(s) 151

Zoning District: A

3. Name of Applicant: PATRICIA + GEORGE KOSTOPOULOS

Street Address: 32 TURNER AVE

City: Trumbull ST: CT Zip: 06611 Email: GP.KOSTOPOULOS@GMAIL.COM

Phone: Day 203 610 3934 Evening SAME

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

4. Owner of Record: PATRICIA KOSTOPOULOS

Street Address: 32 TURNER AVE

City: Trumbull ST: CT Zip: 06611 Email: GP.KOSTOPOULOS@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:

- 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:

of NOT THAT I AM AWARE

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:

Side Set Back is 14.4'

Back Set Back is 44.3'

This will Put ADDITION in line

with house + GARAGE

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:

SIDE SET BACK is in line with Existing

Garage + House is in line with Back set Back

Request. This Room is for a Hot Tub

For my wife who has had 2 Back

Surgeries and is Disabled

Town of Trumbull
Connecticut

Town Hall
5866 Main Street
Trumbull, Connecticut 06611

TRUMBULL BUILDING
DEPARTMENT

buildinginfo@trumbull-ct.gov



203.452.5020
Fax: 203.452.5093

Please fill out in ink

APPLICATION FOR BUILDING PERMIT

Date: 7-3-20

House Number: 32 Lot Number: _____ Street: TURNER AVE
Owner: PATRICIA + GEORGE KOSTOPOULOS Phone: 203 610 3934
Owner's Address: 32 TURNER AVE TRUMBULL CT
Street City State
Email address: GP.KOSTOPOULOS@GMAIL.COM

Construction: Residential: Commercial: _____ New: _____ Addition: Remodel: _____ Pre-existing: _____ Foundation Only: _____
Use Group: _____ Type of Construction: _____ Edition of Code: _____ Design occupant load: _____
Size of Building 14x15.5 Number of Floors 1 Floor Area 212 Structure: Frame: Masonry: _____
Automatic Sprinkler: Yes _____ No:

Description: 3 SEASON PORCH ON EXISTING SLAB

I estimate the value of this work will be: \$ 2000.00 Permit Fee \$ _____

Contractor's Name: HOME OWNER License #: _____ Type: _____
Address: _____ Email: _____
Phone: _____ Cell Phone: _____ Fax: _____

Architect's Name: N/A License #: _____
Address: _____ Email: _____
Phone: _____ Cell Phone: _____ Fax: _____

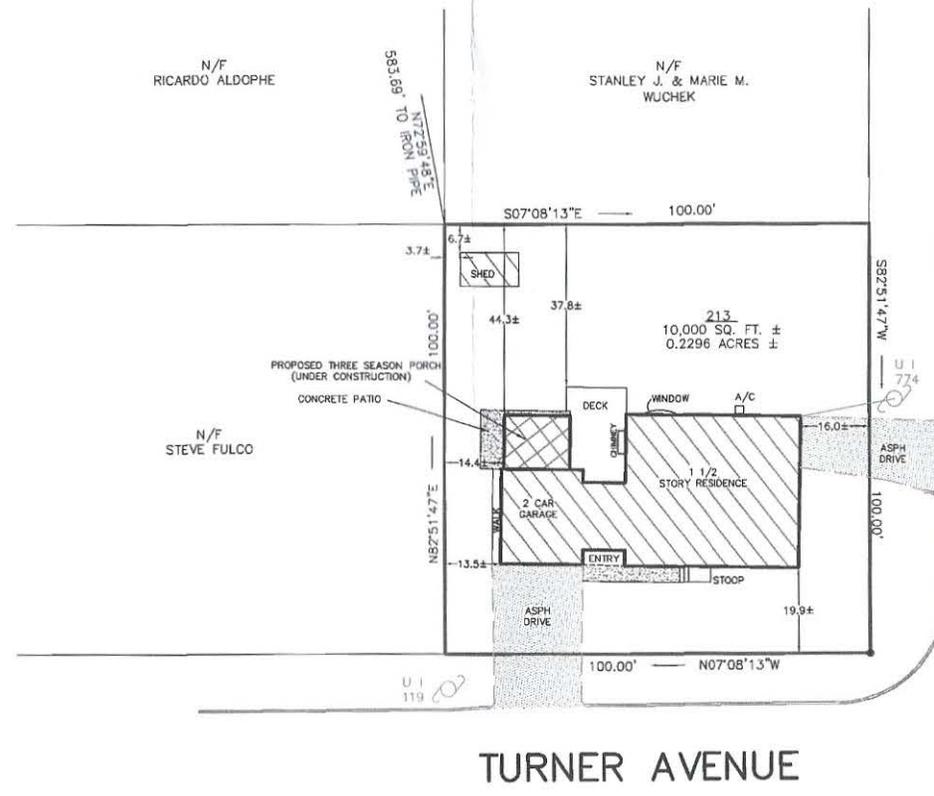
I HEREBY MAKE APPLICATION FOR A PERMIT TO DO WORK IN ACCORDANCE WITH THE CONNECTICUT STATE BUILDING CODE IN EFFECT AT THE TIME OF APPLICATION AND WITH ANY AND ALL REGULATIONS OF THE TOWN OF TRUMBULL.
Applicant's Signature: [Signature] Applicant's Printed Name: George P Kostopoulos
Address: 32 TURNER AVE Phone: 203-610-3934

THE PROPOSED WORK IS AUTHORIZED BY THE OWNER-IN-FEE AND THE UNDERSIGNED IS AUTHORIZED BY THE OWNER-IN-FEE TO MAKE THE APPLICATION FOR BUILDING PERMIT.

Agent of owner's signature: _____ Agent of Owner's Printed Name: _____

DATE: _____
PERMIT: _____

MAP NORTH 2585



BEECH STREET

TURNER AVENUE

LEGEND

	Iron Pin/Pipe (found)
	UTILITY POLE & WIRES
	AIR CONDITIONER

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

SURVEY TYPE: ZONING LOCATION SURVEY
BOUNDARY DETERMINATION: RESURVEY

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

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY, ARE NOT SHOWN.

REFERENCES TO THE ABOVE PROPERTY ARE MADE TO MAP(S) No. 33

TAX MAP D 10 TAX LOT(S) 113

PROPERTY IS LOCATED IN RESIDENCE ZONE "A"

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

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

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

NOTE: EXISTING BUILDING(S) OVER 3 YEARS OLD

	REQUIRED	EXISTING	*TO THREE SEASON PORCH
FRONT SETBACK	50' MIN.	16.0'±	16.0'±
REAR	50' MIN.	N/A	N/A
SIDE	20' MIN.	13.5'±	14.4'±*
FRONTAGE	125' MIN.	200'	200'
LOT AREA	21,780sf/MIN	10,000 sf	10,000 sf
HEIGHT	40' MAX.	17.7'±	12.4'±*
LOT COVERAGE: STRUCTURE	25% MAX.	24.3%	26.1%
FLOOR AREA RATIO (PRINCIPAL BLDG)	.29 MAX.	.14	.16

ZONING LOCATION SURVEY

OF PROPERTY PREPARED FOR
PATRICIA KOSTOPOULOS

32 TURNER AVENUE, TRUMBULL, CONNECTICUT

SCALE: 1" = 20'

DATE: NOVEMBER 11, 2019

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

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

Application #: 20-26

Date: July 15, 2020

RECEIVED

JUL 15 2020 8:00am

By ZBA # 20-26
PLANNING & ZONING

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 Winslow Road

Assessor's Map No. D-11 Parcel No. 00050 Lot No. _____

Trumbull Land Records: Volume(s) 1605 Page(s) 108

Zoning District: _____

3. Name of Applicant: Don Osvey

Street Address: 34 Winslow Road

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

Phone: Day 203-209-0207 Evening 203-209-0207

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

4. Owner of Record: Don Osvey

Street Address: 34 Winslow Road

City: Trumbull ST: CT Zip: 06611 Email: don.osvay@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:

- 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.

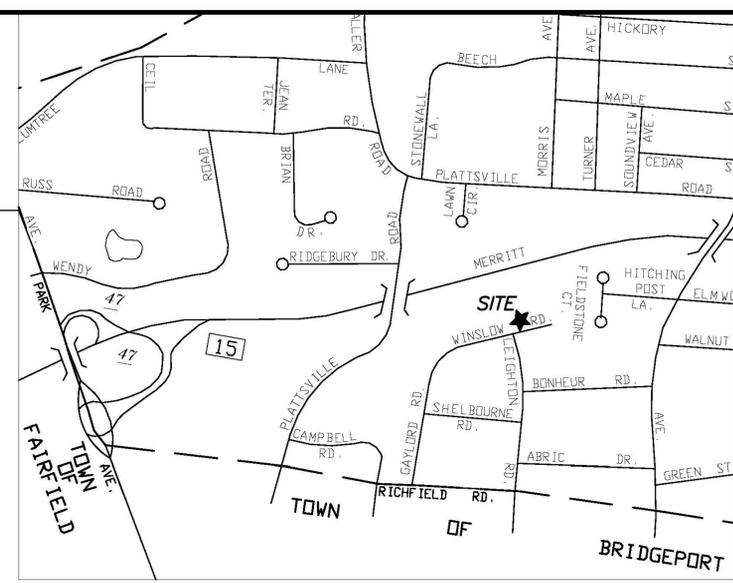
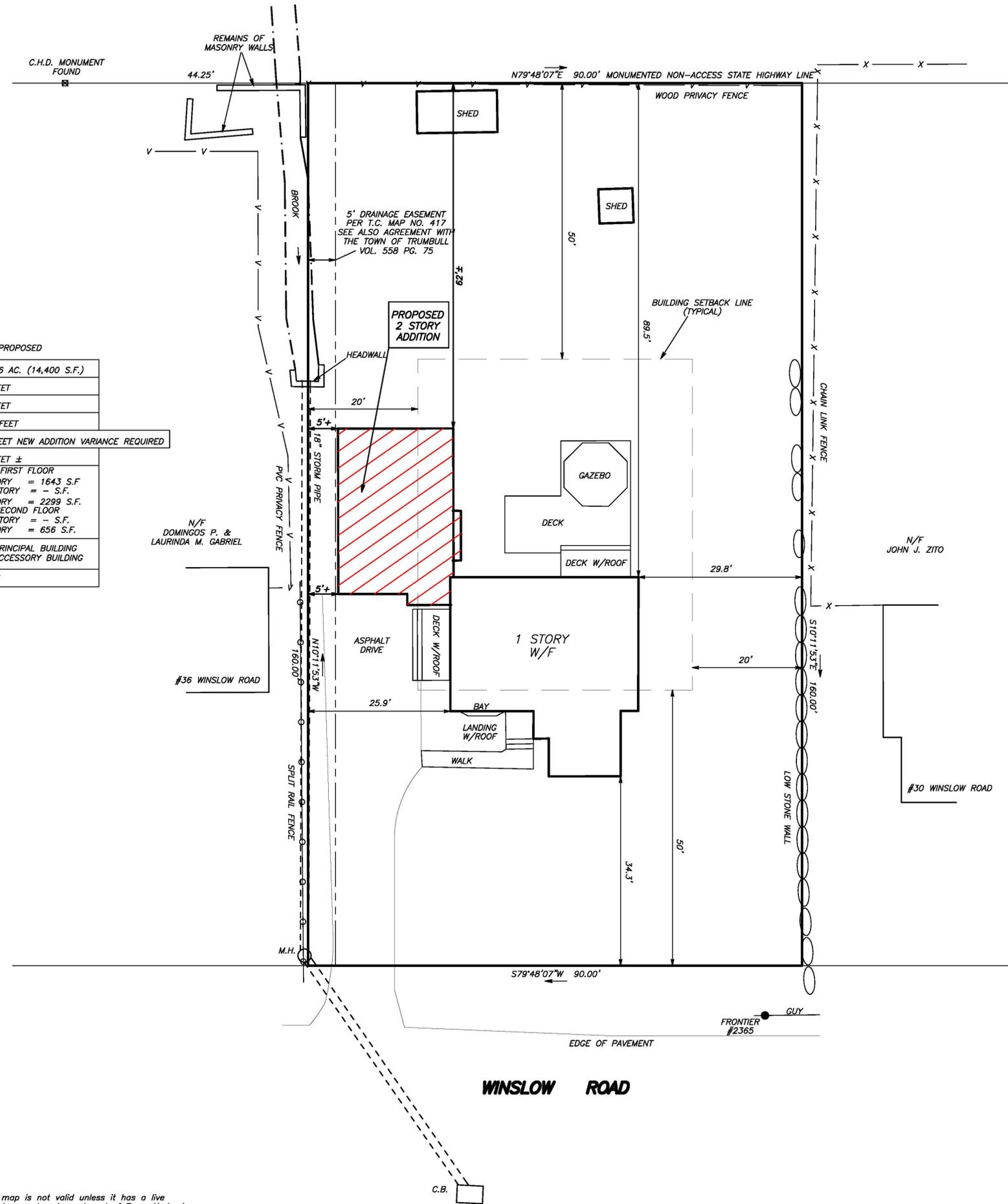
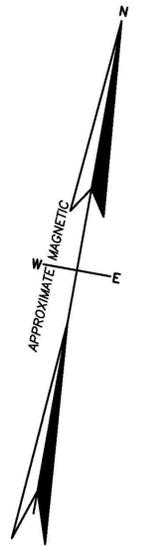
4. Explain the requested variance; PLEASE INDICATE DISTANCES FROM PROPERTY WHERE APPLICABLE:

We will be adding a one car garage with a playroom over the top, attached, 5 feet away from the west side lot 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:

The house was built prior to current regulations. We have had our car broken into multiple times, and while the police department know what is going on, we understand there is nothing they can really do. We feel the garage will keep intruders off the property. We do love the property, and Trumbull, and really do not want to move.

MERRITT PARKWAY



RESIDENCE A ZONING CHART

REGULATION	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	0.5 ACRE (21,780 S.F.)	0.3306 AC. (14,400 S.F.)	0.3306 AC. (14,400 S.F.)
MIN. ROAD FRONTAGE	125 FEET	90 FEET	90 FEET
MAX. BUILDING HEIGHT	40 FEET	15.7± FEET	20 FEET
MIN. FRONT YARD	50 FEET	34.3 FEET	34.3 FEET
MIN SIDE YARD	20 FEET	25.9 FEET	5+ FEET NEW ADDITION VARIANCE REQUIRED
MIN REAR YARD	50 FEET	89.6 FEET	62 FEET ±
MIN. FLOOR AREA	FIRST FLOOR 1 STORY = 1,200 S.F. 1.5 STORY = 900 S.F. 2 STORY = 900 S.F. SECOND FLOOR 1.5 STORY = 500 S.F. 2 STORY = 800 S.F.	FIRST FLOOR 1 STORY = 987 S.F. 1.5 STORY = N/A 2 STORY = N/A SECOND FLOOR 1.5 STORY = N/A 2 STORY = N/A	FIRST FLOOR 1 STORY = 1643 S.F. 1.5 STORY = - S.F. 2 STORY = 2299 S.F. SECOND FLOOR 1.5 STORY = - S.F. 2 STORY = 656 S.F.
MAXIMUM FLOOR AREA RATIO	.29 PRINCIPAL BUILDING .1 ACCESSORY BUILDING	.06 PRINCIPAL BUILDING .01 ACCESSORY BUILDING	.16 PRINCIPAL BUILDING .01 ACCESSORY BUILDING
BUILDING COVERAGE	25% MAXIMUM	9.7%	11.4%

PARCEL AREA:
14,400 S.F. = 0.3306 AC.

- MAP REFERENCES:**
- Madison Acres Map of Lots, Plan 2, in Trumbull, Conn. for Isaac Bick dated Aug. 5, 1950 scale 1"=40' by Frank C. Penny Trumbull Town Clerk Map No. 417.
 - Connecticut State Highway Department Right of Way Map Town of Trumbull Merritt Parkway from The Fairfield Town Line Easterly to Chestnut Hill Road Route U.S.1-A Project Number 144-180 Sheet 1 of 1 scale 1"=100' dated Feb. 18, 1938 and revised December 3, 1965.

- NOTES:**
- 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 survey type is Zoning Location Survey. The Boundary Determination is Dependent Resurvey conforming to Horizontal Accuracy Class A-2.
 - Property subject to an Easement in favor of the Southern New England Telephone Company dated March 27, 1952 in Volume 78 at Page 612 of the Trumbull Land Records.
 - Property subject to an Agreement in favor of the Town of Trumbull recorded October 3, 1986 in Volume 558 at Page 75 of the Trumbull Land Records.
 - Refer to Architectural Plans by Evangeline Lampadarios.

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

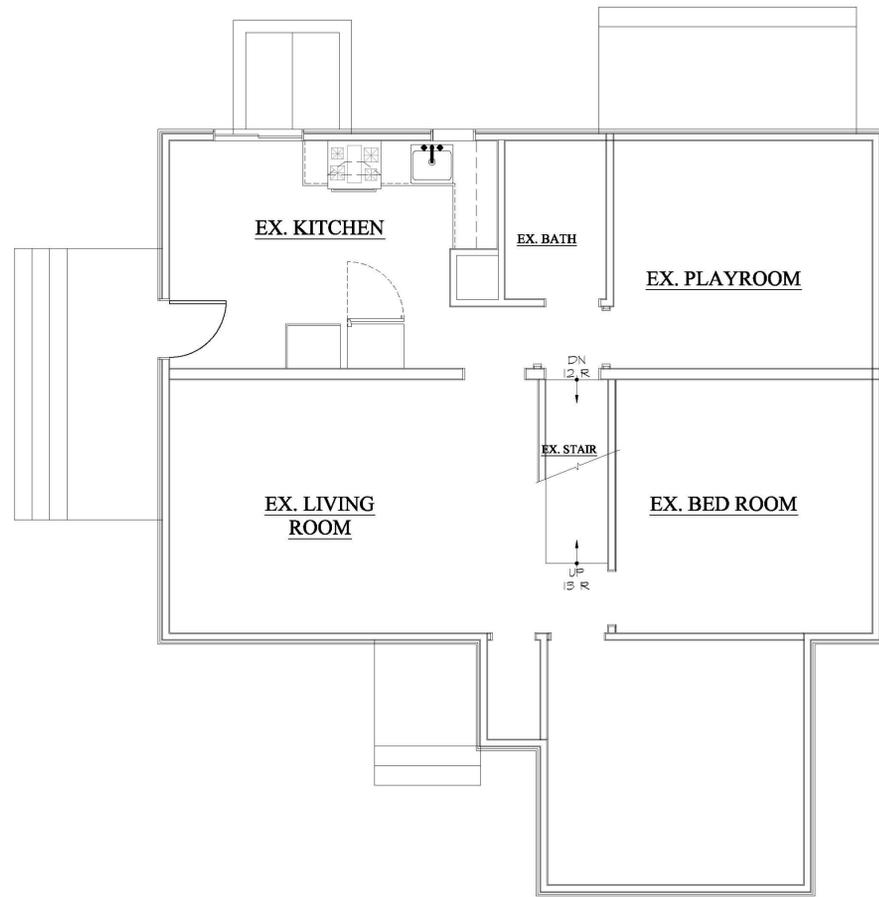
This map is not valid unless it has a live signature and embossed seal of Tracy H. Lewis.

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

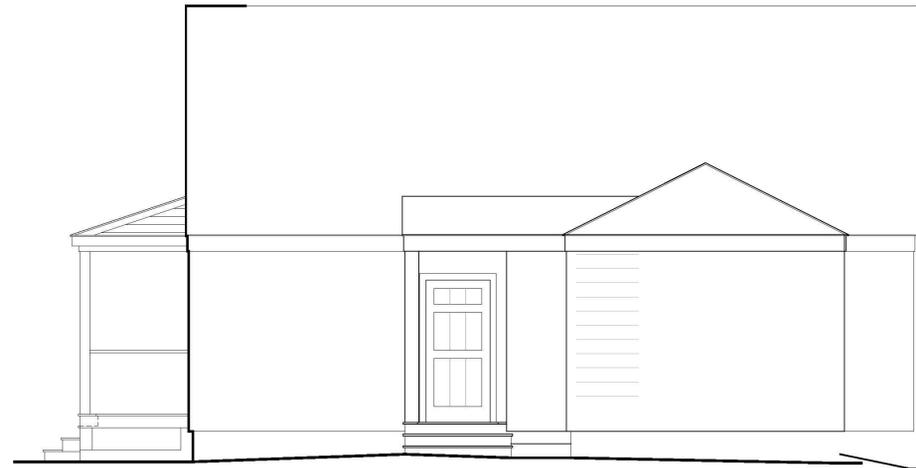
**ZONING LOCATION SURVEY
LOT 18
MADISON ACRES**
PROPERTY LOCATED AT
34 WINSLOW ROAD
TRUMBULL, CONNECTICUT
PREPARED FOR
DONALD OSVAY
SCALE: 1"=10' DATE: 12-15-2019

SCALE IN FEET

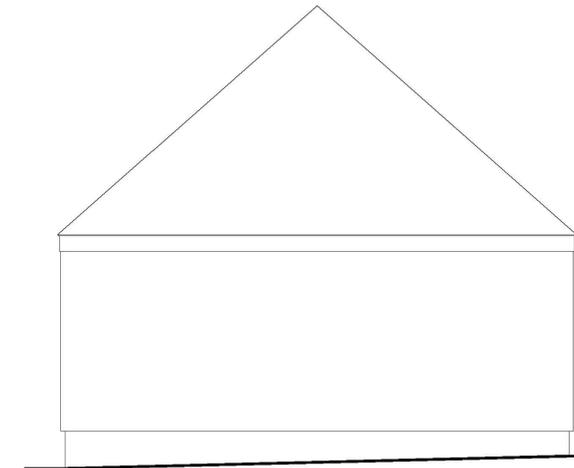
LEWIS ASSOCIATES
LAND SURVEYING AND CIVIL ENGINEERING
260 MAIN STREET, MONROE, CONNECTICUT
PHONE: 203-261-8648



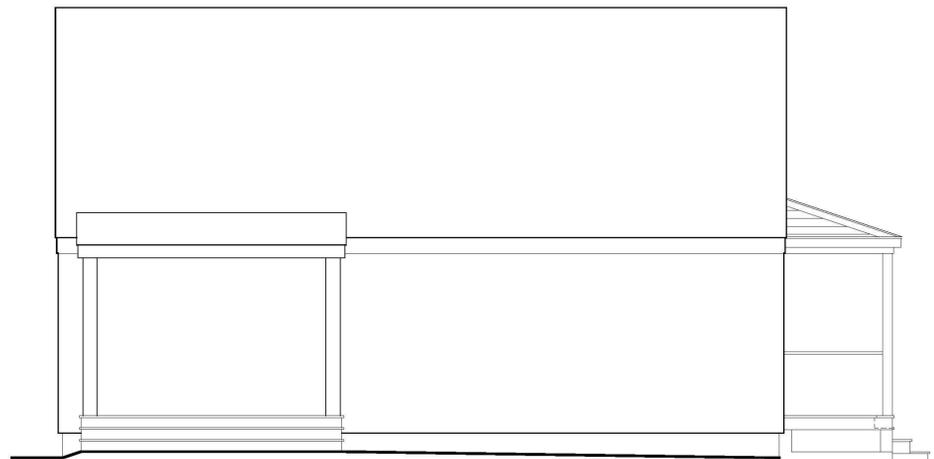
1 EXISTING FIRST FLOOR PLAN
EX-1 SCALE: 1/4" = 1'-0"



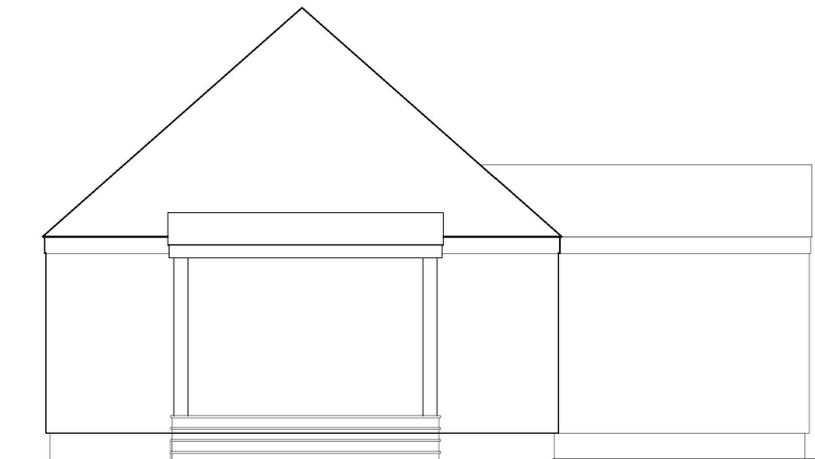
2 EXISTING FRONT ELEVATION
EX-1 SCALE: 1/4" = 1'-0"



3 EXISTING RIGHT ELEVATION
EX-1 SCALE: 1/4" = 1'-0"



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



5 EXISTING LEFT ELEVATION
EX-1 SCALE: 1/4" = 1'-0"

ISSUE	
No.	Date
1.	03/16/20
2.	04/28/20
3.	08/5/20
4.	
5.	
6.	
7.	

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DONALD & EVA OSVAY

34 WINSLOW ROAD
TRUMBULL, CT

203.530-9757 | lampadarios@snet.net

ML llc.
ARCHITECTS

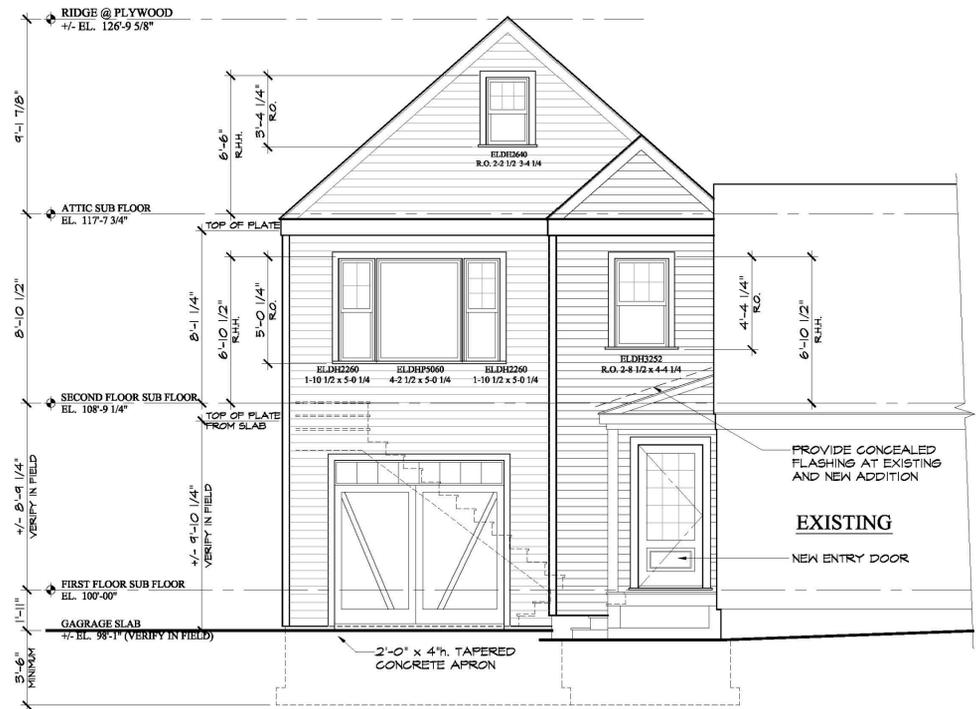
SHEET NAME:
EXISTING PLAN AND ELEVATIONS

DESIGN BY:	EL
CHECKED BY:	
SCALE:	AS NOTED
DATE:	10 MARCH 2020
PROJECT NUMBER:	OSVAY 2020

EX-1

ISSUE		
No.	Date	Description
1.	03/16/20	REVIEW
2.	04/28/20	REVIEW: NOT FOR CONSTRUCTION; PROGRESS SET
3.	08/5/20	TOWN MEETING
4.		
5.		
6.		
7.		

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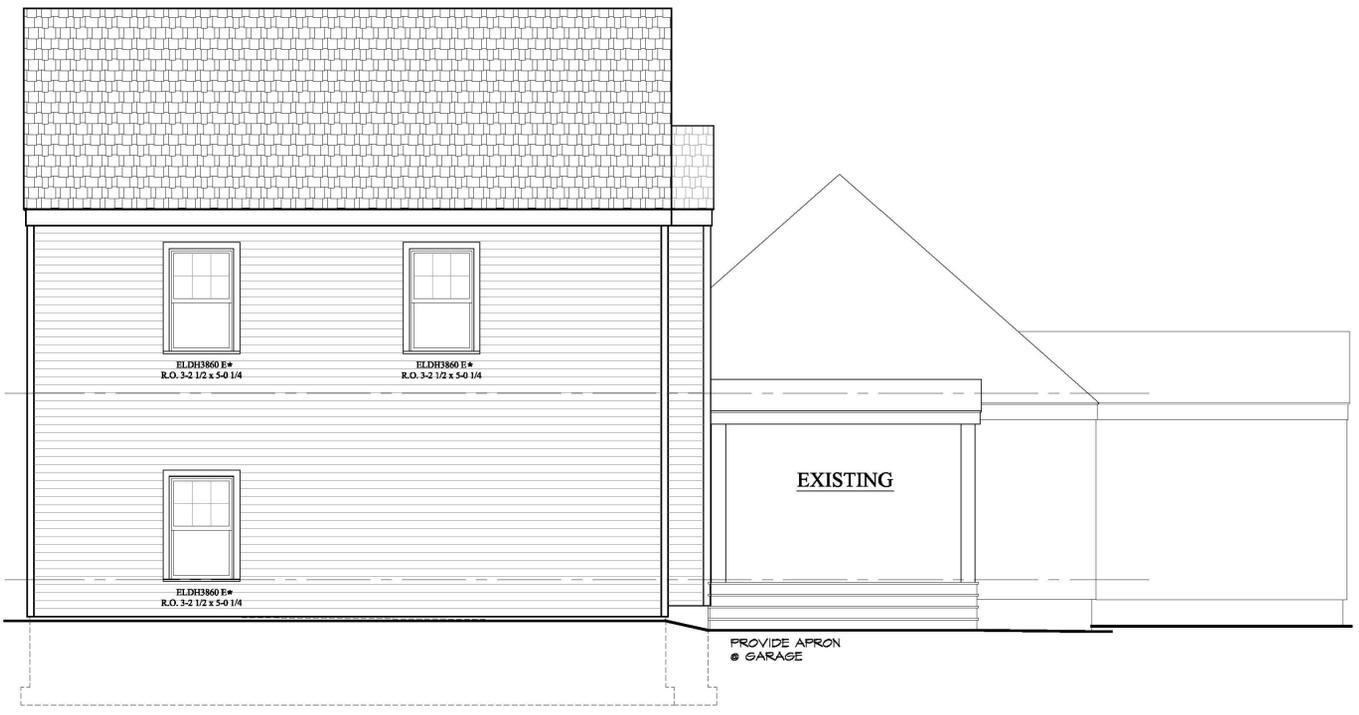
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

DONALD & EVA OSWAY

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TRUMBULL, CT

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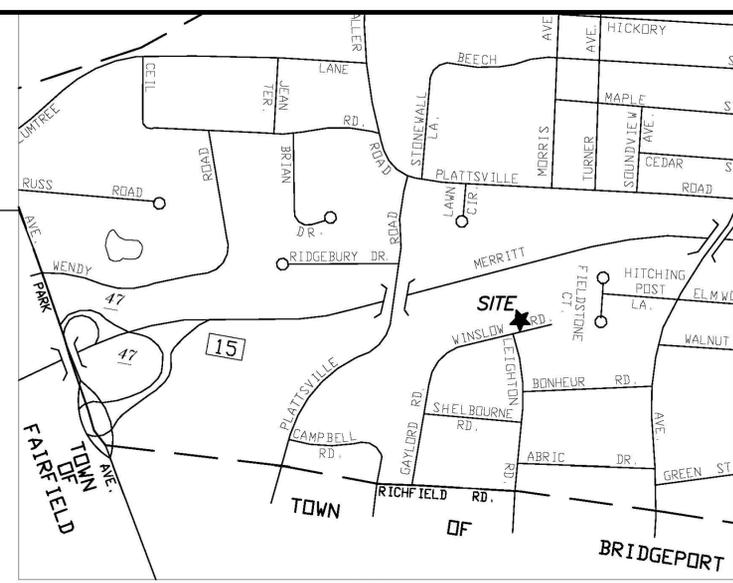
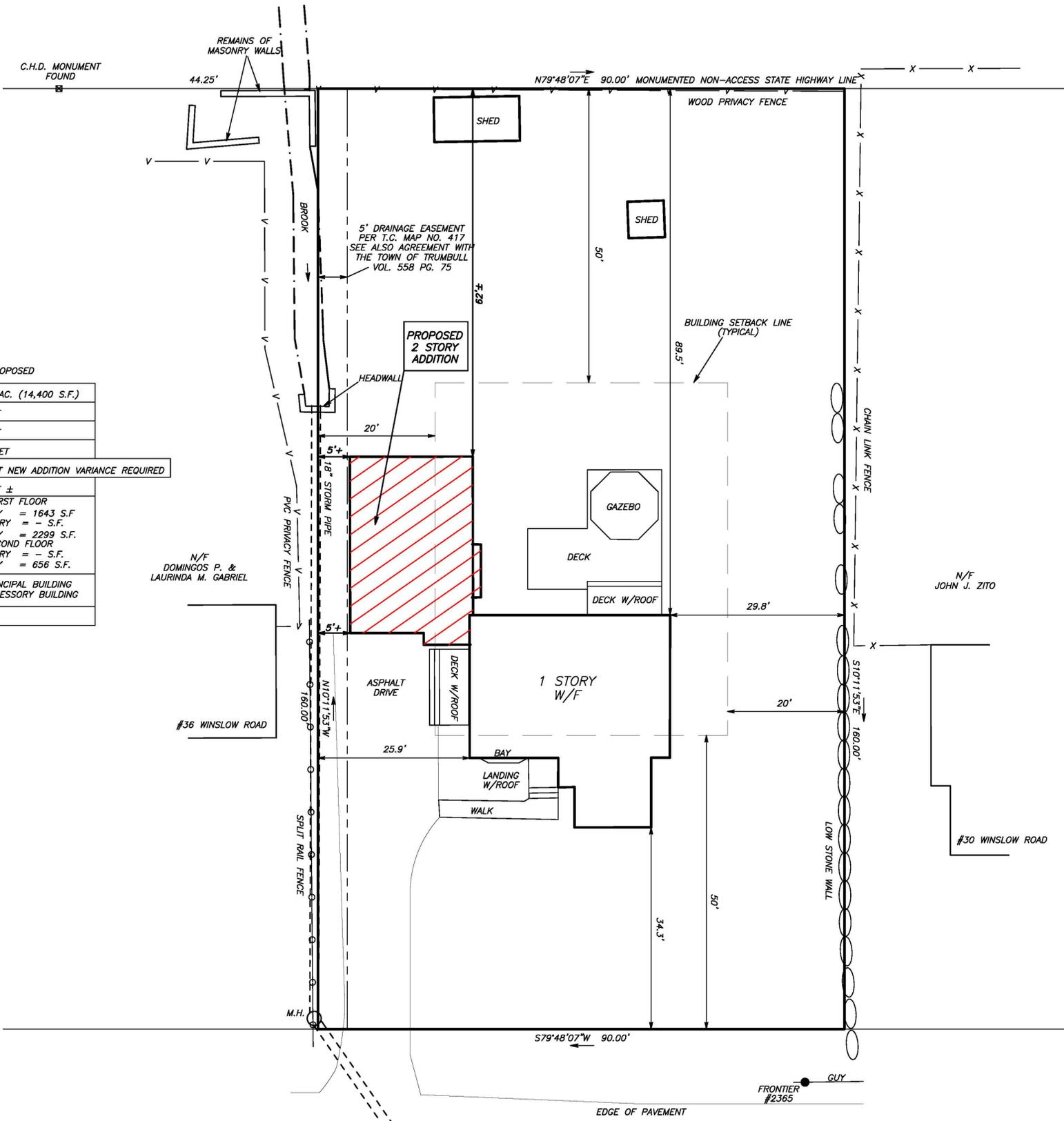
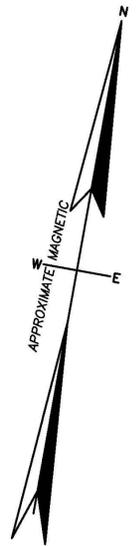
ML llc.
ARCHITECTS

ELEVATIONS

DESIGNER:	EL
CHECKED BY:	
SCALE:	AS NOTED
DATE:	10 MARCH 2020
PROJECT NUMBER:	09/AT/2020

A-3

MERRITT PARKWAY



VICINITY MAP
1"=500'

RESIDENCE A ZONING CHART

REGULATION	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	0.5 ACRE (21,780 S.F.)	0.3306 AC. (14,400 S.F.)	0.3306 AC. (14,400 S.F.)
MIN. ROAD FRONTAGE	125 FEET	90 FEET	90 FEET
MAX. BUILDING HEIGHT	40 FEET	15.7± FEET	20 FEET
MIN. FRONT YARD	50 FEET	34.3 FEET	34.3 FEET
MIN SIDE YARD	20 FEET	25.9 FEET	5+ FEET NEW ADDITION VARIANCE REQUIRED
MIN REAR YARD	50 FEET	89.6 FEET	62 FEET ±
MIN. FLOOR AREA	FIRST FLOOR 1 STORY = 1,200 S.F. 1.5 STORY = 900 S.F. 2 STORY = 900 S.F. SECOND FLOOR 1.5 STORY = 500 S.F. 2 STORY = 800 S.F.	FIRST FLOOR 1 STORY = 987 S.F. 1.5 STORY = N/A 2 STORY = N/A SECOND FLOOR 1.5 STORY = N/A 2 STORY = N/A	FIRST FLOOR 1 STORY = 1643 S.F. 1.5 STORY = - S.F. 2 STORY = 2299 S.F. SECOND FLOOR 1.5 STORY = - S.F. 2 STORY = 656 S.F.
MAXIMUM FLOOR AREA RATIO	.29 PRINCIPAL BUILDING .1 ACCESSORY BUILDING	.06 PRINCIPAL BUILDING .01 ACCESSORY BUILDING	.16 PRINCIPAL BUILDING .01 ACCESSORY BUILDING
BUILDING COVERAGE	25% MAXIMUM	9.7%	11.4%

PARCEL AREA:
14,400 S.F. = 0.3306 AC.

- MAP REFERENCES:**
- Madison Acres Map of Lots, Plan 2, in Trumbull, Conn. for Isaac Bick dated Aug. 5, 1950 scale 1"=40' by Frank C. Penny Trumbull Town Clerk Map No. 417.
 - Connecticut State Highway Department Right of Way Map Town of Trumbull Merritt Parkway from The Fairfield Town Line Easterly to Chestnut Hill Road Route U.S.1-A Project Number 144-180 Sheet 1 of 1 scale 1"=100' dated Feb. 18, 1938 and revised December 3, 1965.

- NOTES:**
- 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 survey type is Zoning Location Survey. The Boundary Determination is Dependent Resurvey conforming to Horizontal Accuracy Class A-2.
 - Property subject to an Easement in favor of the Southern New England Telephone Company dated March 27, 1952 in Volume 78 at Page 612 of the Trumbull Land Records.
 - Property subject to an Agreement in favor of the Town of Trumbull recorded October 3, 1986 in Volume 558 at Page 75 of the Trumbull Land Records.
 - Refer to Architectural Plans by Evangeline Lampadarios.

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

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

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

**ZONING LOCATION SURVEY
LOT 18
MADISON ACRES**
PROPERTY LOCATED AT
34 WINSLOW ROAD
TRUMBULL, CONNECTICUT
PREPARED FOR
DONALD OSVAY
SCALE: 1"=10' DATE: 12-15-2019

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

Application #: 20-25

Date: July 14, 2020

ZONING BOARD OF APPEALS

RECEIVED

JUL 14 2020

By ZBA # 20-25
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: 35 Lorma Avenue

Assessor's Map No. E09 Parcel No. 23 Lot No. _____

Trumbull Land Records: Volume(s) 1805 Page(s) 784

Zoning District: Residence A

3. Name of Applicant: Dean Capozziello

Street Address: 84 Blackhouse Road

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

Phone: Day 203-395-3548 Evening _____

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

4. Owner of Record: Dean Capozziello

Street Address: 84 Blackhouse Road

City: Easton ST: CT Zip: 06611 Email: djcapozziello@yahoo.com

SIGNATURE OF OWNER OF RECORD _____

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

A. VARIANCE OF THE TRUMBULL ZONING REGULATIONS

1. This application relates to:

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

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

SUBPARAGRAPH(S) 7

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

Yes. Hearing date 9/6/2017, Effective date 9/28/2017 Variance of Art. III,

Sec. 9.9.8 for a minimum square dimension of lot granted.

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: Interior Lot: side yard setback Required 50'; Requested 26' of

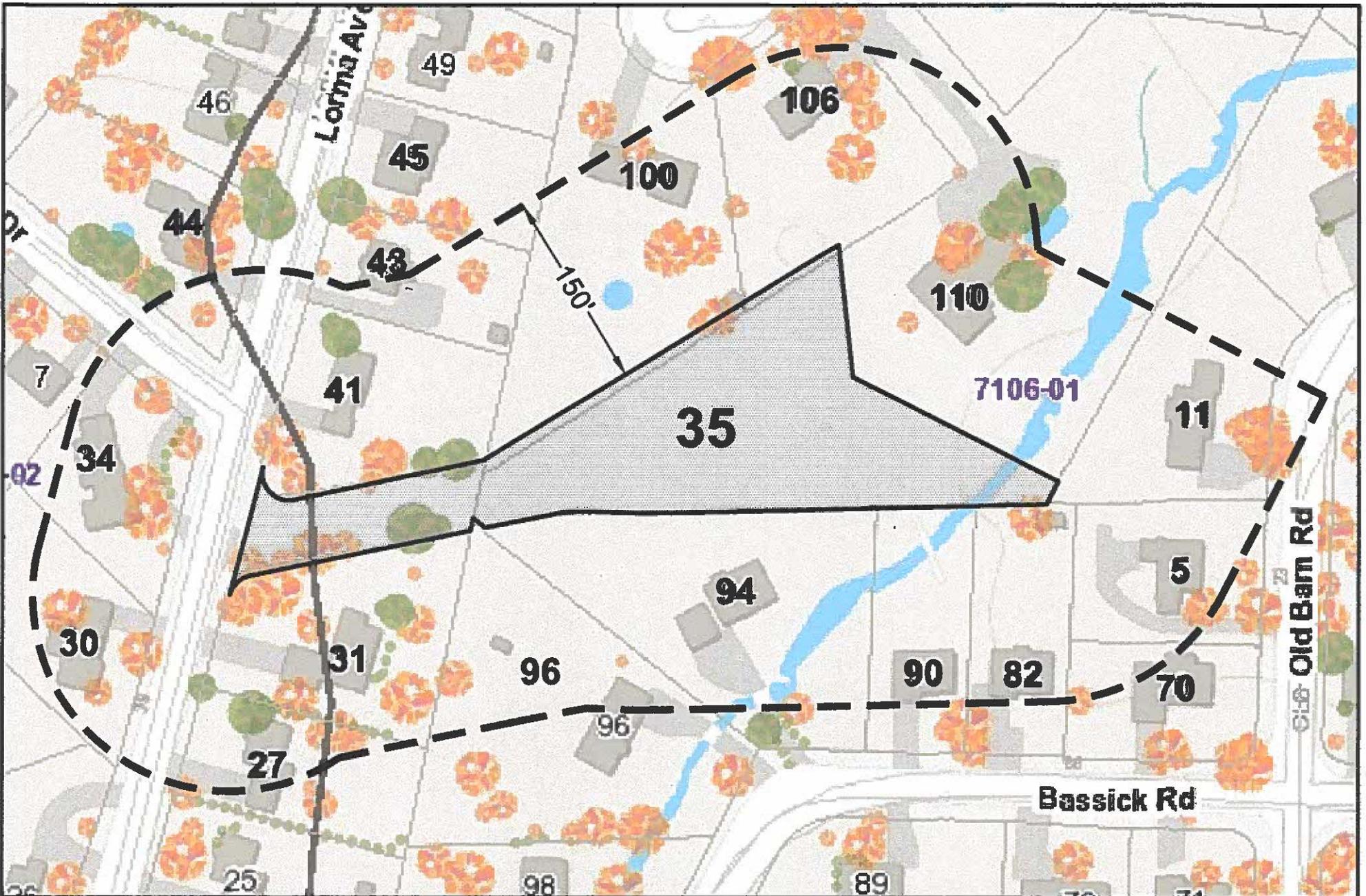
southerly side property line

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:

35 Lorma Avenue was granted a variance in 2017 (Vol. 1752 Pg. 177) for a minimum square dimension of lot from 175' SQ to 131' SQ. due to the nature of the irregularity of its shape.

A 50' building setback for the side and rear parcel lines (as defined by an interior lot) creates a difficult building area. The owner is requesting the southerly side yard setback be waived from 50' to 26'. This location would allow the dwelling to be further from the wetland upland review area, and allow for the addition of a pool if desired, while continuing to be homogeneous to the side yard setback in a Residence A zone of 20.'

In particular adjoining the lot to the south with a side yard of 20'



150' RADIUS MAP

35 LORMA AVENUE
 TRUMBULL, CONNECTICUT
 JULY 8, 2020

Drainage Report
For
35 Lorma Avenue
Trumbull, CT

Prepared for Dean Capozziello

April 11, 2020

Ochman Associates Inc.

Engineers & Surveyors

P.O. Box 76, Easton, CT 06612

PH: 203 268 9194

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6. CONCLUSION	p. 4
7. APP. A – NRCS SOILS MAP	
8. APP. B – DRAINAGE MAP & HYDROCAD ANALYSIS PRE – CONSTRUCTION – HYDROCAD ANALYSIS THROUGH PROPERTY AT 94 BASSICK ROAD	
9. APP. C – DRAINAGE MAP & HYDROCAD ANALYSIS POST – CONSTRUCTION – HYDROCAD ANALYSIS THROUGH PROPERTY AT 94 BASSICK ROAD	
10. APP. D – WATER QUALITY VOLUME	

1. Site Description:

The subject property is a 1.22+/- acre parcel of land located on the east side of Lorma Avenue and just south of the intersection with Rangely Drive. The property was part of a (2) lot subdivision

Existing Conditions:

The site currently is a vacant parcel of land. The property slopes to the south with slopes in the range of 2% - 25%. Tributary "A" to the Horse Tavern Brook borders the property to the southeast. The property contains a small portion of wetlands around the brook and part of the property is located in the 100-year flood zone. A 24" sanitary sewer main and a 15" town storm sewer cuts through the property. Upland soils on the property are listed Sutton and Urban Land Charlton-Chatfield Complex soils, hydrologic soil type B as per the Natural Resource & Conservation Service. Deep test holes and percolation tests were performed on March 18, 2020 by Ochman Associates Inc. There results are on the Site Development Plan prepared by Ochman Associates Inc.

3. Proposed Conditions:

The client is proposing to construct a single-family residence, driveway and patio. The residence will be served by public water and sewer. The proposed residence will be located outside the 100-year flood zone. In order to attenuate runoff from the new impervious surfaces and to provide groundwater recharge, (2) underground detention systems will be utilized to detain the runoff from the proposed driveway and roof areas of the proposed residence.

4. Design Objectives:

In order to meet or exceed the Town of Trumbull Storm Drainage requirements, a detention system will be designed so that there will be no increase in the post development peak flow rate for up to the 25 year, 24 hour rainfall storm event (6.64 inches) for the site. Exfiltration was considered in our design based on a percolation rate of 1" in 10.0 minutes & 1" in 11.4 minutes. A factor of safety of 1.5 was applied against this percolation rate. The post-construction peak flow rate will be less than or equal to the pre-construction peak flow rate for the site. Section 5 of the report is a summary of pre and post development peak flows from the site for the 2 - 25-year storm events. The total runoff from the site was modeled as well as the runoff draining to the property at 94 Bassick Road. The system was also designed for water quality volume or the first 1" of runoff for all impervious surfaces (Appendix D).

5. Summary of Peak Flow Rates Off Property

Storm Event	2 Year	5 Year	10 Year	25 Year
24 hour rainfall (in)	3.53	4.57	5.44	6.64
Pre Dev. Peak Flow (cfs)	2.18	4.29	6.30	9.39
Post Dev. Peak Flow (cfs)	2.16	4.15	6.05	8.94

Summary of Peak Flow Rates Through Property @ 94 Bassick Road

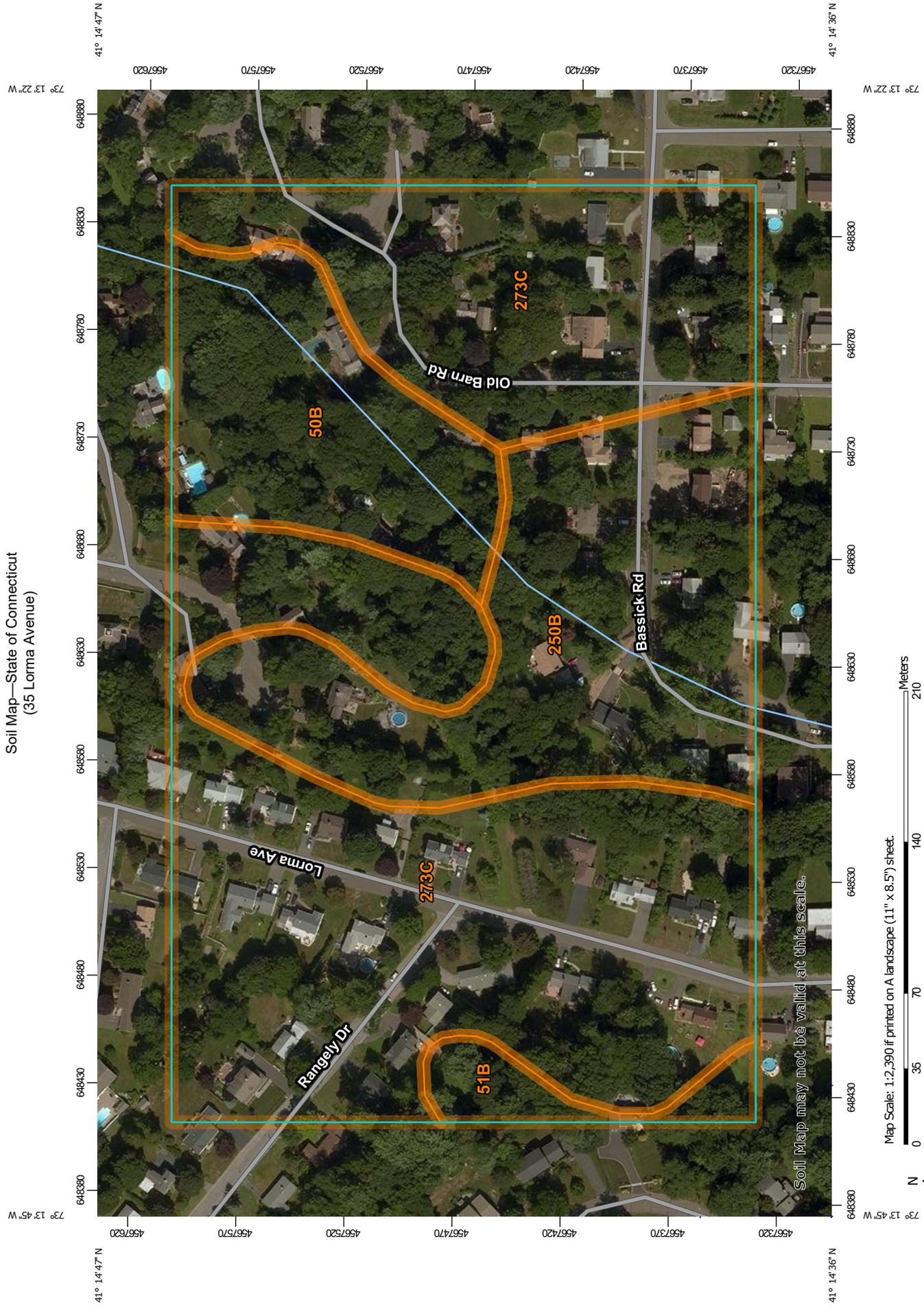
Storm Event	2 Year	5 Year	10 Year	25 Year
24 hour rainfall (in)	3.53	4.57	5.44	6.64
Pre Dev. Peak Flow (cfs)	1.99	3.76	5.41	7.87
Post Dev. Peak Flow (cfs)	1.92	3.53	5.03	7.35

6. Conclusion:

The proposed development without retention will increase the peak runoff rate from the site relative to existing conditions. In order to reduce the peak flow rate to a condition less than or equal to the existing conditions, we have proposed (2) underground detention systems in order to treat and control stormwater runoff. All roof runoff will run directly into the proposed underground detention system in the rear of the property. The driveway runoff will run into a catch basin with 2' sump for settling of sediment prior to entering the proposed underground detention system located in the front of the proposed residence. We are also proposing to install a 10" Rcp pipe underneath the driveway to allow the runoff from the upgradient properties to flow through the property in the same way it did prior to the proposed construction. The proposed development will not increase the peak flow rate of stormwater runoff flowing from the site for up to the 25-year storm even. The Water Quality Volume storage is also met for all new impervious surfaces on the site (See Appendix D, 464 cf required & 1,332 cf provided). By providing pre-treatment and attenuation of stormwater runoff from the site, the proposed development will not adversely impact the neighboring properties and Brook.

APPENDIX A
NRCS Soils Map

Soil Map—State of Connecticut
(35 Lorma Avenue)



Soil Map may not be valid at this scale.

Map Scale: 1:2,390 if printed on A landscape (11" x 8.5") sheet.

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
50B	Sutton fine sandy loam, 3 to 8 percent slopes	3.9	13.5%
51B	Sutton fine sandy loam, 0 to 8 percent slopes, very stony	0.8	2.8%
250B	Sutton-Urban land complex, 0 to 8 percent slopes	7.0	23.9%
273C	Urban land-Charlton-Chatfield complex, rocky, 3 to 15 percent slopes	17.5	59.8%
Totals for Area of Interest		29.2	100.0%

State of Connecticut

50B—Sutton fine sandy loam, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2w69j

Elevation: 0 to 1,410 feet

Mean annual precipitation: 36 to 71 inches

Mean annual air temperature: 39 to 55 degrees F

Frost-free period: 140 to 240 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Sutton and similar soils: 80 percent

Minor components: 20 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Sutton

Setting

Landform: Ground moraines, ridges, hills

Landform position (two-dimensional): Footslope

Landform position (three-dimensional): Base slope

Down-slope shape: Concave

Across-slope shape: Linear

Parent material: Coarse-loamy melt-out till derived from gneiss, granite, and/or schist

Typical profile

Ap - 0 to 5 inches: fine sandy loam

Bw1 - 5 to 17 inches: fine sandy loam

Bw2 - 17 to 25 inches: sandy loam

C1 - 25 to 39 inches: gravelly sandy loam

C2 - 39 to 60 inches: gravelly sandy loam

Properties and qualities

Slope: 3 to 8 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Moderately well drained

Runoff class: Very high

Capacity of the most limiting layer to transmit water (Ksat):

Moderately low to high (0.14 to 14.17 in/hr)

Depth to water table: About 12 to 27 inches

Frequency of flooding: None

Frequency of ponding: None

Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water storage in profile: Moderate (about 8.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: B/D
Hydric soil rating: No

Minor Components

Charlton

Percent of map unit: 9 percent
Landform: Ridges, hills, ground moraines
Landform position (two-dimensional): Backslope, shoulder, summit
Landform position (three-dimensional): Crest, side slope
Down-slope shape: Convex, linear
Across-slope shape: Convex
Hydric soil rating: No

Leicester

Percent of map unit: 5 percent
Landform: Ground moraines, depressions, drainageways, hills
Landform position (two-dimensional): Toeslope, footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave, linear
Across-slope shape: Concave
Hydric soil rating: Yes

Woodbridge

Percent of map unit: 5 percent
Landform: Ground moraines, drumlins, hills
Landform position (two-dimensional): Backslope, footslope, summit
Landform position (three-dimensional): Side slope, crest
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

Whitman

Percent of map unit: 1 percent
Landform: Hills, ground moraines, drumlins, depressions, drainageways
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Data Source Information

Soil Survey Area: State of Connecticut
Survey Area Data: Version 19, Sep 13, 2019

State of Connecticut

250B—Sutton-Urban land complex, 0 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2xffm

Elevation: 0 to 1,410 feet

Mean annual precipitation: 36 to 71 inches

Mean annual air temperature: 39 to 55 degrees F

Frost-free period: 140 to 240 days

Farmland classification: Not prime farmland

Map Unit Composition

Sutton and similar soils: 45 percent

Urban land: 35 percent

Minor components: 20 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Sutton

Setting

Landform: Ridges, hills, ground moraines

Landform position (two-dimensional): Footslope

Landform position (three-dimensional): Base slope

Down-slope shape: Concave

Across-slope shape: Linear

Parent material: Coarse-loamy melt-out till derived from gneiss, granite, and/or schist

Typical profile

Ap - 0 to 5 inches: fine sandy loam

Bw1 - 5 to 17 inches: fine sandy loam

Bw2 - 17 to 25 inches: sandy loam

C1 - 25 to 39 inches: gravelly sandy loam

C2 - 39 to 60 inches: gravelly sandy loam

Properties and qualities

Slope: 0 to 8 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Moderately well drained

Runoff class: Very high

Capacity of the most limiting layer to transmit water (Ksat):

Moderately low to high (0.14 to 14.17 in/hr)

Depth to water table: About 12 to 27 inches

Frequency of flooding: None

Frequency of ponding: None

Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water storage in profile: Moderate (about 8.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2w

Hydrologic Soil Group: B/D

Hydric soil rating: No

Description of Urban Land**Typical profile**

M - 0 to 10 inches: cemented material

Properties and qualities

Slope: 0 to 8 percent

Depth to restrictive feature: 0 inches to manufactured layer

Runoff class: Very high

Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 to 0.00 in/hr)

Available water storage in profile: Very low (about 0.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8

Hydrologic Soil Group: D

Hydric soil rating: Unranked

Minor Components**Udorthents**

Percent of map unit: 5 percent

Landform: Tidal marshes

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: No

Canton

Percent of map unit: 5 percent

Landform: Hills, ridges, moraines

Landform position (two-dimensional): Backslope, shoulder, summit

Landform position (three-dimensional): Side slope, crest

Down-slope shape: Convex, linear

Across-slope shape: Convex

Hydric soil rating: No

Paxton

Percent of map unit: 5 percent

Landform: Drumlins, hills, ground moraines

Landform position (two-dimensional): Backslope, shoulder, summit

Landform position (three-dimensional): Side slope, crest

Down-slope shape: Linear, convex

Across-slope shape: Convex, linear

Hydric soil rating: No

Charlton

Percent of map unit: 5 percent

Landform: Ridges, hills, ground moraines

Landform position (two-dimensional): Backslope, shoulder, summit

Landform position (three-dimensional): Crest, side slope

Down-slope shape: Linear, convex

Across-slope shape: Convex

Hydric soil rating: No

Data Source Information

Soil Survey Area: State of Connecticut

Survey Area Data: Version 19, Sep 13, 2019

State of Connecticut

273C—Urban land-Charlton-Chatfield complex, rocky, 3 to 15 percent slopes

Map Unit Setting

National map unit symbol: 9llm
Elevation: 0 to 1,200 feet
Mean annual precipitation: 43 to 56 inches
Mean annual air temperature: 45 to 55 degrees F
Frost-free period: 140 to 185 days
Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 35 percent
Charlton and similar soils: 25 percent
Chatfield and similar soils: 15 percent
Minor components: 25 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Setting

Landform: Hills, ridges

Typical profile

H - 0 to 6 inches: material

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Hydrologic Soil Group: D
Hydric soil rating: Unranked

Description of Charlton

Setting

Landform: Hills
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Coarse-loamy melt-out till derived from granite and/or schist and/or gneiss

Typical profile

Ap - 0 to 4 inches: fine sandy loam
Bw1 - 4 to 7 inches: fine sandy loam
Bw2 - 7 to 19 inches: fine sandy loam
Bw3 - 19 to 27 inches: gravelly fine sandy loam
C - 27 to 65 inches: gravelly fine sandy loam

Properties and qualities

Slope: 3 to 15 percent

Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat):
Moderately high to high (0.57 to 5.95 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Low (about 5.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: B
Hydric soil rating: No

Description of Chatfield

Setting

Landform: Hills, ridges
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Coarse-loamy melt-out till derived from granite
and/or schist and/or gneiss

Typical profile

Oa - 0 to 1 inches: highly decomposed plant material
A - 1 to 6 inches: gravelly fine sandy loam
Bw1 - 6 to 15 inches: gravelly fine sandy loam
Bw2 - 15 to 29 inches: gravelly fine sandy loam
2R - 29 to 80 inches: unweathered bedrock

Properties and qualities

Slope: 3 to 15 percent
Percent of area covered with surface fragments: 1.6 percent
Depth to restrictive feature: 20 to 40 inches to lithic bedrock
Natural drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Low to
high (0.01 to 5.95 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Low (about 3.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: B
Hydric soil rating: No

Minor Components

Hollis

Percent of map unit: 8 percent
Landform: Ridges, hills
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Sutton

Percent of map unit: 5 percent
Landform: Depressions, drainageways
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

Udorthents

Percent of map unit: 5 percent
Down-slope shape: Convex
Across-slope shape: Linear
Hydric soil rating: No

Leicester

Percent of map unit: 5 percent
Landform: Depressions, drainageways
Down-slope shape: Linear
Across-slope shape: Concave
Hydric soil rating: Yes

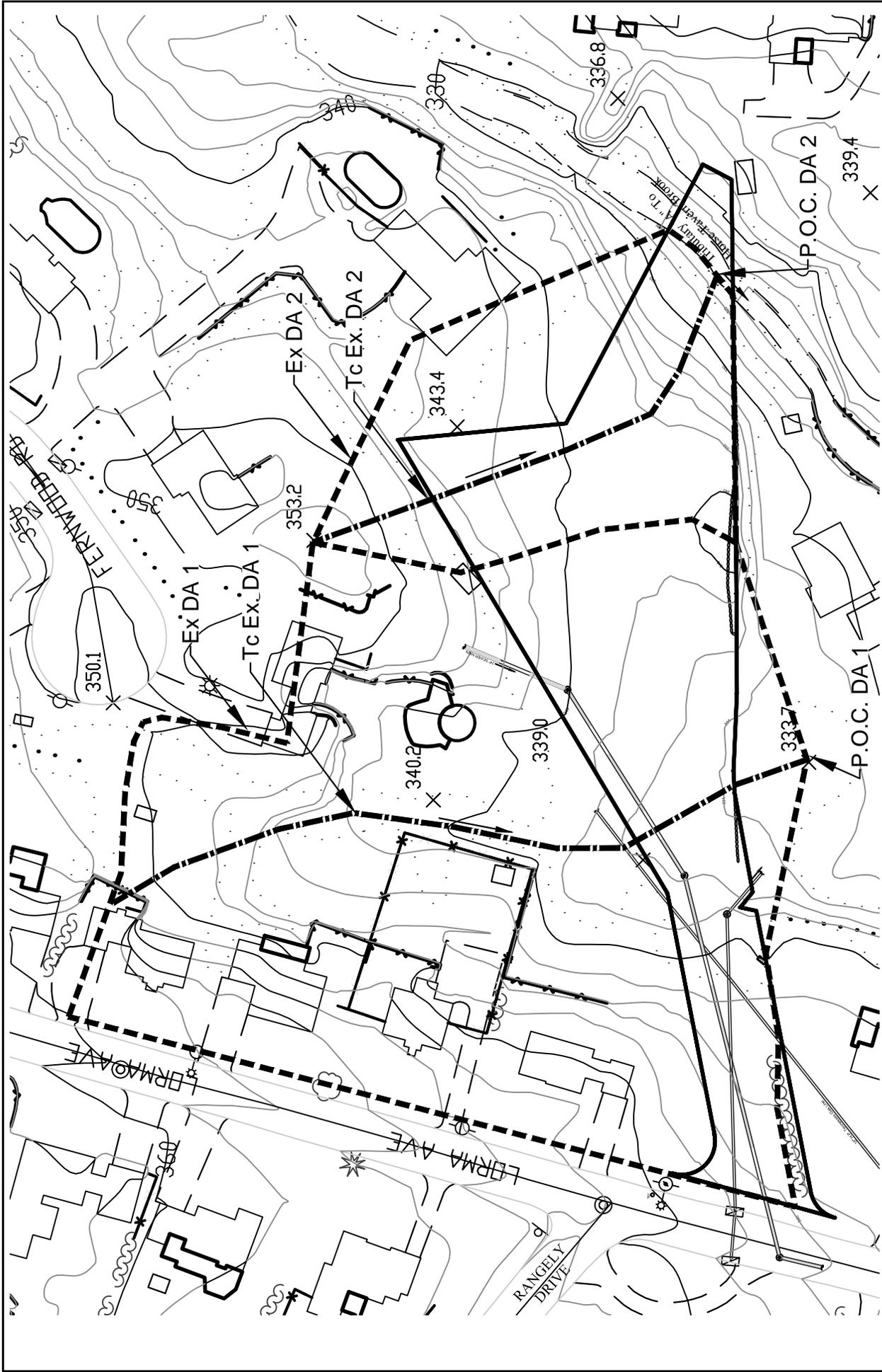
Rock outcrop

Percent of map unit: 2 percent
Hydric soil rating: No

Data Source Information

Soil Survey Area: State of Connecticut
Survey Area Data: Version 19, Sep 13, 2019

**APPENDIX B – Drainage Map & HydroCAD Analysis
(Pre-Construction
2 - 25 Year Storm Event)**

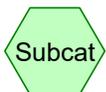
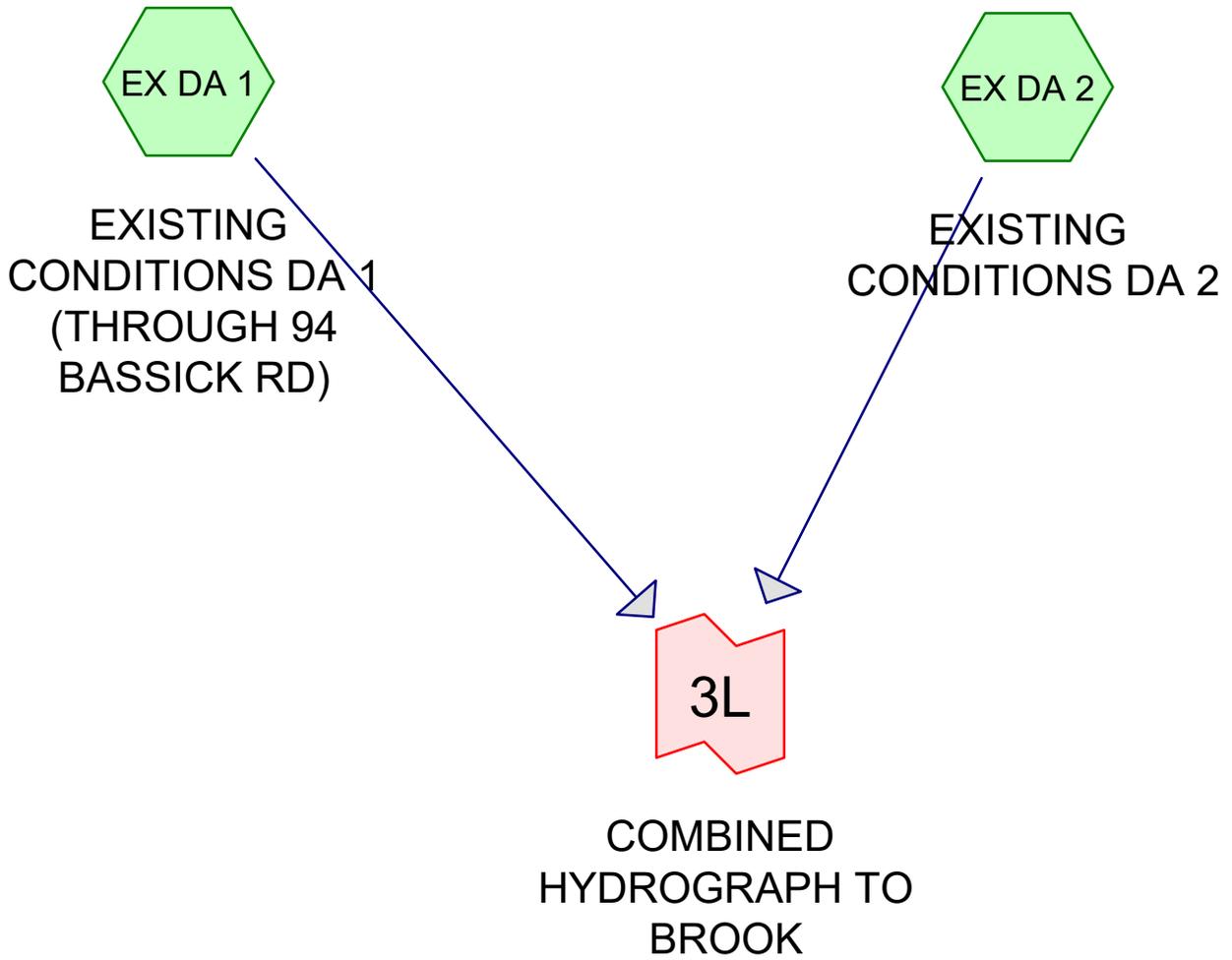


PRE-CONSTRUCTION DRAINAGE MAP

OCHMAN ASSOCIATES, INC.
 CONSULTING ENGINEERS & SURVEYORS
 P.O. BOX 76
 EASTON, CONNECTICUT 06612
 PHONE (203) 268-9194

DEAN CAPOZZIELLO
 35 LORMA AVENUE, TRUMBULL, CONNECTICUT
 MARCH 25, 2020

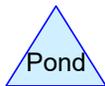
SCALE: 1" = 80'



Subcat



Reach



Pond



Link

Routing Diagram for LORMA AVE_35_PRE
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LORMA AVE_35_PRE

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OCHMAN ASSOCIATES INC

Type III 24-hr 25 yr storm Rainfall=6.64"

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Page 2

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment EX DA 1: EXISTING

Runoff Area=123,610 sf 18.76% Impervious Runoff Depth>3.01"
Flow Length=440' Tc=13.0 min CN=67 Runoff=7.87 cfs 31,052 cf

Subcatchment EX DA 2: EXISTING

Runoff Area=34,430 sf 1.23% Impervious Runoff Depth>2.07"
Flow Length=305' Tc=8.3 min CN=57 Runoff=1.63 cfs 5,949 cf

Link 3L: COMBINED HYDROGRAPH TO BROOK

Inflow=9.39 cfs 37,001 cf
Primary=9.39 cfs 37,001 cf

Total Runoff Area = 158,040 sf Runoff Volume = 37,001 cf Average Runoff Depth = 2.81"
85.06% Pervious = 134,432 sf 14.94% Impervious = 23,609 sf

LORMA AVE_35_PRE

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Type III 24-hr 25 yr storm Rainfall=6.64"

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Page 3

Summary for Subcatchment EX DA 1: EXISTING CONDITIONS DA 1 (THROUGH 94 BASSICK RD)

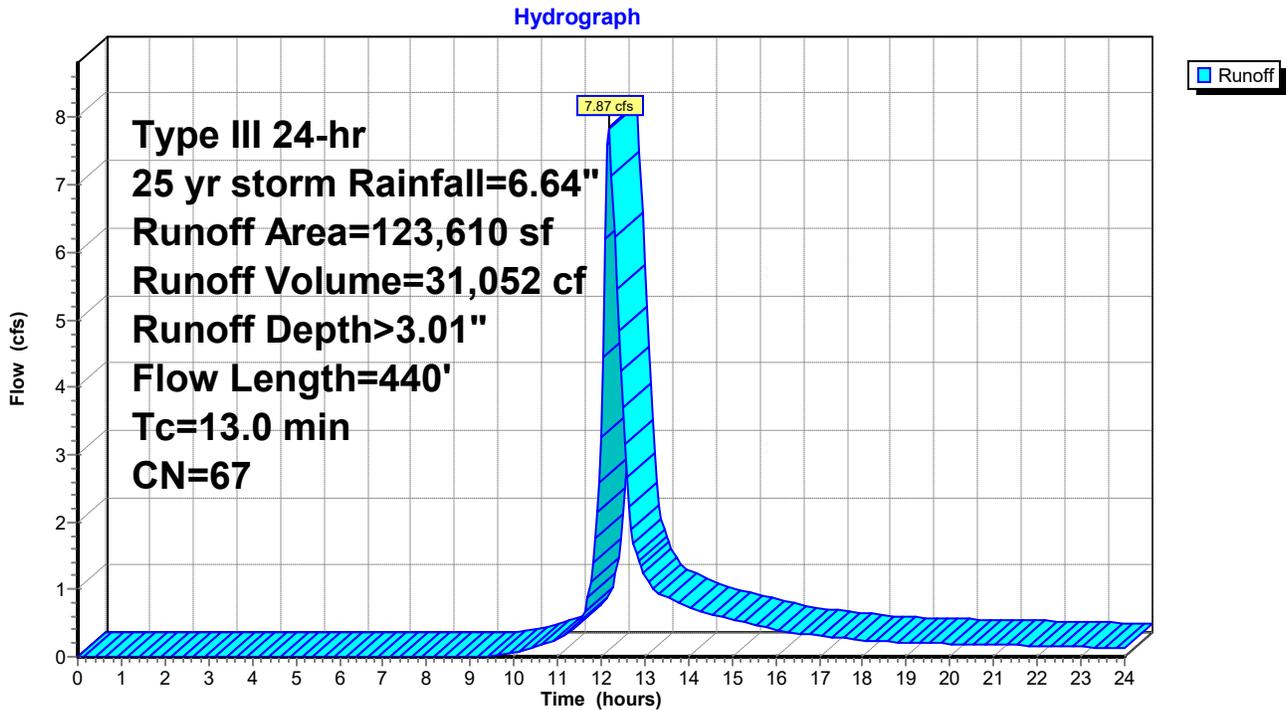
Runoff = 7.87 cfs @ 12.19 hrs, Volume= 31,052 cf, Depth> 3.01"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 yr storm Rainfall=6.64"

Area (sf)	CN	Description
9,210	61	>75% Grass cover, Good, HSG B
21,666	55	Woods, Good, HSG B
92,734	70	1/2 acre lots, 25% imp, HSG B
123,610	67	Weighted Average
100,427		81.24% Pervious Area
23,184		18.76% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0	100	0.0600	0.28		Sheet Flow, SHEET FLOW
					Grass: Short n= 0.150 P2= 3.53"
7.0	340	0.0260	0.81		Shallow Concentrated Flow, SHALLOW CONCENTRATED
					Woodland Kv= 5.0 fps
13.0	440	Total			

Subcatchment EX DA 1: EXISTING CONDITIONS DA 1 (THROUGH 94 BASSICK RD)



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Type III 24-hr 25 yr storm Rainfall=6.64"

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Summary for Subcatchment EX DA 2: EXISTING CONDITIONS DA 2

Runoff = 1.63 cfs @ 12.13 hrs, Volume= 5,949 cf, Depth> 2.07"

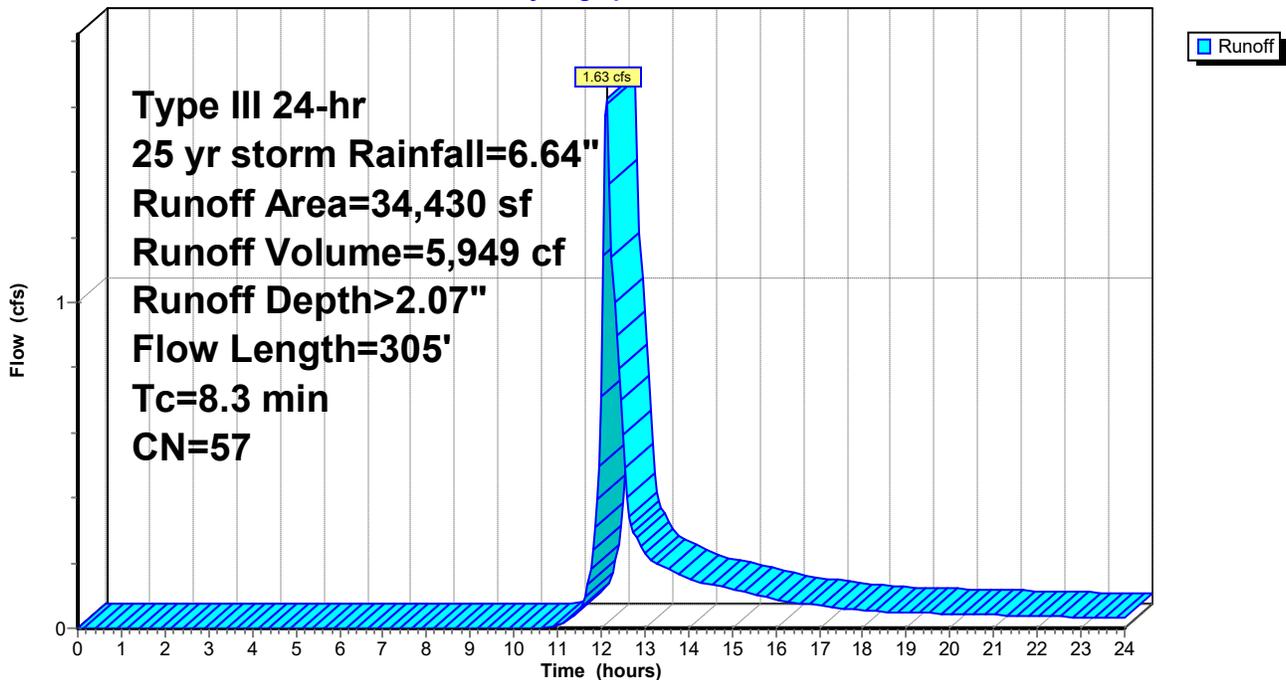
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 yr storm Rainfall=6.64"

Area (sf)	CN	Description
10,000	61	>75% Grass cover, Good, HSG B
24,005	55	Woods, Good, HSG B
425	98	Roofs, HSG B
34,430	57	Weighted Average
34,005		98.77% Pervious Area
425		1.23% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.8	115	0.0870	0.33		Sheet Flow, SHEET FLOW Grass: Short n= 0.150 P2= 3.53"
1.7	100	0.0400	1.00		Shallow Concentrated Flow, SHALLOW CONCENTRATED Woodland Kv= 5.0 fps
0.8	90	0.1300	1.80		Shallow Concentrated Flow, SHALLOW Woodland Kv= 5.0 fps
8.3	305	Total			

Subcatchment EX DA 2: EXISTING CONDITIONS DA 2

Hydrograph



LORMA AVE_35_PRE

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Type III 24-hr 25 yr storm Rainfall=6.64"

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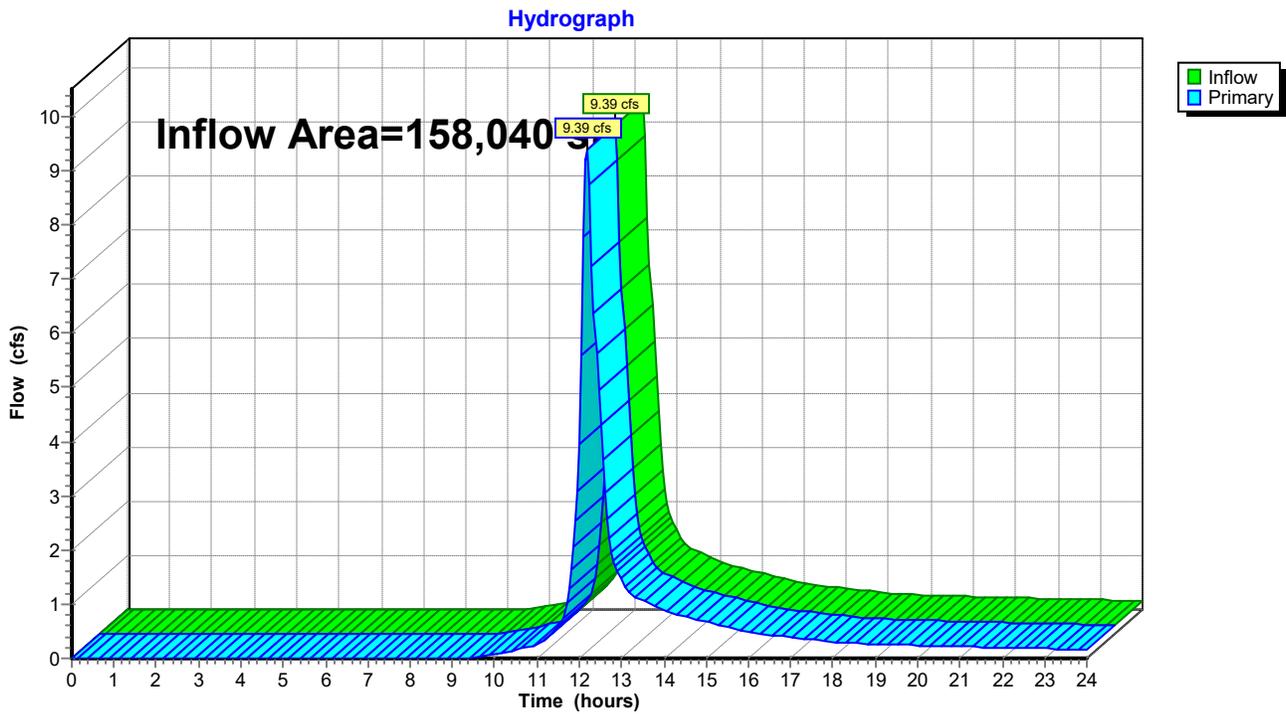
Page 5

Summary for Link 3L: COMBINED HYDROGRAPH TO BROOK

Inflow Area = 158,040 sf, 14.94% Impervious, Inflow Depth > 2.81" for 25 yr storm event
Inflow = 9.39 cfs @ 12.17 hrs, Volume= 37,001 cf
Primary = 9.39 cfs @ 12.17 hrs, Volume= 37,001 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 3L: COMBINED HYDROGRAPH TO BROOK



LORMA AVE_35_PRE

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Type III 24-hr 2 yr storm Rainfall=3.53"

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Page 1

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment EX DA 1: EXISTING

Runoff Area=123,610 sf 18.76% Impervious Runoff Depth>0.86"
Flow Length=440' Tc=13.0 min CN=67 Runoff=1.99 cfs 8,899 cf

Subcatchment EX DA 2: EXISTING

Runoff Area=34,430 sf 1.23% Impervious Runoff Depth>0.43"
Flow Length=305' Tc=8.3 min CN=57 Runoff=0.19 cfs 1,222 cf

Link 3L: COMBINED HYDROGRAPH TO BROOK

Inflow=2.18 cfs 10,122 cf
Primary=2.18 cfs 10,122 cf

Total Runoff Area = 158,040 sf Runoff Volume = 10,122 cf Average Runoff Depth = 0.77"
85.06% Pervious = 134,432 sf 14.94% Impervious = 23,609 sf

LORMA AVE_35_PRE

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Type III 24-hr 5 yr storm Rainfall=4.57"

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment EX DA 1: EXISTING

Runoff Area=123,610 sf 18.76% Impervious Runoff Depth>1.51"
Flow Length=440' Tc=13.0 min CN=67 Runoff=3.76 cfs 15,508 cf

Subcatchment EX DA 2: EXISTING

Runoff Area=34,430 sf 1.23% Impervious Runoff Depth>0.88"
Flow Length=305' Tc=8.3 min CN=57 Runoff=0.59 cfs 2,530 cf

Link 3L: COMBINED HYDROGRAPH TO BROOK

Inflow=4.29 cfs 18,038 cf
Primary=4.29 cfs 18,038 cf

Total Runoff Area = 158,040 sf Runoff Volume = 18,038 cf Average Runoff Depth = 1.37"
85.06% Pervious = 134,432 sf 14.94% Impervious = 23,609 sf

LORMA AVE_35_PRE

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Type III 24-hr 10 yr storm Rainfall=5.44"

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment EX DA 1: EXISTING

Runoff Area=123,610 sf 18.76% Impervious Runoff Depth>2.11"
Flow Length=440' Tc=13.0 min CN=67 Runoff=5.41 cfs 21,732 cf

Subcatchment EX DA 2: EXISTING

Runoff Area=34,430 sf 1.23% Impervious Runoff Depth>1.34"
Flow Length=305' Tc=8.3 min CN=57 Runoff=0.99 cfs 3,856 cf

Link 3L: COMBINED HYDROGRAPH TO BROOK

Inflow=6.30 cfs 25,589 cf
Primary=6.30 cfs 25,589 cf

Total Runoff Area = 158,040 sf Runoff Volume = 25,589 cf Average Runoff Depth = 1.94"
85.06% Pervious = 134,432 sf 14.94% Impervious = 23,609 sf

**APPENDIX B – HydroCAD Analysis
(Pre-Construction Through Property Of 94 Bassick Road
2 - 25 Year Storm Event)**

LORMA AVE_35_PRE DA 1 (Through 94 Bassick Rd) Type III 24-hr 2 yr storm Rainfall=3.53"

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment EX DA 1: EXISTING

Runoff Area=123,610 sf 18.76% Impervious Runoff Depth>0.86"
Flow Length=440' Tc=13.0 min CN=67 Runoff=1.99 cfs 8,899 cf

Total Runoff Area = 123,610 sf Runoff Volume = 8,899 cf Average Runoff Depth = 0.86"
81.24% Pervious = 100,427 sf 18.76% Impervious = 23,184 sf

LORMA AVE_35_PRE DA 1 (Through 94 Bassick Rd) Type III 24-hr 5 yr storm Rainfall=4.57"

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment EX DA 1: EXISTING

Runoff Area=123,610 sf 18.76% Impervious Runoff Depth>1.51"
Flow Length=440' Tc=13.0 min CN=67 Runoff=3.76 cfs 15,508 cf

Total Runoff Area = 123,610 sf Runoff Volume = 15,508 cf Average Runoff Depth = 1.51"
81.24% Pervious = 100,427 sf 18.76% Impervious = 23,184 sf

LORMA AVE_35_PRE DA 1 (Through 94 Bassick R *Type III 24-hr 10 yr storm Rainfall=5.44"*

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment EX DA 1: EXISTING

Runoff Area=123,610 sf 18.76% Impervious Runoff Depth>2.11"
Flow Length=440' Tc=13.0 min CN=67 Runoff=5.41 cfs 21,732 cf

Total Runoff Area = 123,610 sf Runoff Volume = 21,732 cf Average Runoff Depth = 2.11"
81.24% Pervious = 100,427 sf 18.76% Impervious = 23,184 sf

LORMA AVE_35_PRE DA 1 (Through 94 Bassick R *Type III 24-hr 25 yr storm Rainfall=6.64"*

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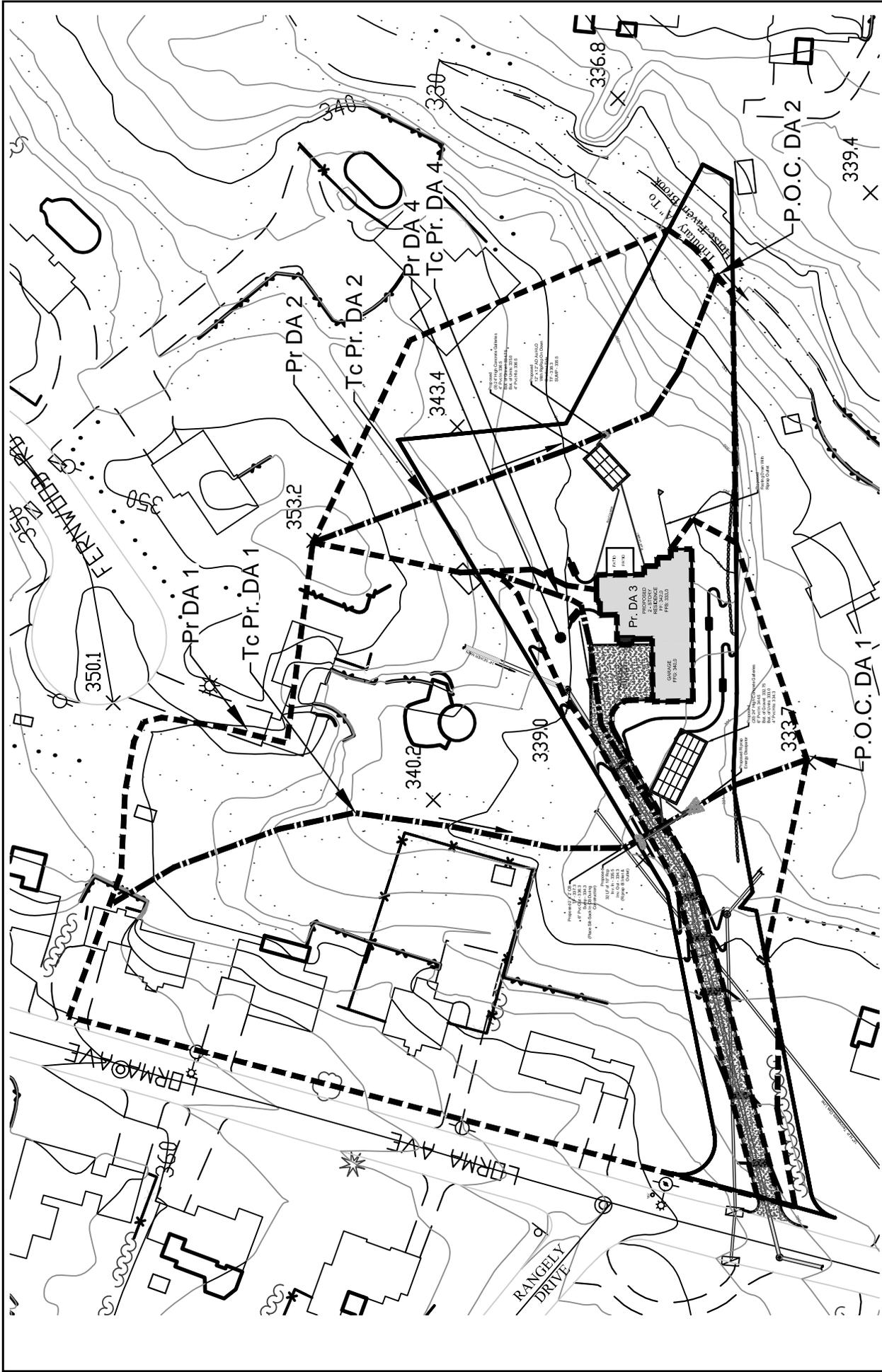
Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment EX DA 1: EXISTING

Runoff Area=123,610 sf 18.76% Impervious Runoff Depth>3.01"
Flow Length=440' Tc=13.0 min CN=67 Runoff=7.87 cfs 31,052 cf

Total Runoff Area = 123,610 sf Runoff Volume = 31,052 cf Average Runoff Depth = 3.01"
81.24% Pervious = 100,427 sf 18.76% Impervious = 23,184 sf

**APPENDIX C – Drainage Map & HydroCAD Analysis
(Post-Construction With Detention
2 - 25 Year Storm Event)**

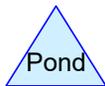
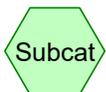
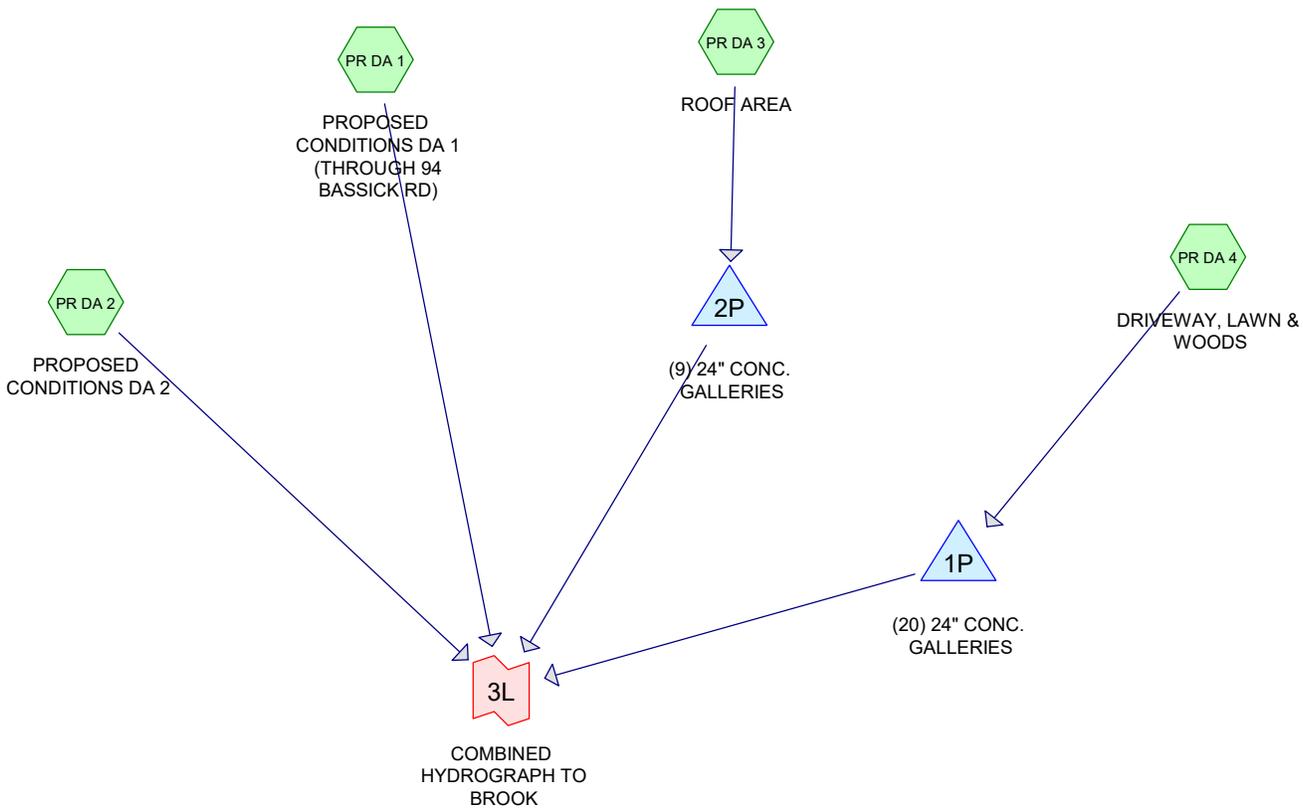


POST-CONSTRUCTION DRAINAGE MAP

OCHMAN ASSOCIATES, INC.
 CONSULTING ENGINEERS & SURVEYORS
 P.O. BOX 76
 EASTON, CONNECTICUT 06612
 PHONE (203) 268-9194

DEAN CAPOZZIELLO
 35 LORMA AVENUE, TRUMBULL, CONNECTICUT
 MARCH 25, 2020

SCALE: 1" = 80'



Routing Diagram for LORMA AVE_35_POST
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Type III 24-hr 25 yr storm Rainfall=6.64"

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Page 2

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment PR DA 1: PROPOSED Runoff Area=109,992 sf 21.08% Impervious Runoff Depth>3.11"
Flow Length=440' Tc=13.0 min CN=68 Runoff=7.25 cfs 28,537 cf

Subcatchment PR DA 2: PROPOSED Runoff Area=36,866 sf 1.85% Impervious Runoff Depth>2.16"
Flow Length=305' Tc=8.3 min CN=58 Runoff=1.84 cfs 6,648 cf

Subcatchment PR DA 3: ROOF AREA Runoff Area=3,242 sf 100.00% Impervious Runoff Depth>6.40"
Tc=3.0 min CN=98 Runoff=0.52 cfs 1,729 cf

Subcatchment PR DA 4: DRIVEWAY, LAWN Runoff Area=7,940 sf 63.73% Impervious Runoff Depth>4.80"
Flow Length=200' Tc=5.3 min CN=84 Runoff=1.00 cfs 3,173 cf

Pond 1P: (20) 24" CONC. GALLERIES Peak Elev=334.87' Storage=1,073 cf Inflow=1.00 cfs 3,173 cf
Discarded=0.05 cfs 2,516 cf Primary=0.27 cfs 656 cf Outflow=0.32 cfs 3,172 cf

Pond 2P: (9) 24" CONC. GALLERIES Peak Elev=338.41' Storage=510 cf Inflow=0.52 cfs 1,729 cf
Discarded=0.03 cfs 1,581 cf Primary=0.13 cfs 84 cf Outflow=0.17 cfs 1,665 cf

Link 3L: COMBINED HYDROGRAPH TO BROOK Inflow=8.94 cfs 35,925 cf
Primary=8.94 cfs 35,925 cf

Total Runoff Area = 158,040 sf Runoff Volume = 40,087 cf Average Runoff Depth = 3.04"
79.65% Pervious = 125,874 sf 20.35% Impervious = 32,167 sf

LORMA AVE_35_POST

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Type III 24-hr 25 yr storm Rainfall=6.64"

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Page 3

Summary for Subcatchment PR DA 1: PROPOSED CONDITIONS DA 1 (THROUGH 94 BASSICK RD)

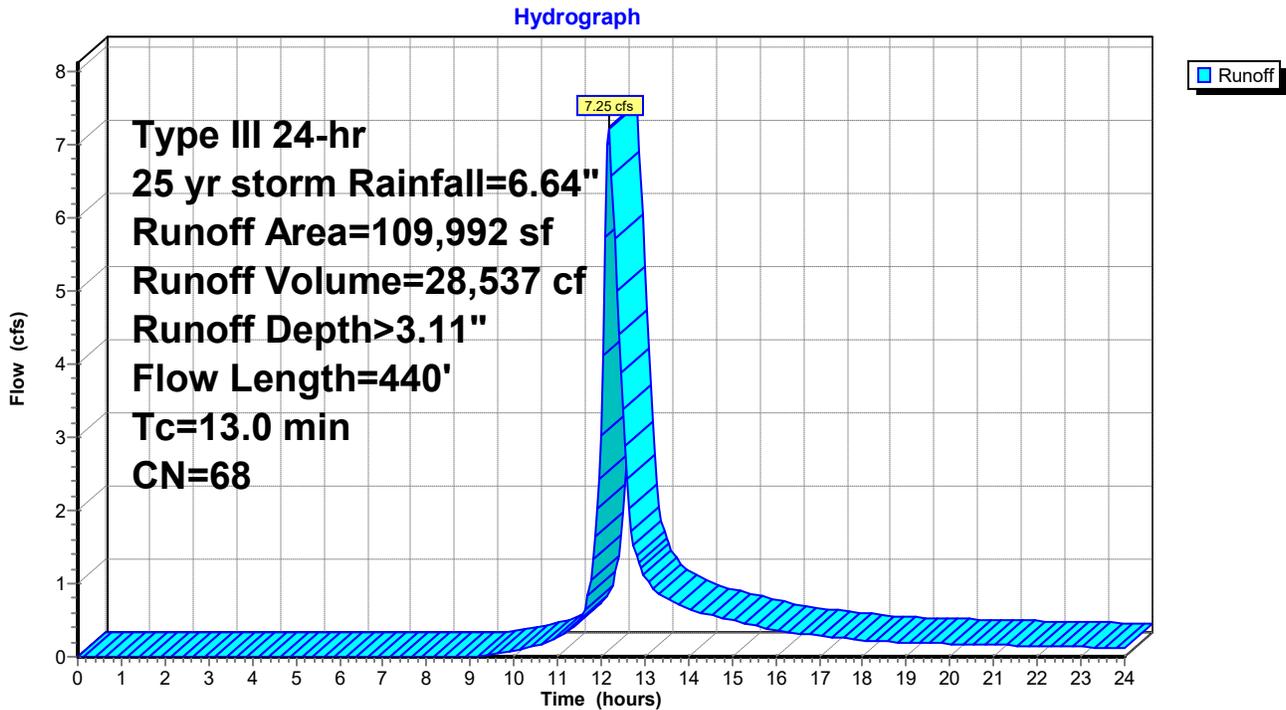
Runoff = 7.25 cfs @ 12.19 hrs, Volume= 28,537 cf, Depth> 3.11"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 yr storm Rainfall=6.64"

Area (sf)	CN	Description
15,320	61	>75% Grass cover, Good, HSG B
1,938	55	Woods, Good, HSG B
92,734	70	1/2 acre lots, 25% imp, HSG B
109,992	68	Weighted Average
86,809		78.92% Pervious Area
23,184		21.08% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0	100	0.0600	0.28		Sheet Flow, SHEET FLOW
					Grass: Short n= 0.150 P2= 3.53"
7.0	340	0.0260	0.81		Shallow Concentrated Flow, SHALLOW CONCENTRATED
					Woodland Kv= 5.0 fps
13.0	440	Total			

Subcatchment PR DA 1: PROPOSED CONDITIONS DA 1 (THROUGH 94 BASSICK RD)



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Type III 24-hr 25 yr storm Rainfall=6.64"

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Page 4

Summary for Subcatchment PR DA 2: PROPOSED CONDITIONS DA 2

Runoff = 1.84 cfs @ 12.13 hrs, Volume= 6,648 cf, Depth> 2.16"

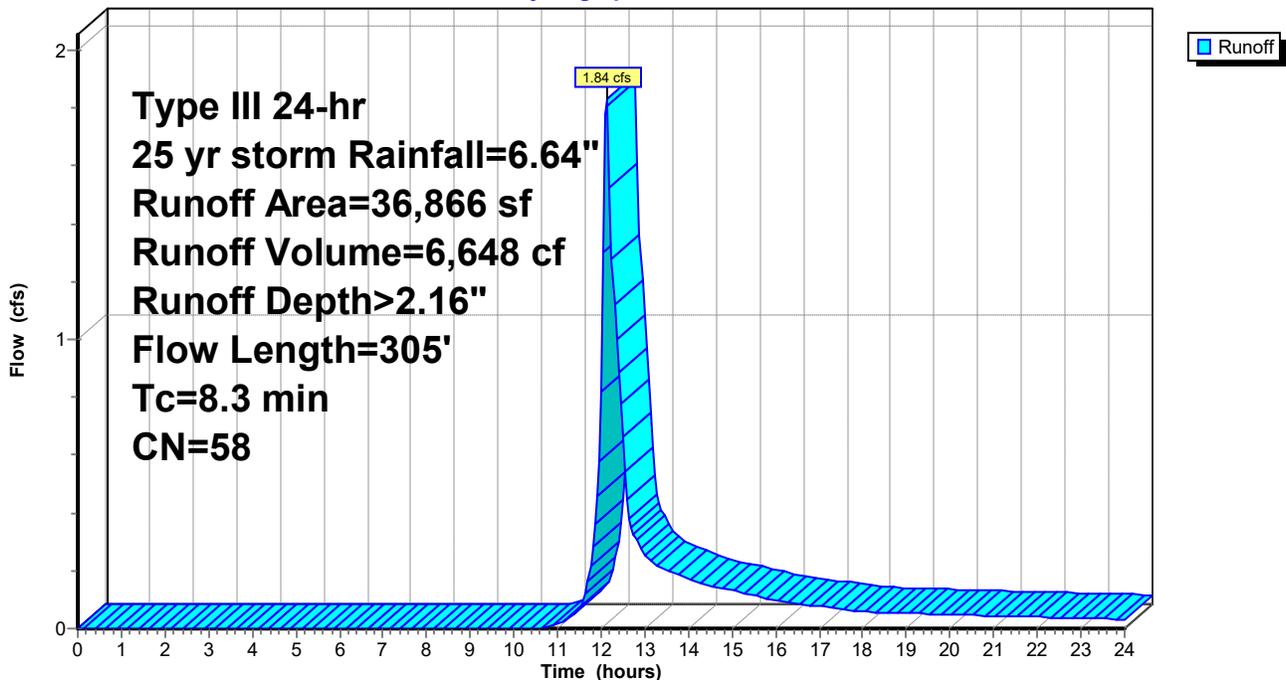
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 yr storm Rainfall=6.64"

Area (sf)	CN	Description
15,000	61	>75% Grass cover, Good, HSG B
21,185	55	Woods, Good, HSG B
425	98	Roofs, HSG B
* 256	98	PATIO, HSG B
36,866	58	Weighted Average
36,185		98.15% Pervious Area
681		1.85% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.8	115	0.0870	0.33		Sheet Flow, SHEET FLOW Grass: Short n= 0.150 P2= 3.53"
1.7	100	0.0400	1.00		Shallow Concentrated Flow, SHALLOW CONCENTRATED Woodland Kv= 5.0 fps
0.8	90	0.1300	1.80		Shallow Concentrated Flow, SHALLOW Woodland Kv= 5.0 fps
8.3	305	Total			

Subcatchment PR DA 2: PROPOSED CONDITIONS DA 2

Hydrograph



LORMA AVE_35_POST

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Type III 24-hr 25 yr storm Rainfall=6.64"

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Summary for Subcatchment PR DA 3: ROOF AREA

Runoff = 0.52 cfs @ 12.05 hrs, Volume= 1,729 cf, Depth> 6.40"

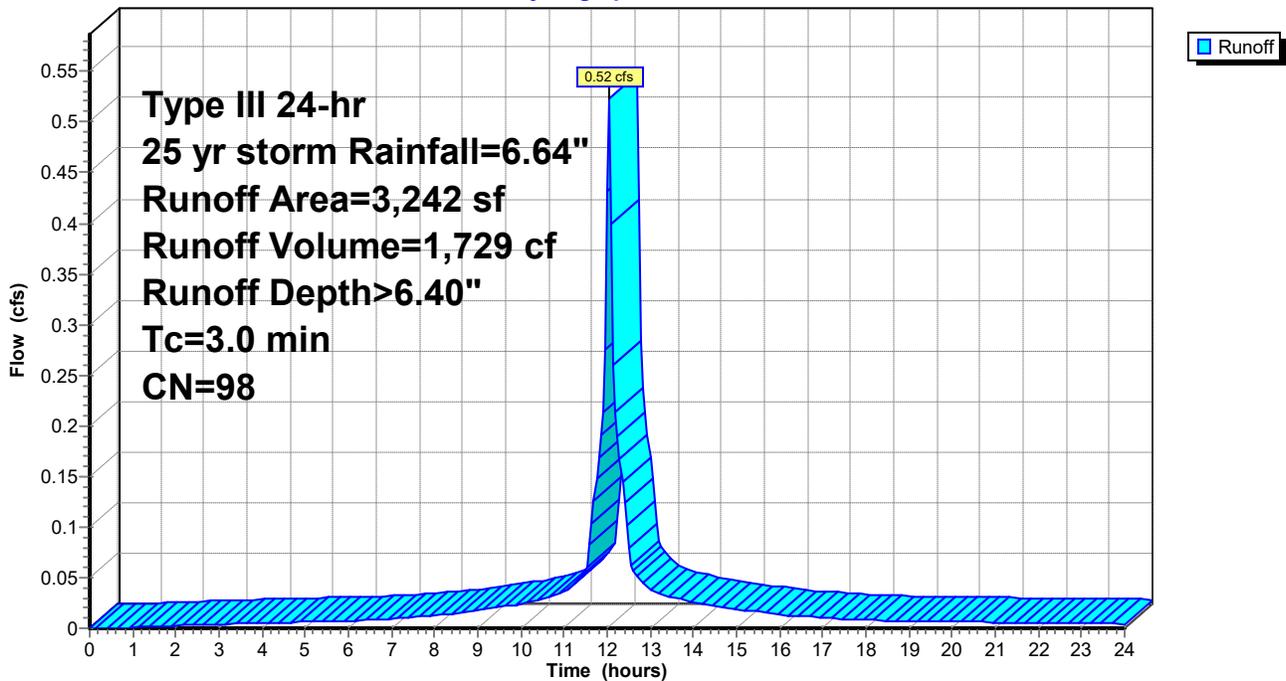
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 yr storm Rainfall=6.64"

Area (sf)	CN	Description
3,242	98	Roofs, HSG B
3,242		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.0					Direct Entry, DIRECT

Subcatchment PR DA 3: ROOF AREA

Hydrograph



LORMA AVE_35_POST

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Type III 24-hr 25 yr storm Rainfall=6.64"

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Summary for Subcatchment PR DA 4: DRIVEWAY, LAWN & WOODS

Runoff = 1.00 cfs @ 12.08 hrs, Volume= 3,173 cf, Depth> 4.80"

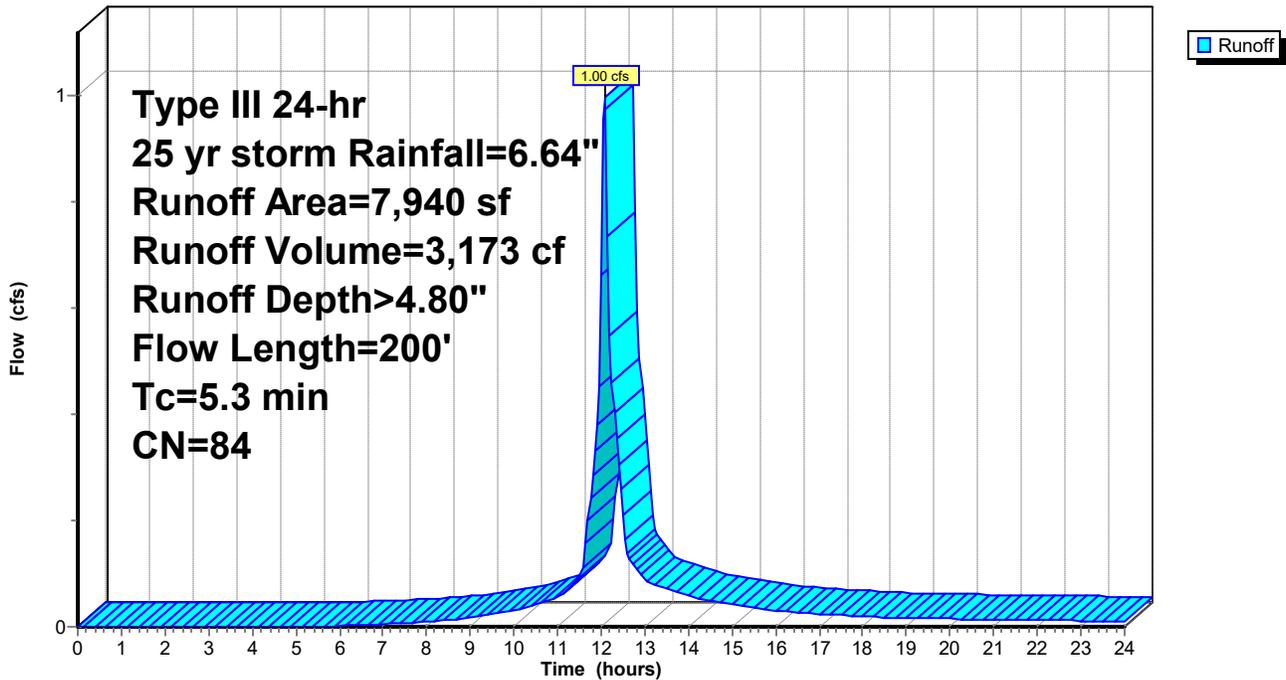
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 yr storm Rainfall=6.64"

Area (sf)	CN	Description
* 5,060	98	DRIVEWAY, HSG B
1,880	61	>75% Grass cover, Good, HSG B
1,000	55	Woods, Good, HSG B
7,940	84	Weighted Average
2,880		36.27% Pervious Area
5,060		63.73% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.6	75	0.0650	0.27		Sheet Flow, sheet flow
					Grass: Short n= 0.150 P2= 3.53"
0.7	125	0.0220	3.01		Shallow Concentrated Flow, shallow
					Paved Kv= 20.3 fps
5.3	200	Total			

Subcatchment PR DA 4: DRIVEWAY, LAWN & WOODS

Hydrograph



LORMA AVE_35_POST

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Summary for Pond 1P: (20) 24" CONC. GALLERIES

Inflow Area = 7,940 sf, 63.73% Impervious, Inflow Depth > 4.80" for 25 yr storm event
 Inflow = 1.00 cfs @ 12.08 hrs, Volume= 3,173 cf
 Outflow = 0.32 cfs @ 12.40 hrs, Volume= 3,172 cf, Atten= 68%, Lag= 19.4 min
 Discarded = 0.05 cfs @ 11.00 hrs, Volume= 2,516 cf
 Primary = 0.27 cfs @ 12.40 hrs, Volume= 656 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Peak Elev= 334.87' @ 12.40 hrs Surf.Area= 756 sf Storage= 1,073 cf

Plug-Flow detention time= 118.0 min calculated for 3,172 cf (100% of inflow)
 Center-of-Mass det. time= 117.8 min (916.4 - 798.7)

Volume	Invert	Avail.Storage	Storage Description
#1A	332.75'	174 cf	18.00'W x 42.00'L x 2.25'H Field A 1,701 cf Overall - 1,267 cf Embedded = 434 cf x 40.0% Voids
#2A	333.00'	906 cf	Concrete Galley 4x8x2 x 20 Inside #1 Inside= 42.0"W x 21.0"H => 6.04 sf x 7.50'L = 45.3 cf Outside= 48.0"W x 24.0"H => 7.92 sf x 8.00'L = 63.4 cf 20 Chambers in 4 Rows
		1,080 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	332.75'	3.000 in/hr Exfiltration over Surface area
#2	Primary	334.30'	4.0" Vert. Orifice/Grate C= 0.600

Discarded OutFlow Max=0.05 cfs @ 11.00 hrs HW=332.77' (Free Discharge)
 ↑1=Exfiltration (Exfiltration Controls 0.05 cfs)

Primary OutFlow Max=0.27 cfs @ 12.40 hrs HW=334.87' (Free Discharge)
 ↑2=Orifice/Grate (Orifice Controls 0.27 cfs @ 3.04 fps)

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Type III 24-hr 25 yr storm Rainfall=6.64"

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Pond 1P: (20) 24" CONC. GALLERIES - Chamber Wizard Field A

Chamber Model = Concrete Galley 4x8x2 (Concrete Galley, UCPI 24" Low Profile Galley or equivalent)

Inside= 42.0"W x 21.0"H => 6.04 sf x 7.50'L = 45.3 cf

Outside= 48.0"W x 24.0"H => 7.92 sf x 8.00'L = 63.4 cf

5 Chambers/Row x 8.00' Long = 40.00' Row Length +12.0" End Stone x 2 = 42.00' Base Length

4 Rows x 48.0" Wide + 12.0" Side Stone x 2 = 18.00' Base Width

3.0" Base + 24.0" Chamber Height = 2.25' Field Height

20 Chambers x 45.3 cf = 906.0 cf Chamber Storage

20 Chambers x 63.4 cf = 1,267.2 cf Displacement

1,701.0 cf Field - 1,267.2 cf Chambers = 433.8 cf Stone x 40.0% Voids = 173.5 cf Stone Storage

Chamber Storage + Stone Storage = 1,079.5 cf = 0.025 af

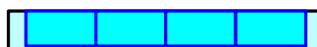
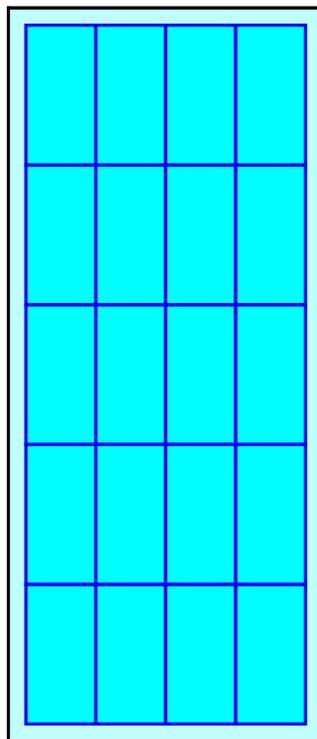
Overall Storage Efficiency = 63.5%

Overall System Size = 42.00' x 18.00' x 2.25'

20 Chambers

63.0 cy Field

16.1 cy Stone



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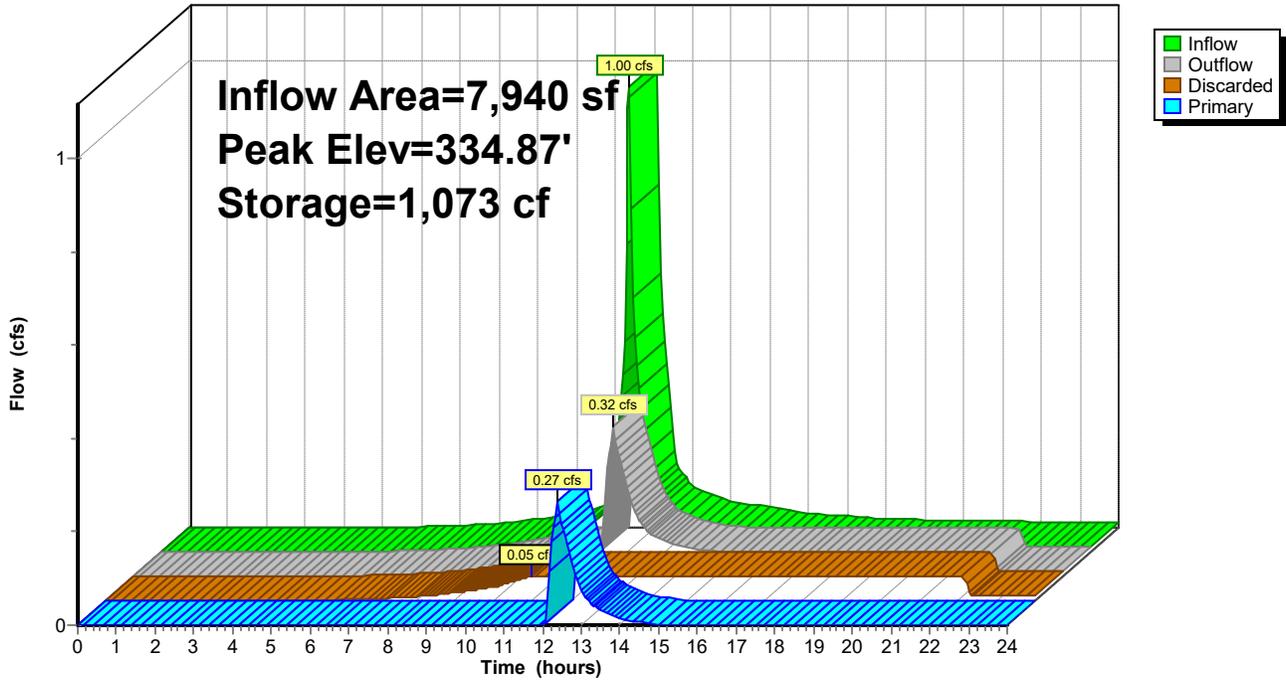
Type III 24-hr 25 yr storm Rainfall=6.64"

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Pond 1P: (20) 24" CONC. GALLERIES

Hydrograph



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Type III 24-hr 25 yr storm Rainfall=6.64"

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Summary for Pond 2P: (9) 24" CONC. GALLERIES

Inflow Area = 3,242 sf, 100.00% Impervious, Inflow Depth > 6.40" for 25 yr storm event
 Inflow = 0.52 cfs @ 12.05 hrs, Volume= 1,729 cf
 Outflow = 0.17 cfs @ 12.27 hrs, Volume= 1,665 cf, Atten= 68%, Lag= 13.3 min
 Discarded = 0.03 cfs @ 11.95 hrs, Volume= 1,581 cf
 Primary = 0.13 cfs @ 12.27 hrs, Volume= 84 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2
 Peak Elev= 338.41' @ 12.25 hrs Surf.Area= 365 sf Storage= 510 cf

Plug-Flow detention time= 125.1 min calculated for 1,661 cf (96% of inflow)
 Center-of-Mass det. time= 102.4 min (843.2 - 740.8)

Volume	Invert	Avail.Storage	Storage Description
#1A	334.75'	100 cf	14.00'W x 26.00'L x 2.25'H Field A 819 cf Overall - 570 cf Embedded = 249 cf x 40.0% Voids
#2A	335.00'	408 cf	Concrete Galley 4x8x2 x 9 Inside #1 Inside= 42.0"W x 21.0"H => 6.04 sf x 7.50'L = 45.3 cf Outside= 48.0"W x 24.0"H => 7.92 sf x 8.00'L = 63.4 cf 9 Chambers in 3 Rows
#3	335.50'	3 cf	1.00'W x 1.00'L x 3.00'H 12"x12" AD
		510 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	334.75'	4.000 in/hr Exfiltration over Surface area
#2	Primary	338.30'	4.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.03 cfs @ 11.95 hrs HW=335.61' (Free Discharge)
 ↑1=Exfiltration (Exfiltration Controls 0.03 cfs)

Primary OutFlow Max=0.12 cfs @ 12.27 hrs HW=338.40' (Free Discharge)
 ↑2=Orifice/Grate (Weir Controls 0.12 cfs @ 1.06 fps)

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Type III 24-hr 25 yr storm Rainfall=6.64"

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Pond 2P: (9) 24" CONC. GALLERIES - Chamber Wizard Field A

Chamber Model = Concrete Galley 4x8x2 (Concrete Galley, UCPI 24" Low Profile Galley or equivalent)

Inside= 42.0"W x 21.0"H => 6.04 sf x 7.50'L = 45.3 cf

Outside= 48.0"W x 24.0"H => 7.92 sf x 8.00'L = 63.4 cf

3 Chambers/Row x 8.00' Long = 24.00' Row Length +12.0" End Stone x 2 = 26.00' Base Length

3 Rows x 48.0" Wide + 12.0" Side Stone x 2 = 14.00' Base Width

3.0" Base + 24.0" Chamber Height = 2.25' Field Height

9 Chambers x 45.3 cf = 407.7 cf Chamber Storage

9 Chambers x 63.4 cf = 570.2 cf Displacement

819.0 cf Field - 570.2 cf Chambers = 248.8 cf Stone x 40.0% Voids = 99.5 cf Stone Storage

Chamber Storage + Stone Storage = 507.2 cf = 0.012 af

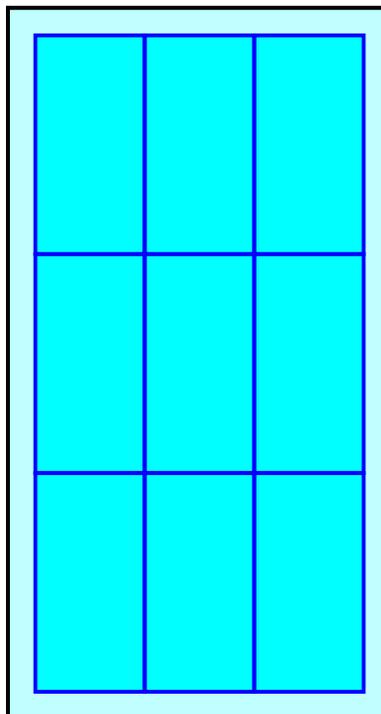
Overall Storage Efficiency = 61.9%

Overall System Size = 26.00' x 14.00' x 2.25'

9 Chambers

30.3 cy Field

9.2 cy Stone



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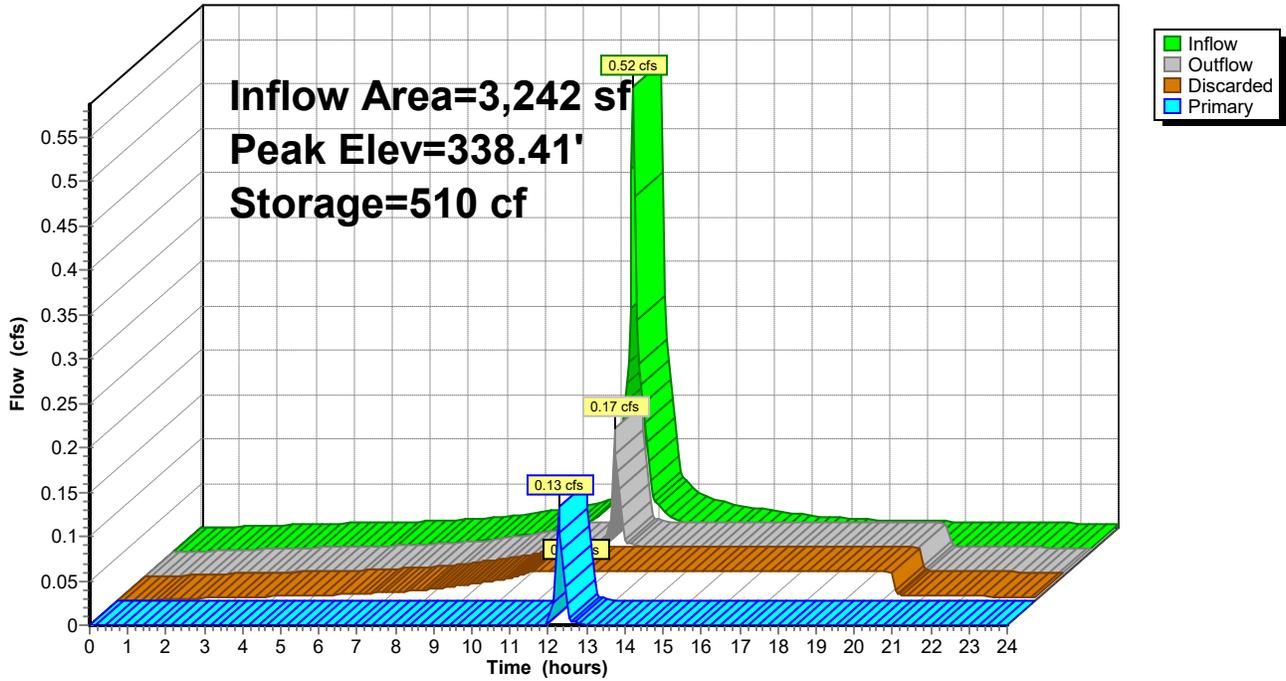
Type III 24-hr 25 yr storm Rainfall=6.64"

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Pond 2P: (9) 24" CONC. GALLERIES

Hydrograph



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Type III 24-hr 25 yr storm Rainfall=6.64"

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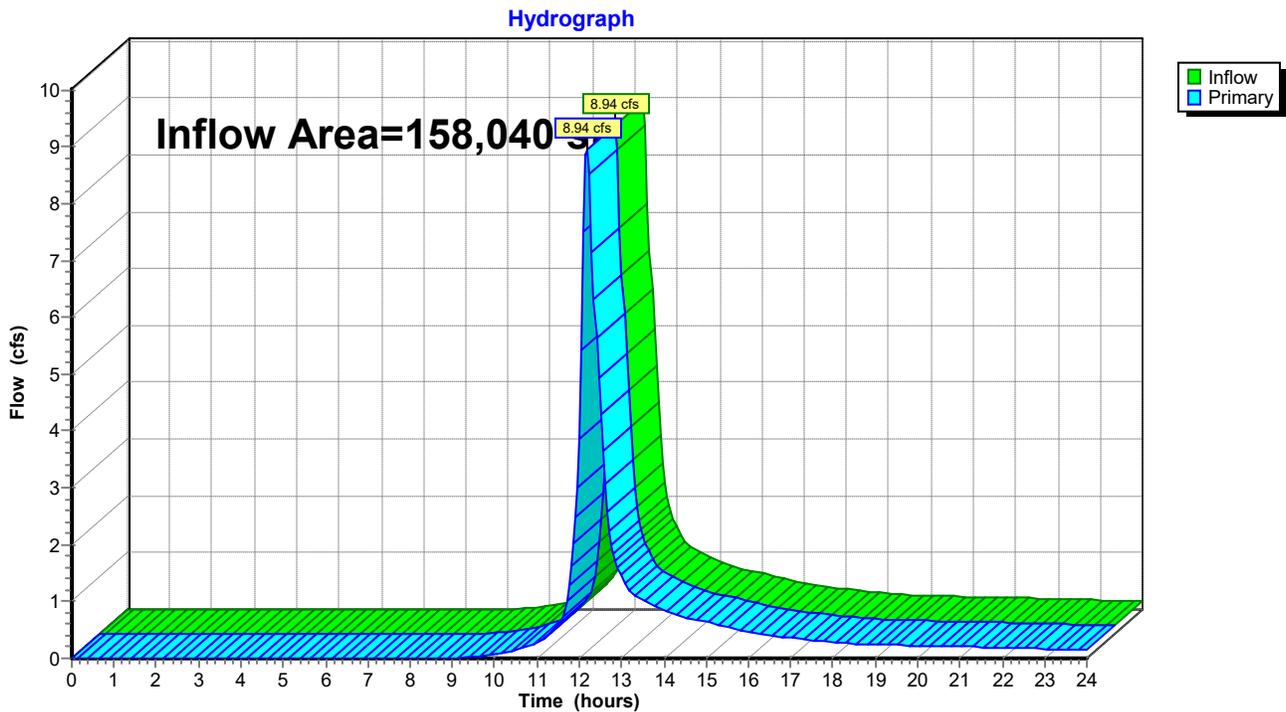
Page 13

Summary for Link 3L: COMBINED HYDROGRAPH TO BROOK

Inflow Area = 158,040 sf, 20.35% Impervious, Inflow Depth > 2.73" for 25 yr storm event
Inflow = 8.94 cfs @ 12.18 hrs, Volume= 35,925 cf
Primary = 8.94 cfs @ 12.18 hrs, Volume= 35,925 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 3L: COMBINED HYDROGRAPH TO BROOK



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Type III 24-hr 2 yr storm Rainfall=3.53"

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Page 1

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment PR DA 1: PROPOSED Runoff Area=109,992 sf 21.08% Impervious Runoff Depth>0.92"
Flow Length=440' Tc=13.0 min CN=68 Runoff=1.92 cfs 8,393 cf

Subcatchment PR DA 2: PROPOSED Runoff Area=36,866 sf 1.85% Impervious Runoff Depth>0.46"
Flow Length=305' Tc=8.3 min CN=58 Runoff=0.25 cfs 1,424 cf

Subcatchment PR DA 3: ROOF AREA Runoff Area=3,242 sf 100.00% Impervious Runoff Depth>3.30"
Tc=3.0 min CN=98 Runoff=0.28 cfs 890 cf

Subcatchment PR DA 4: DRIVEWAY, LAWN Runoff Area=7,940 sf 63.73% Impervious Runoff Depth>1.96"
Flow Length=200' Tc=5.3 min CN=84 Runoff=0.42 cfs 1,297 cf

Pond 1P: (20) 24" CONC. GALLERIES Peak Elev=333.62' Storage=432 cf Inflow=0.42 cfs 1,297 cf
Discarded=0.05 cfs 1,297 cf Primary=0.00 cfs 0 cf Outflow=0.05 cfs 1,297 cf

Pond 2P: (9) 24" CONC. GALLERIES Peak Elev=335.85' Storage=263 cf Inflow=0.28 cfs 890 cf
Discarded=0.03 cfs 890 cf Primary=0.00 cfs 0 cf Outflow=0.03 cfs 890 cf

Link 3L: COMBINED HYDROGRAPH TO BROOK Inflow=2.16 cfs 9,817 cf
Primary=2.16 cfs 9,817 cf

Total Runoff Area = 158,040 sf Runoff Volume = 12,005 cf Average Runoff Depth = 0.91"
79.65% Pervious = 125,874 sf 20.35% Impervious = 32,167 sf

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Type III 24-hr 5 yr storm Rainfall=4.57"

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Page 2

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment PR DA 1: PROPOSED Runoff Area=109,992 sf 21.08% Impervious Runoff Depth>1.58"
Flow Length=440' Tc=13.0 min CN=68 Runoff=3.53 cfs 14,438 cf

Subcatchment PR DA 2: PROPOSED Runoff Area=36,866 sf 1.85% Impervious Runoff Depth>0.94"
Flow Length=305' Tc=8.3 min CN=58 Runoff=0.69 cfs 2,883 cf

Subcatchment PR DA 3: ROOF AREA Runoff Area=3,242 sf 100.00% Impervious Runoff Depth>4.33"
Tc=3.0 min CN=98 Runoff=0.36 cfs 1,171 cf

Subcatchment PR DA 4: DRIVEWAY, LAWN Runoff Area=7,940 sf 63.73% Impervious Runoff Depth>2.88"
Flow Length=200' Tc=5.3 min CN=84 Runoff=0.61 cfs 1,904 cf

Pond 1P: (20) 24" CONC. GALLERIES Peak Elev=334.16' Storage=743 cf Inflow=0.61 cfs 1,904 cf
Discarded=0.05 cfs 1,903 cf Primary=0.00 cfs 0 cf Outflow=0.05 cfs 1,903 cf

Pond 2P: (9) 24" CONC. GALLERIES Peak Elev=336.29' Storage=384 cf Inflow=0.36 cfs 1,171 cf
Discarded=0.03 cfs 1,170 cf Primary=0.00 cfs 0 cf Outflow=0.03 cfs 1,170 cf

Link 3L: COMBINED HYDROGRAPH TO BROOK Inflow=4.15 cfs 17,321 cf
Primary=4.15 cfs 17,321 cf

Total Runoff Area = 158,040 sf Runoff Volume = 20,396 cf Average Runoff Depth = 1.55"
79.65% Pervious = 125,874 sf 20.35% Impervious = 32,167 sf

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Type III 24-hr 10 yr storm Rainfall=5.44"

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Page 3

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment PR DA 1: PROPOSED Runoff Area=109,992 sf 21.08% Impervious Runoff Depth>2.19"
Flow Length=440' Tc=13.0 min CN=68 Runoff=5.03 cfs 20,098 cf

Subcatchment PR DA 2: PROPOSED Runoff Area=36,866 sf 1.85% Impervious Runoff Depth>1.42"
Flow Length=305' Tc=8.3 min CN=58 Runoff=1.14 cfs 4,349 cf

Subcatchment PR DA 3: ROOF AREA Runoff Area=3,242 sf 100.00% Impervious Runoff Depth>5.20"
Tc=3.0 min CN=98 Runoff=0.43 cfs 1,405 cf

Subcatchment PR DA 4: DRIVEWAY, LAWN Runoff Area=7,940 sf 63.73% Impervious Runoff Depth>3.67"
Flow Length=200' Tc=5.3 min CN=84 Runoff=0.77 cfs 2,430 cf

Pond 1P: (20) 24" CONC. GALLERIES Peak Elev=334.48' Storage=927 cf Inflow=0.77 cfs 2,430 cf
Discarded=0.05 cfs 2,236 cf Primary=0.07 cfs 193 cf Outflow=0.12 cfs 2,429 cf

Pond 2P: (9) 24" CONC. GALLERIES Peak Elev=336.72' Storage=494 cf Inflow=0.43 cfs 1,405 cf
Discarded=0.03 cfs 1,405 cf Primary=0.00 cfs 0 cf Outflow=0.03 cfs 1,405 cf

Link 3L: COMBINED HYDROGRAPH TO BROOK Inflow=6.05 cfs 24,641 cf
Primary=6.05 cfs 24,641 cf

Total Runoff Area = 158,040 sf Runoff Volume = 28,283 cf Average Runoff Depth = 2.15"
79.65% Pervious = 125,874 sf 20.35% Impervious = 32,167 sf

APPENDIX C –HydroCAD Analysis
(Post-Construction With Detention Through Property Of
94 Bassick Road
2 - 25 Year Storm Event)

LORMA AVE_35_POST (THROUGH 94 BASSICK RD) Type III 24-hr 2 yr storm Rainfall=3.53"

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Page 1

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
 Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
 Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment PR DA 1: PROPOSED Runoff Area=109,992 sf 21.08% Impervious Runoff Depth>0.92"
 Flow Length=440' Tc=13.0 min CN=68 Runoff=1.92 cfs 8,393 cf

Subcatchment PR DA 4: DRIVEWAY, LAWN Runoff Area=7,940 sf 63.73% Impervious Runoff Depth>1.96"
 Flow Length=200' Tc=5.3 min CN=84 Runoff=0.42 cfs 1,297 cf

Pond 1P: (20) 24" CONC. GALLERIES Peak Elev=333.62' Storage=432 cf Inflow=0.42 cfs 1,297 cf
 Discarded=0.05 cfs 1,297 cf Primary=0.00 cfs 0 cf Outflow=0.05 cfs 1,297 cf

Link 3L: COMBINED HYDROGRAPH TO BROOK Inflow=1.92 cfs 8,393 cf
 Primary=1.92 cfs 8,393 cf

Total Runoff Area = 117,932 sf Runoff Volume = 9,690 cf Average Runoff Depth = 0.99"
76.05% Pervious = 89,689 sf 23.95% Impervious = 28,244 sf

LORMA AVE_35_POST (THROUGH 94 BASSICK RD) Type III 24-hr 5 yr storm Rainfall=4.57"

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Page 2

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
 Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
 Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment PR DA 1: PROPOSED Runoff Area=109,992 sf 21.08% Impervious Runoff Depth>1.58"
 Flow Length=440' Tc=13.0 min CN=68 Runoff=3.53 cfs 14,438 cf

Subcatchment PR DA 4: DRIVEWAY, LAWN Runoff Area=7,940 sf 63.73% Impervious Runoff Depth>2.88"
 Flow Length=200' Tc=5.3 min CN=84 Runoff=0.61 cfs 1,904 cf

Pond 1P: (20) 24" CONC. GALLERIES Peak Elev=334.16' Storage=743 cf Inflow=0.61 cfs 1,904 cf
 Discarded=0.05 cfs 1,903 cf Primary=0.00 cfs 0 cf Outflow=0.05 cfs 1,903 cf

Link 3L: COMBINED HYDROGRAPH TO BROOK Inflow=3.53 cfs 14,438 cf
 Primary=3.53 cfs 14,438 cf

Total Runoff Area = 117,932 sf Runoff Volume = 16,343 cf Average Runoff Depth = 1.66"
76.05% Pervious = 89,689 sf 23.95% Impervious = 28,244 sf

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
 Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
 Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment PR DA 1: PROPOSED Runoff Area=109,992 sf 21.08% Impervious Runoff Depth>2.19"
 Flow Length=440' Tc=13.0 min CN=68 Runoff=5.03 cfs 20,098 cf

Subcatchment PR DA 4: DRIVEWAY, LAWN Runoff Area=7,940 sf 63.73% Impervious Runoff Depth>3.67"
 Flow Length=200' Tc=5.3 min CN=84 Runoff=0.77 cfs 2,430 cf

Pond 1P: (20) 24" CONC. GALLERIES Peak Elev=334.48' Storage=927 cf Inflow=0.77 cfs 2,430 cf
 Discarded=0.05 cfs 2,236 cf Primary=0.07 cfs 193 cf Outflow=0.12 cfs 2,429 cf

Link 3L: COMBINED HYDROGRAPH TO BROOK Inflow=5.03 cfs 20,292 cf
 Primary=5.03 cfs 20,292 cf

Total Runoff Area = 117,932 sf Runoff Volume = 22,529 cf Average Runoff Depth = 2.29"
76.05% Pervious = 89,689 sf 23.95% Impervious = 28,244 sf

LORMA AVE_35_POST (THROUGH 94 BASSICK RD *Type III 24-hr 25 yr storm Rainfall=6.64"*

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Page 4

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
 Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
 Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment PR DA 1: PROPOSED Runoff Area=109,992 sf 21.08% Impervious Runoff Depth>3.11"
 Flow Length=440' Tc=13.0 min CN=68 Runoff=7.25 cfs 28,537 cf

Subcatchment PR DA 4: DRIVEWAY, LAWN Runoff Area=7,940 sf 63.73% Impervious Runoff Depth>4.80"
 Flow Length=200' Tc=5.3 min CN=84 Runoff=1.00 cfs 3,173 cf

Pond 1P: (20) 24" CONC. GALLERIES Peak Elev=334.87' Storage=1,073 cf Inflow=1.00 cfs 3,173 cf
 Discarded=0.05 cfs 2,516 cf Primary=0.27 cfs 656 cf Outflow=0.32 cfs 3,172 cf

Link 3L: COMBINED HYDROGRAPH TO BROOK Inflow=7.35 cfs 29,193 cf
 Primary=7.35 cfs 29,193 cf

Total Runoff Area = 117,932 sf Runoff Volume = 31,710 cf Average Runoff Depth = 3.23"
76.05% Pervious = 89,689 sf 23.95% Impervious = 28,244 sf

**APPENDIX D – Water Quality
Volume Calculations**

**WATER QUALITY VOLUME DESIGN CALCULATIONS
FOR #35 LORMA AVENUE**

Water Quality Volume (WQV) For Proposed Impervious Surfaces:

$$1'' \times 5,572 \text{ ft}^2 \times 1\text{ft}/12'' = 464 \text{ ft}^3$$

Total Storage of Underground Detention Systems Up To HLO = 1,332 ft³

NOTES:

- References:
 - Record Map No. 3427 entitled "Limited Zoning Location Survey, 110 Fernwood Road, Prepared for Carol E. Sansone, Trumbull, Connecticut." Dated August 15, 2017, prepared by Codespot & Associates P.C.
 - Record Map No. 1543 entitled "Subdivision Map of Beachcroft Manor, Section V, Trumbull, Conn." Dated June 28, 1968, prepared by John J. Curley.
 - Record Map No. 1402 entitled "Beachcroft Manor, Section IV, Subdivision Map For Carl Gunther, Trumbull, Conn." Dated July 3, 1966; Last Revised Aug. 22, 1966, prepared by John J. Curley.
 - Record Map No. 1168 entitled "Beachcroft Manor, Section I, Subdivision of Property For Carl Gunther, Trumbull, Conn." Dated June 3, 1963; Last Revised July 16, 1963, prepared by Richard J. Drew.
 - Record Map No. 487 entitled "Revised Portion of Map 'A' of Building Lots Florence Verwholt - Mildred Massoth - Pauline Carten, Trumbull, Conn." Dated May 15, 1952, prepared by C.J. Shelomis.
 - Record Map No. 424 entitled "Map 'A' of Building Lots Florence Verwholt - Mildred Massoth - Pauline Carten, Trumbull, Conn." Dated April 14, 1951, prepared by C.J. Shelomis.
 - Record Map No. 211 entitled "Map of 'Elmcrest' Trumbull, Connecticut." Dated February 8, 1940, prepared by Eugene S. Hajas.
 - Map entitled "As Built, Town of Trumbull, Connecticut; Sanitary Sewer System Phase II Pondview Avenue; Fernwood Road & Easement." Dated Sept. 1979, prepared by Flaherty + Giavara Associates.
- Warranty Conveyance Deed: Vol. 1805 Pg. 784
- Right-of-Way Agreement Northeastern Gas Transmission: Vol. 73 Pg. 375 and Vol. 75 Pg. 74
- Easement to Town of Trumbull: Vol. 210 Pg. 801 and Vol. 429 Pg. 526
- Restrictive Covenants: Vol. 210 Pg. 603 and 1753 Pg. 197
- Variance Vol. 1753 Pg. 177

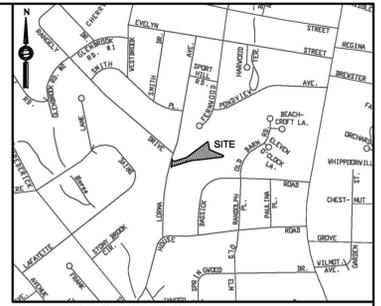
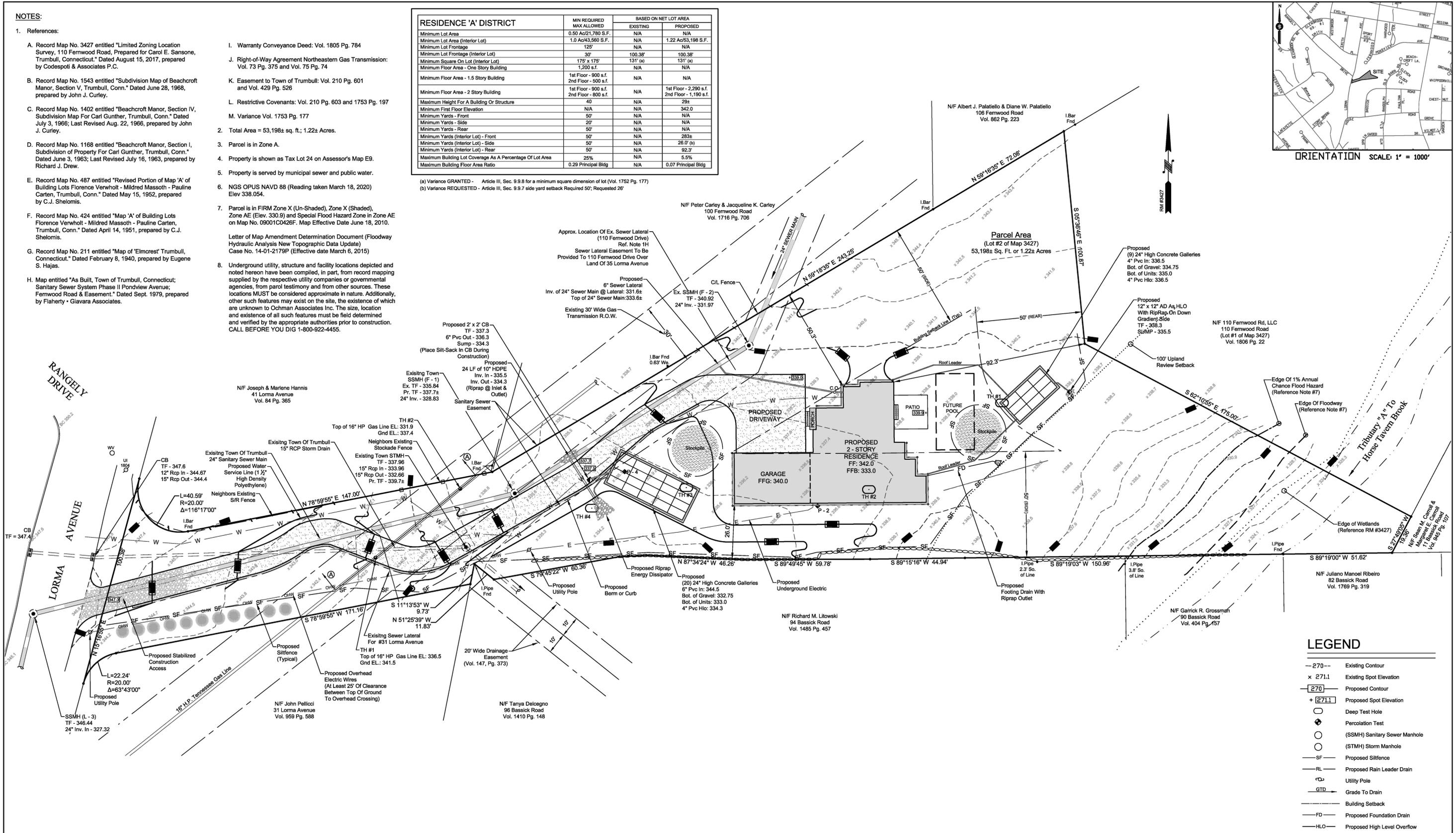
RESIDENCE 'A' DISTRICT	MIN REQUIRED MAX ALLOWED	BASED ON NET LOT AREA	
		EXISTING	PROPOSED
Minimum Lot Area	0.50 Acre/21,780 S.F.	N/A	N/A
Minimum Lot Area (Interior Lot)	1.0 Acre/43,560 S.F.	N/A	1.22 Acre/53,198 S.F.
Minimum Lot Frontage	125'	N/A	N/A
Minimum Lot Frontage (Interior Lot)	30'	100.38'	100.38'
Minimum Square On Lot (Interior Lot)	175' x 175'	131' (a)	131' (a)
Minimum Floor Area - One Story Building	1,200 s.f.	N/A	N/A
Minimum Floor Area - 1.5 Story Building	1st Floor - 900 s.f. 2nd Floor - 500 s.f.	N/A	N/A
Minimum Floor Area - 2 Story Building	1st Floor - 900 s.f. 2nd Floor - 800 s.f.	N/A	1st Floor - 2,290 s.f. 2nd Floor - 1,190 s.f.
Maximum Height For A Building Or Structure	40'	N/A	29'
Minimum First Floor Elevation	N/A	N/A	342.0
Minimum Yards - Front	50'	N/A	N/A
Minimum Yards - Side	20'	N/A	N/A
Minimum Yards - Rear	50'	N/A	N/A
Minimum Yards (Interior Lot) - Front	50'	N/A	28.3'
Minimum Yards (Interior Lot) - Side	50'	N/A	26.0' (b)
Minimum Yards (Interior Lot) - Rear	50'	N/A	92.3'
Maximum Building Lot Coverage As A Percentage Of Lot Area	25%	N/A	5.5%
Maximum Building Floor Area Ratio	0.29 Principal Bldg	N/A	0.07 Principal Bldg

(a) Variance GRANTED - Article III, Sec. 9.9.6 for a minimum square dimension of lot (Vol. 1752 Pg. 177)
 (b) Variance REQUESTED - Article III, Sec. 9.9.7 side yard setback Required 50'; Requested 26'

Parcel is in FIRM Zone X (Un-Shaded), Zone X (Shaded), Zone AE (Elev. 330.9) and Special Flood Hazard Zone in Zone AE on Map No. 09001C0426F. Map Effective Date June 18, 2010.

Letter of Map Amendment Determination Document (Floodway Hydraulic Analysis New Topographic Data Update)
 Case No. 14-01-2179P (Effective date March 6, 2015)

Underground utility, structure and facility locations depicted and noted herein have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parcel testimony and from other sources. These locations MUST be considered approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to Ochman Associates Inc. The size, location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction. CALL BEFORE YOU DIG 1-800-922-4455.



LEGEND

- 270- Existing Contour
- x 271.1 Existing Spot Elevation
- 270- Proposed Contour
- + [271.1] Proposed Spot Elevation
- Deep Test Hole
- ⊕ Percolation Test
- (SSMH) Sanitary Sewer Manhole
- (STMH) Storm Manhole
- SF- Proposed Siltfence
- RL- Proposed Rain Leader Drain
- Utility Pole
- GTD- Grade To Drain
- Building Setback
- FD- Proposed Foundation Drain
- HLO- Proposed High Level Overflow

OCHMAN ASSOCIATES, INC.
 CONSULTING ENGINEERS & SURVEYORS
 P.O. BOX 76, EASTON, CONNECTICUT 06612
 PHONE (203) 268-9194

THIS DRAWING AND DETAILS ON IT, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF OCHMAN ASSOCIATES, INC. AND MAY BE USED FOR THIS SPECIFIC PROJECT AND SHALL NOT BE LOANED, COPIED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF OCHMAN ASSOCIATES, INC.

REVISIONS:

NO.	DATE	REVISION
1.	04/18/20	Tennessee Gas Line Crossing Revision
2.	04/26/20	Tennessee Gas Line Crossing Revision

SIGNATURE | SEAL:
 TO MY KNOWLEDGE AND BELIEF, THIS SURVEY AND MAP IS SUBSTANTIALLY CORRECT AND 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" ADOPTED JUNE 21, 1996.

IT IS AN ZONING LOCATION SURVEY BASED ON A DEPENDENT RE-SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.

Mark Ochman
 MARK A. OCHMAN, LICENSE # 24913
 Not Valid Without A Live Signature & Embossed Seal

SCALE: 0 20 40 60
 SCALE: 1" = 20'

SHEET NO.: 1 OF 2

COMMENCE: March 15, 2020 FB: 165 PG: 68

DRAWN BY: MAO PROJECT NO.: ---

CHECKED BY: MVB DWG NO.: 24- ---

SHEET TITLE:
SITE DEVELOPMENT PLAN

PREPARED FOR
 DEAN CAPOZZIELLO
 35 LORMA AVENUE
 TRUMBULL, CONNECTICUT
 APRIL 11, 2020

SOIL EROSION AND SEDIMENT CONTROL NOTES

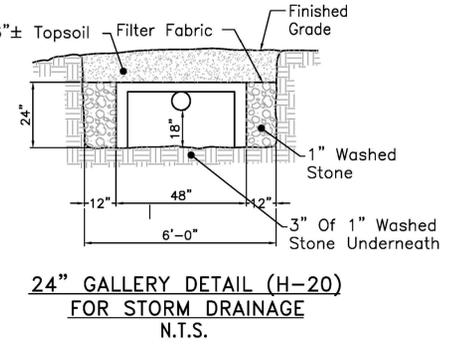
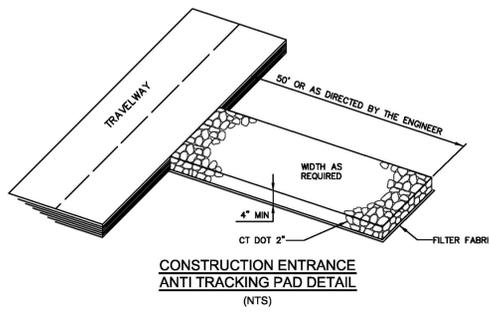
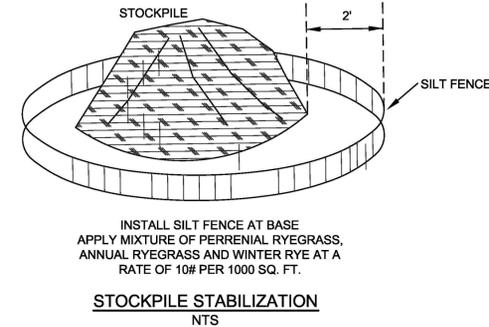
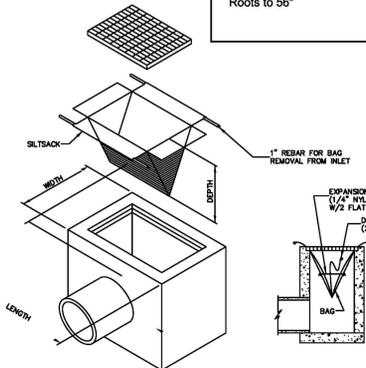
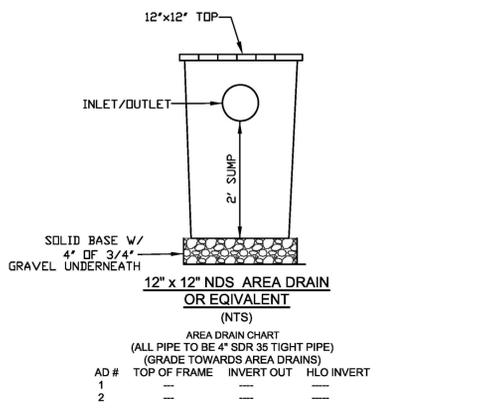
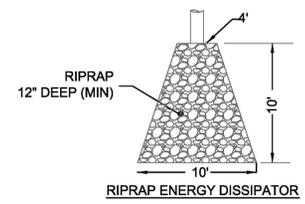
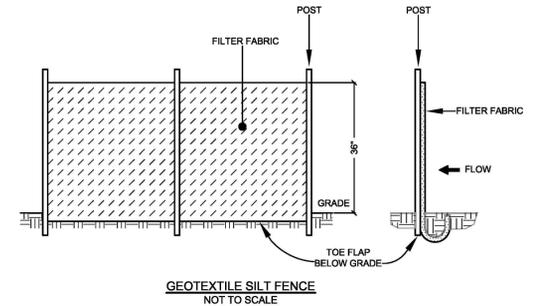
NARRATIVE:
The purpose of the Soil Erosion and Sediment Control Plan details and notes is to outline a program that minimizes soil erosion during the pool construction.

- THE PRIMARY POLICIES OF THIS PROGRAM ARE:
- Trapping particles at source by promptly stabilizing disturbed areas;
 - Avoid concentration of water;
 - Avoid contamination of existing storm drains;
 - Maintenance (weekly maintenance and after storm events) of controls to ensure they are functioning properly.

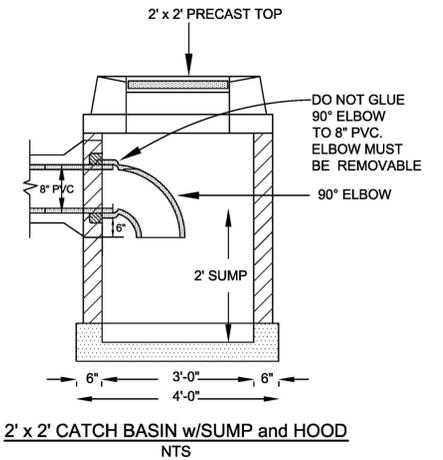
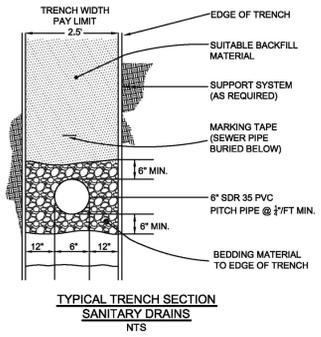
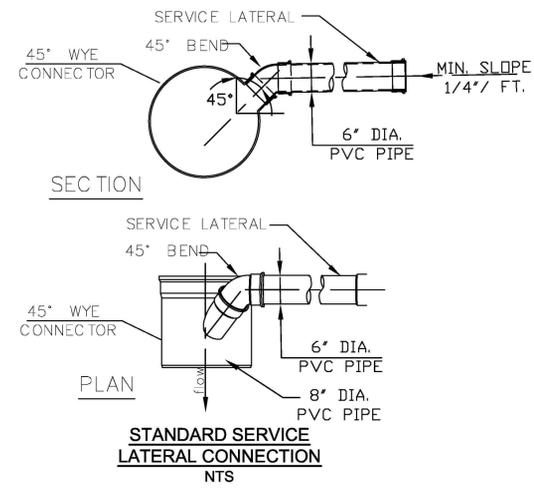
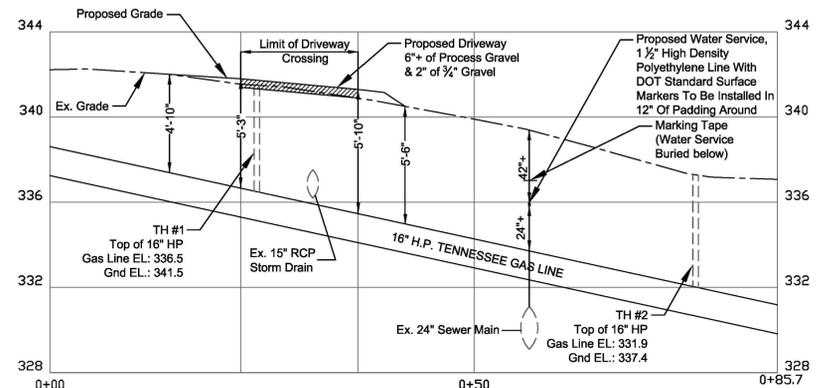
- NOTES:**
- This drawing is intended to describe the soil erosion and sediment control treatment for the pool construction only. For other details with respect to construction, see appropriate drawings.
 - All soil erosion and sediment controls shall be done in conformance with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control, DEP Bulletin #34, prepared by the Connecticut Council on Soil and Water Conservation.
 - The contractor is assigned the responsibility for implementing this soil erosion and sediment control plan. This responsibility includes the installation and maintenance of control measures, informing all parties engaged on the construction site of the requirements and objectives of the plan, notifying the Planning and Zoning Office of any transfer of this responsibility.
 - Temporary sediment control measures must be installed in accordance with drawings and manufacturer recommendations prior to work.
 - No construction or construction equipment or storage of materials will be allowed on the downhill side of the silt fence or within fenced off areas, except during construction of proposed facilities shown beyond the fences.
 - Tracking pads shall be installed at start of construction and maintained in an effective condition throughout the duration of construction. Pad consist of CT DOT #2 stones, 4" minimum thickness and extend the width of the construction access. The length of the access shall be sufficient to prevent dirt from being tracked onto site roads (minimum length of 30').
 - The location of the proposed stockpile is shown on the drawing or the excess material is to be removed during construction. Silt fence will be placed at the base of the stockpile to prevent sediment from leaving the site and to protect storm drains, wetlands and watercourses.
 - Silt fence shall be Mirafi envirofence, Amoco siltstop or equivalent as approved by the site engineer. Filter fabric used shall be Mirafi 100x or equivalent. Install silt fence according to manufacturers instruction, particularly, bury lower edge of fabric into ground (see detail).
 - Any excavations that must be dewatered will be pumped into an active drainage system or dispersed in an undisturbed field area. The inlets of all pumps are to be floated a minimum of 24 inches off the bottom of the excavation and pumped into a dirtbag.
 - Land disturbance shall be kept to a minimum. All disturbed area shall be planted in where permanent plantings are called for as soon as possible. Where permanent plantings are not called for, disturbed area should be seeded with grass seed and mulched as soon as practicable. Prepare seedbed (4" thick minimum) with topsoil. Seed, rake, roll, water and mulch areas according to mixes below. Water as often as necessary (up to 3 times per day) to establish cover. Mulch seeded areas at 1 to 2 tons/acre with salt hay. Maintain mulch and watering until grass is 3" high with 65% cover.

TEMPORARY SEED MIX:		PERMANENT SEED MIX:	
Perennial ryegrass	40 lbs/acre	Kentucky Bluegrass	20 lbs/acre
Creeping Red Fescue	20 lbs/acre	Perennial ryegrass	5 lbs/acre
TOTAL 45 lbs/acre 1lb/1000 sq. ft.			
Optimum Seeding Dates: April 15 - June 15; August 15 - October 1			

DEEP TEST HOLE & PERCOLATION TEST			
110 Fernwood Road, Trumbull Performed By Ochman Associates Inc., 3/18/2020 (Fb 165 Pg 68)			
TH #1	0 - 8" Topsoil	PERC #2	Hole Diameter = 8.0"
	8" - 40" Brown Silty Loam & Roots		Hole Depth = 36"
	40" - 90" Brown sand & gravel w/ trace of silt & mica		Pre-Soak @ 12:00
	No Ledge, Groundwater @ 82", No Mottles, Roots to 72"	TIME	DOWN
		1:04	4 1/2"
		1:44	14"
		1:54	15 1/8"
		2:04	16 1/8"
			1" in 10.0 Minutes
TH #2	0 - 8" Topsoil	PERC #4	Hole Diameter = 8.0"
	8" - 30" Brown Silty Loam & Roots		Hole Depth = 36"
	30" - 86" Brown sand & gravel w/ trace of silt & mica		Pre-Soak @ 12:00
	No Ledge, Groundwater @ 82", No Mottles, Roots to 68"	TIME	DOWN
		1:03	21"
		1:43	27 1/4"
		1:53	28 1/8"
		2:03	29"
			1" in 11.4 Minutes
TH #3	0 - 14" Topsoil		
	14" - 54" Brown Silty Loam & Roots		
	54" - 78" Brown sand & gravel w/ trace of silt & mica		
	No Ledge, Groundwater @ 64", No Mottles, Roots to 54"		
TH #4	0 - 28" Fill		
	28" - 36" Original Topsoil		
	36" - 56" Brown silty loam & roots		
	56" - 72" Orange Brown sand & gravel w/ trace of silt & mica		
	No Ledge, No Groundwater, Mottles @ 40", Roots to 56"		



SILT SACK INSTALLATION
SEDIMENT CONTROL AT EXISTING CATCH BASIN INLETS
(USE REGULAR FLOW MODEL ONLY)



OCHMAN ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 76, EASTON, CONNECTICUT 06612
PHONE (203) 268-9194

REVISIONS:

NO.	DATE	REVISION
1.	04/18/20	Tennessee Gas Line Crossing Revision
2.	04/26/20	Tennessee Gas Line Crossing Revision

SIGNATURE | SEAL:

Mark Ochman

MARK A. OCHMAN, LICENSE # 24913

SCALE: 0 20 40 60
SCALE: 1" = 20'

SHEET NO.: 2 OF 2

COMMENCE: March 15, 2020 FB: 165 PG: 68

DRAWN BY: MAO PROJECT NO.: ---

CHECKED BY: MVB DWG NO.: 24- ---

SHEET TITLE: **MISC. NOTES & CONSTRUCTION DETAILS**

PREPARED FOR
DEAN CAPOZZIELLO
35 LORMA AVENUE
TRUMBULL, CONNECTICUT
APRIL 11, 2020

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Sean & Elizabeth Glynn. 52 John Street, Trumbull

Proposed Placement of Above Ground Pool on Side Yard





Application #: _____

Date: July 15, 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: 52 John Street

Assessor's Map No. E-05 Parcel No. E05-284 Lot No. 284

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

Zoning District: _____

3. Name of Applicant: Sean and Elizabeth Gynn

Street Address: 52 John Street

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

Phone: Day 203 767 1018 Evening 203-767-1018 / 203-767-0603

SIGNATURE OF APPLICANT Sean Gynn / Elizabeth Gynn
(If agent, state capacity)

4. Owner of Record: Sean and Elizabeth Gynn

Street Address: 52 John Street

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

SIGNATURE OF OWNER OF RECORD Sean Gynn / Elizabeth Gynn

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: Setback for pool is required to be 25 feet to each neighbor. For 7 Shelton Terrace, the setback with the above ground pool would be 12 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:

Conditions of our property are not conducive to be 25 feet from all property lines.

ZONING LOCATION SURVEY

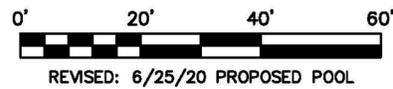
OF PROPERTY KNOWN AS
#52 JOHN STREET
 TRUMBULL, CONNECTICUT

PREPARED FOR
SEAN GLYNN

&
ELIZABETH GLYNN

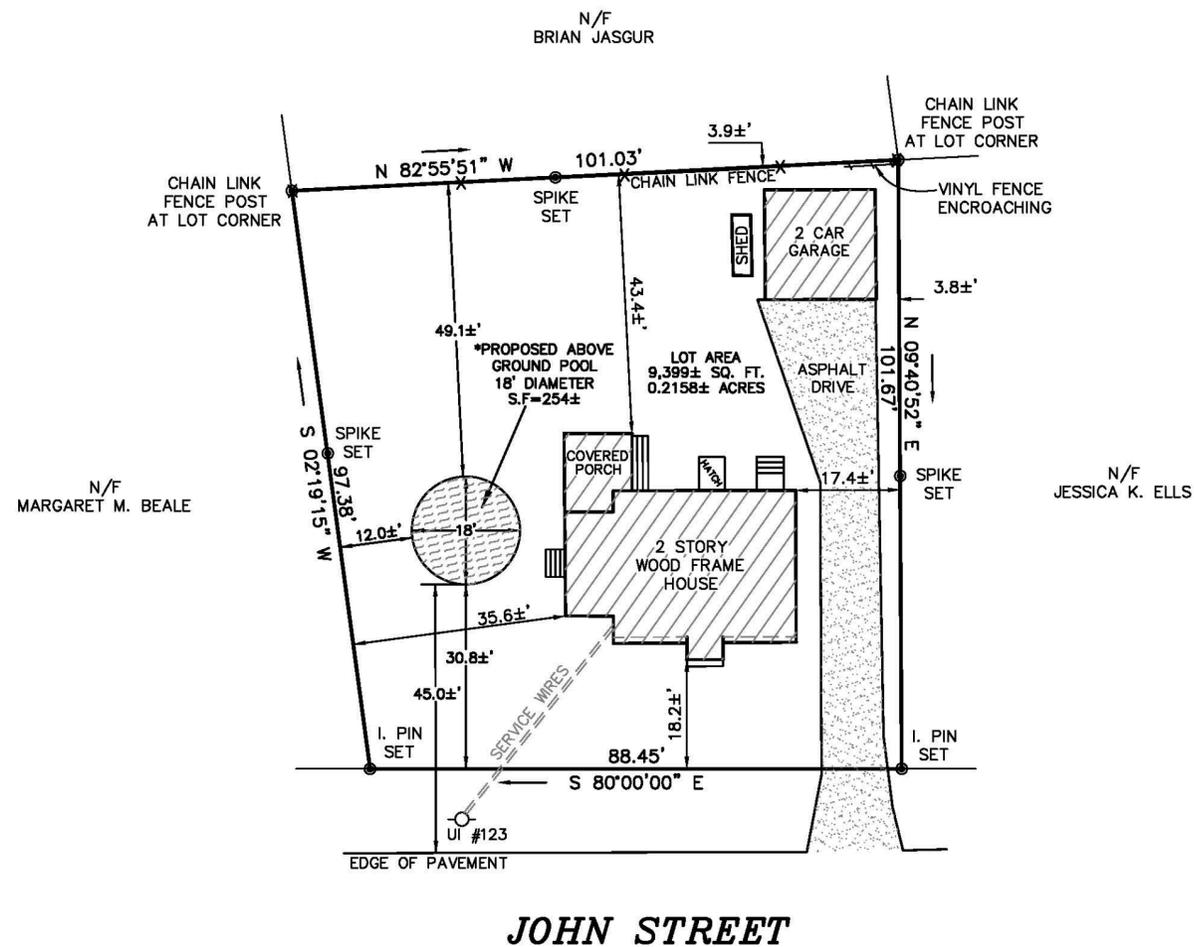
SCALE: 1"=20' DATE: MAY 31, 2019

BY DAVID E. WILSON L.S.



NOTES:

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 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 SEPTEMBER 26, 1996.
2. SURVEY TYPE: "ZONING LOCATION SURVEY". SURVEY CLASS: "A-2". BOUNDARY DETERMINATION CATEGORY: "RESURVEY".
3. THE PROPERTY IS TAX ASSESSOR'S LOT 284, TAX MAP E-05.
4. THE PURPOSE OF THIS SURVEY IS TO DEPICT EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS ON THE PROPERTY RELATIVE TO APPLICABLE ZONING REQUIREMENTS.
5. REFERENCE IS MADE TO THE FOLLOWING MAP ON FILE IN THE TOWN OF TRUMBULL TOWN CLERK'S OFFICE: MAP #32.
6. DISTANCES SHOWN +/- FROM BUILDINGS TO PROPERTY LINES ARE NOT TO BE USED TO ESTABLISH BOUNDARIES.
7. THE PROPERTY IS LOCATED IN RESIDENCE "A" ZONE.
8. ALL BUILDINGS ARE MORE THAN 3 YEARS OLD.
9. THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.
10. THE CERTIFICATION SHOWN RUNS TO THE PERSON(S) FOR WHOM THE SURVEY WAS PREPARED AND ANY GOVERNMENTAL AGENCY, TITLE INSURANCE CO., OR LENDING INSTITUTION WHOSE NAME APPEARS IN THE TITLE BLOCK. CERTIFICATION IS NOT TRANSFERABLE.
11. THE LOCATION OF UNDERGROUND UTILITIES IS UNKNOWN AND THIS MAP IS NOT TO BE USED TO DETERMINE THE LOCATION OF SUCH.
12. THIS MAP DOES NOT CONSTITUTE A SUBDIVISION OF LAND AS DEFINED BY CONNECTICUT STATE STATUTES SECTIONS 8-18 THROUGH 8-29.



*VARIANCE REQUESTED:

SETBACK FOR POOL FROM 25' REQUIRED TO 12' ALLOWED.

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

DAVID E. WILSON, LAND SURVEYOR, STRATFORD, CT.

LICENSE#: LSX.70130

ZONE A	MINIMUM LOT SIZE (sq. ft.)	MINIMUM ROAD FRONTAGE	MINIMUM FLOOR AREA SQUARE FEET 2 STORY	MAXIMUM BUILDING HEIGHT	MINIMUM YARDS			MAXIMUM BUILDING COVERAGE	MAXIMUM FLOOR AREA RATIO
					FRONT	SIDE	REAR		
REQUIRED/ ALLOWED	21,780	125'	900 1ST FLOOR 800 2CD FLOOR	40'	50'	20'	50'	25%	.29 PRINCIPLE BUILDING
EXISTING	9,399	94.9±'	1042 1ST FLOOR 929 2CD FLOOR	25.6±'	18.2±'	17.4±'	43.4±'	15.5%	.21 PRINCIPLE BUILDING
PROPOSED									
AS-BUILT									

Parcel ID: E05-264
LYONS LAWRENCE J & SUSAN M
56 LOUIS STREET
TRUMBULL, CT 06611

Parcel ID: E05-280
ODEA EILEEN MARIE
1 SHELTON TERRACE
TRUMBULL, CT 06611

Parcel ID: E05-288
RAMIREZ NATHAN & JESSICA
36 JOHN STREET
TRUMBULL, CT 06611

Parcel ID: E05-284
GLYNN SEAN & ELIZABETH
52 JOHN STREET
TRUMBULL, CT 06611

Parcel ID: E05-302
HONYCHURCH HOMES LLC
55 JOHN STREET
TRUMBULL, CT 06611

Parcel ID: E05-299
DIMEGLIO JAMES P & JUDITH C
35 PLYMOUTH AVENUE
NORWALK, CT 06851

Patty Dimeglio
Daughter living
at the house

Parcel ID: E05-274
LUGO RAMON M & KAREN
31 LOUIS STREET
TRUMBULL, CT 06611

Parcel ID: E05-270
UHRCLASS DANIEL R
43 LOUIS STREET
TRUMBULL, CT 06611

Parcel ID: E05-286
THACH NHAN
44 JOHN STREET
TRUMBULL, CT 06611

Parcel ID: E05-281
BEALE MARGARET M
7 SHELTON TERRACE
TRUMBULL, CT 06611

Parcel ID: E05-300
DUNKLE ROBERT JOHNSTON JR TR &
DUNKLE KRISTIN HONYCHURCH TR
55 JOHN STREET
TRUMBULL, CT 06611

Parcel ID: E05-309
FLAHERTY CHRISTOPHER & ELIZABETH
26 HARNED PLACE
TRUMBULL, CT 06611

Parcel ID: E05-272
NEMETHI ZSOLT & ERIKA
37 LOUIS STREET
TRUMBULL, CT 06611

Parcel ID: E05-269
JASGUR BRIAN & ALISON
47 LOUIS STREET
TRUMBULL, CT 06611

Parcel ID: E05-285
ELLS JESSICA K &
DORAN MATTHEW
48 JOHN STREET
TRUMBULL, CT 06611

Parcel ID: E05-303
ROSSA FREDERICK W &
ROSSA JUDITH M
65 JOHN ST
TRUMBULL, CT 06611

Parcel ID: E05-297
FISHER EUGENIA M & BARBARA JEAN
37 JOHN STREET
TRUMBULL, CT 06611

Parcel ID: E05-306
LABATE JEAN & RICHARD
28 GREENWOOD DR
TRUMBULL, CT 06611

We received 15 signatures of
support from our neighbors.

Sean & Elizabeth Glynn
Above Ground Pool

1064

July 10, 2020

Town of Trumbull Town Hall
Planning & Zoning Department
5866 Main Street
Trumbull, CT 06611

To Whom It May Concern:

We are in support of Sean and Elizabeth Glynn's request to place an above ground pool on the side yard of their home at 52 John Street, Trumbull, CT, as outlined on the survey at the Town Hall.

Name	Eileen O'Dea	1 Shelton Terrace Trumbull CT 06611
Signature	Eileen O'Dea	

Name	Susan Lyons	56 Louis St Trumbull CT 06611
Signature	Susan Lyons	

Name	Patricia DiMeglio	47 John St Trumbull CT 06611
Signature	Patricia DiMeglio	

Name	Barbara J Fisher FISHER	37 John St Trumbull CT 06611
Signature	Barbara J Fisher	

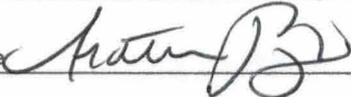
Name	Sean Glynn	31 Louis St Trumbull CT 06611
Signature	Sean Glynn	

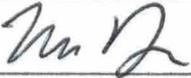
July 10, 2020

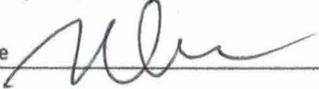
Town of Trumbull Town Hall
Planning & Zoning Department
5866 Main Street
Trumbull, CT 06611

To Whom It May Concern:

We are in support of Sean and Elizabeth Glynn's request to place an above ground pool on the side yard of their home at 52 John Street, Trumbull, CT, as outlined on the survey at the Town Hall.

Name	Nathan Ramirez	Address	36 John Street Trumbull, CT 06611
Signature			

Name	Matthew Doran	Address	48 John Street Trumbull CT 06611
Signature			

Name	Nhan Thach	Address	44 John ST. Trumbull, CT 06611
Signature			

Name	M. BEALE	Address	7 Sheton Terrace Trumbull CT 06611
Signature			

Name	J. Rossa	Address	65 John St TRUMBULL, CT 06611
Signature			

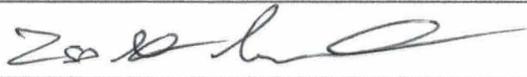
3 of 4

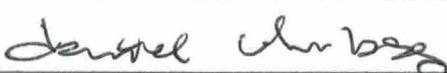
July 10, 2020

Town of Trumbull Town Hall
Planning & Zoning Department
5866 Main Street
Trumbull, CT 06611

To Whom It May Concern:

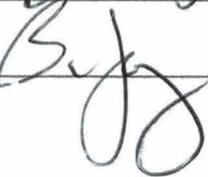
We are in support of Sean and Elizabeth Glynn's request to place an above ground pool on the side yard of their home at 52 John Street, Trumbull, CT, as outlined on the survey at the Town Hall.

Name	ZSOLT NEMETHI	Address	37 Louis Street Trumbull 06611
Signature			

Name	Daniel Uhrlass	Address	43 Louis St Trumbull CT 06611
Signature			

Name	Robert Dankle	Address	55 John St Trumbull, CT 06611
Signature			

Name	Holy Church Homes	Address	61 John St (55 John St) Trumbull, CT 06611
Signature			

Name	Brian Jager	Address	47 Louis St Trumbull CT 06611
Signature			

4 of 4

Application #: 20-24

Date: July 15, 2020

ZONING BOARD OF APPEALS

RECEIVED

JUL 15 2020

By ZBA # 20-24
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: 55 Woodlawn Drive

Assessor's Map No. _____ Parcel No. F08-299 Lot No. _____

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

Zoning District. A

3. Name of Applicant: David Steeves

Street Address: 115 Puttins Creech rd

City: Trumbull ST: CT Zip: 06611 Email: Dsteeves611@msn.com

Phone: Day 203-470-8960 Evening _____

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

4. Owner of Record: Donna Quinlan

Street Address: 55 Woodlawn Drive

City: Trumbull ST: CT Zip: 06611 Email: DonnaQuinlan2@hotmail.com

SIGNATURE OF OWNER OF RECORD [Signature]

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

Location:
55 Woodlawn Drive
Trumbull Ct 06611

Applicant Name:
SVS Homes and Construction
David Steeves
115 Putting Green Rd
Trumbull Ct 06611
203-470-8960

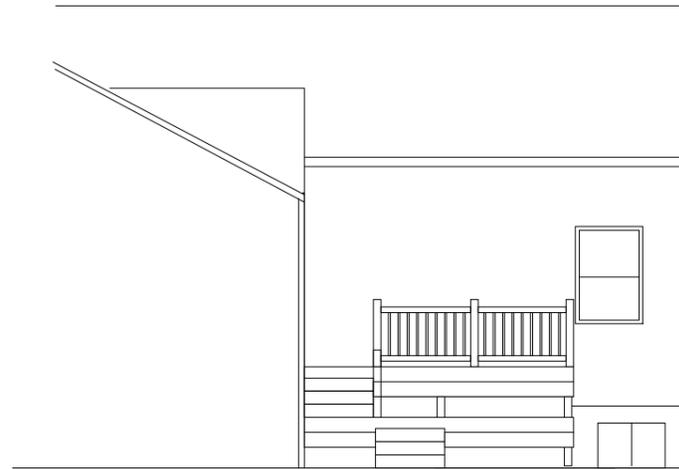
Owners of Record
Donna Quinlan
55 Woodlawn Drive
Trumbull Ct 06611
203-414-2863

Description of work:
Build new deck over existing slate patio. Deck will be made using composite decking and railings.

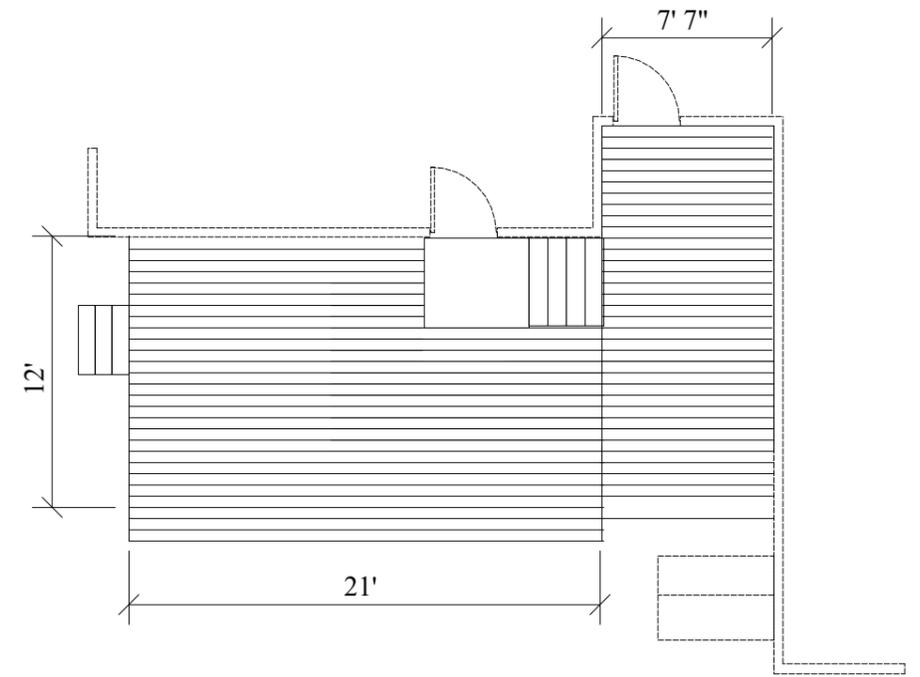
Date:
June 14 2020

Prepared By:
SVS Homes and Construction
David Steeves
115 Putting Green Rd
Trumbull Ct 06611
203-470-8960

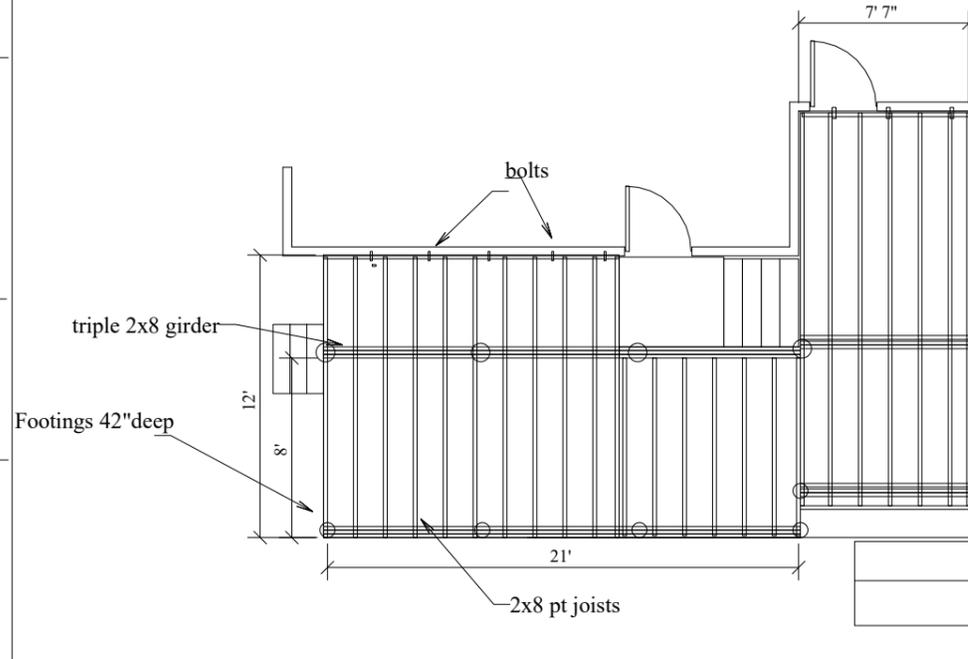
Scale
1/8"=1'



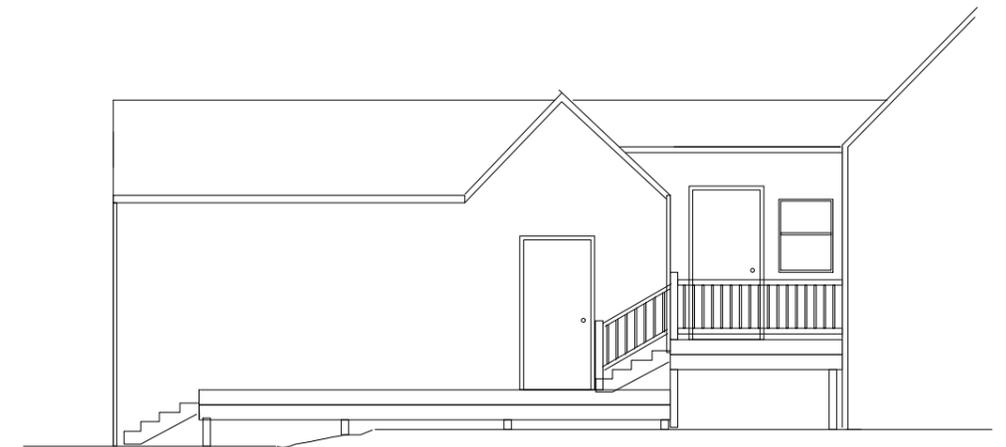
Proposed West Elevation



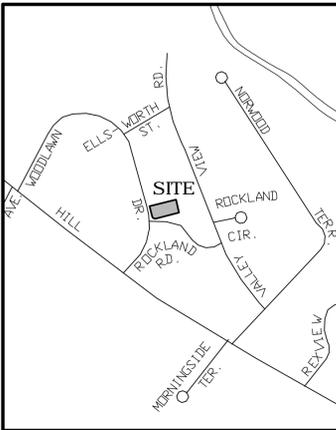
Proposed Deck



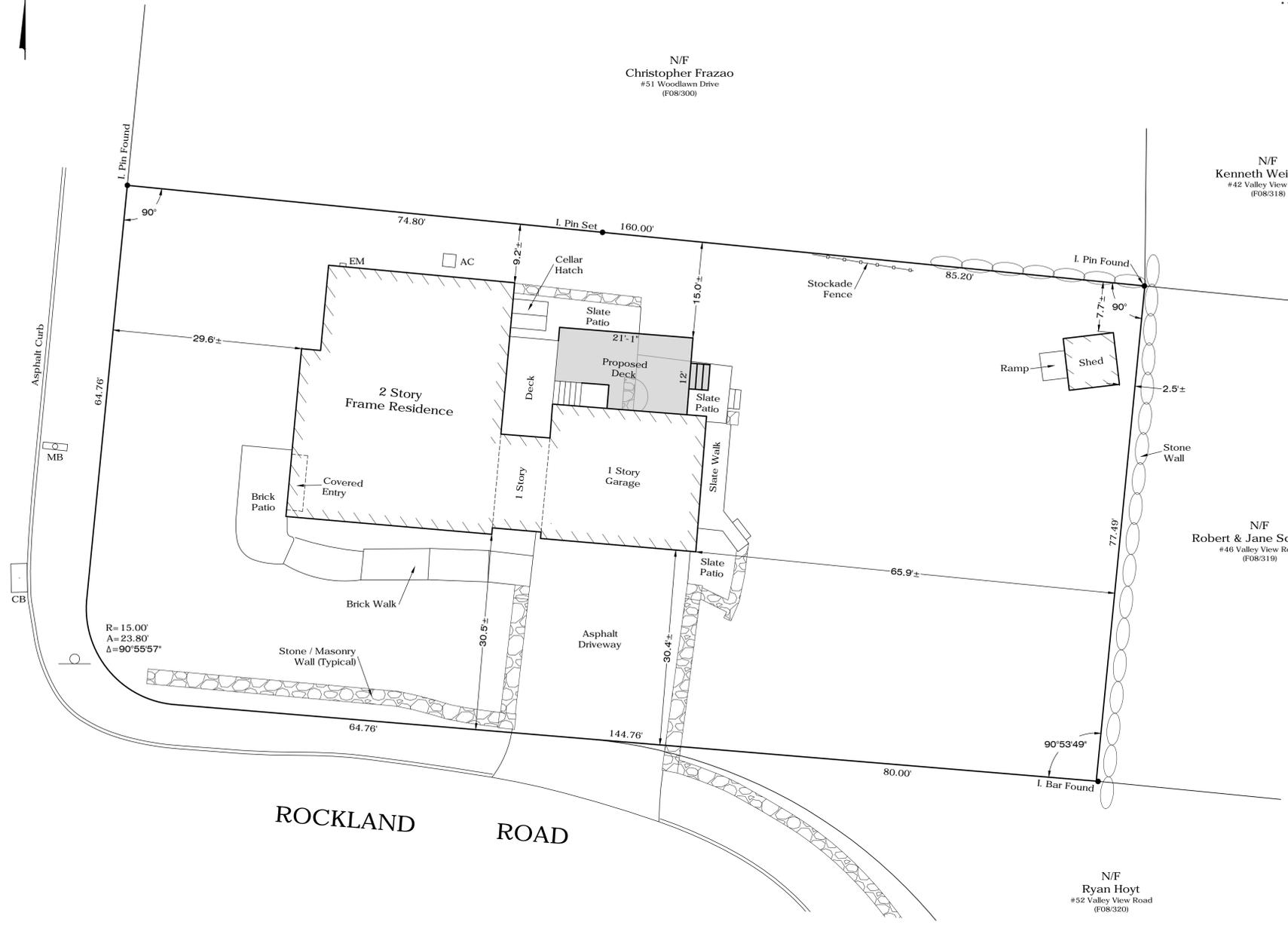
Framing Detail



Proposed South Elevation



WOODLAWN DRIVE



RESIDENCE A ZONE - LOT A	MINIMUM REQUIRED MAXIMUM ALLOWED	EXISTING CONDITIONS	PROPOSED CONDITIONS	AS-BUILT CONDITIONS
Minimum Lot Area	21,780	12,549±	12,549±	-
Minimum Lot Frontage	125	156.02'	156.02'	-
MINIMUM SETBACK				
Setback From Street Line	50	29.6±	29.6±	-
Setback From One Side Property Lines	20	9.2±	9.2± *	-
Setback From Rear Property Lines	50	65.9±	65.9±	-
MINIMUM FLOOR AREA				
Floor Area - One Story Building	1,200	-	-	-
Floor Area - Split Level Building	-	-	-	-
Floor Area - Two Or More Story Building Total Floor Area	1,700	2,606±	2,606±	-
Floor Area - Two Or More Story Building Ground Floor Area	900	1,858±	1,858±	-
Maximum Height For A Building Or Structure	40	22±	22±	-
Maximum Building Coverage As A Percentage Of Lot Area	25%	15.3%	15.3%	-
Maximum Building Floor Area As A Percentage Of Lot Area	29% (Principal)	20.8%	20.8%	-

* 15.0± To Proposed Deck

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.
- Reference is made to the following documents on file in the Fairfield Town Clerk's Office:
 - A. RM 400 - Map No. 4, Norwood Park Dev., Trumbull, Conn.; Scale: 1"= 100'; May 29, 1950.
 - B. Volume 1478 Page 675.
- The underground utilities shown, if any, have been located from visible field survey information. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. The surveyor has not physically located the underground utilities, unless specifically noted as such. It is the Contractor's responsibility to contact CALL BEFORE YOU DIG (CBYD) prior to commencement of any excavation. Dial 811 or 1-800-922-4455.
- Property is located in FEMA Zone X. Per Flood Insurance Rate Map #09001C0XXXG, Effective Date: July 8, 2013; Panel XXX of 626.
- Reference is hereby made to Connecticut General Statute 8-13a, as amended, with regards to existing structures three or more years old.
- It is the owner's and/or contractor's responsibility to obtain any and all required permits and/or variances that may be required prior to any construction activity.
- Proposed calculations are based on architectural plans submitted by the client. In some cases dimensions are scaled. It is the contractor's responsibility to adjust for siding that will be added to the structure with respect to coverage and setbacks. The surveyor assumes no responsibility for details that are not submitted for our review.

LEGEND

	HYDRANT
	MANHOLE
	GAS VALVE
	UTILITY POLE
	WATER VALVE
	LAMP POST
	CATCH BASIN
	ELECTRIC BOX
	SIGN
	MAILBOX
	EXISTING IRON PIN
	EXISTING CONCRETE MONUMENT
	STONE BOUND
	HEDGE
	STONEWALL
	INLAND WETLANDS
	METAL FENCE
	WOOD FENCE

NOT VALID UNLESS EMBOSSED WITH SEAL OR FIXED WITH THE LIVE STAMP OF THE SIGNATORY
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

Jason T. Spath Sr., L.S. #70136

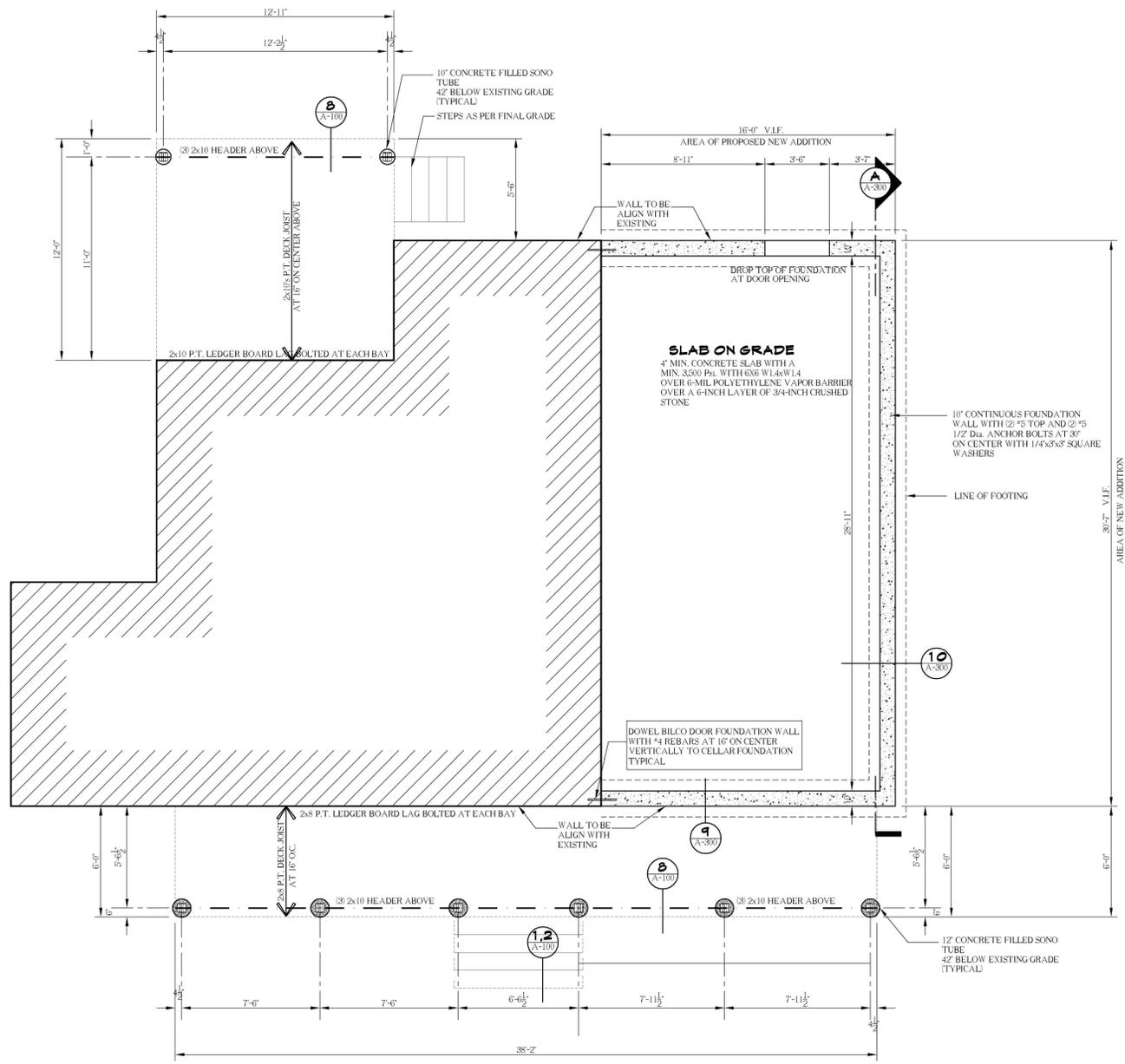
DATA ACCUMULATION PLAN
PREPARED FOR
JAMES & DONNA QUINLAN
#55 WOODLAWN DRIVE
TRUMBULL, CONNECTICUT

1" = 10'

DATE: JULY 14, 2020	SCALE: 1" = 10'	DRAFTER: SJR	JOB NUMBER: 4920	PROJECT #: 4920
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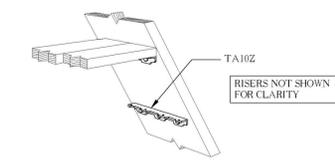
HC THE HUNTINGTON COMPANY, LLC
Consulting Engineers & Surveyors
303 Linwood Avenue, Fairfield, CT
203.259.1091

1/1

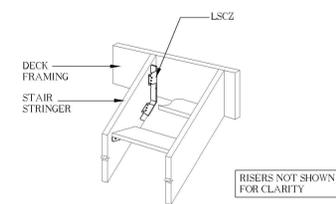


PROPOSED FOUNDATION PLAN (ADDITION)
 SCALE 1/4" = 1'-0"

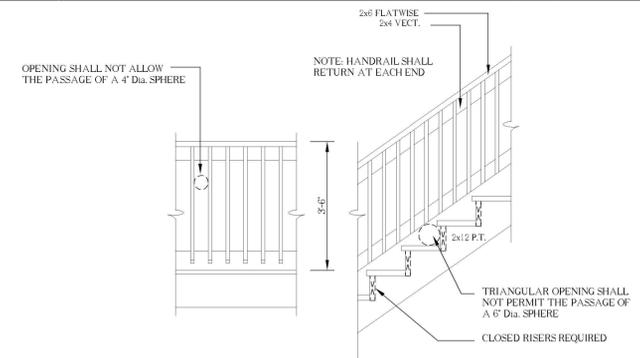
NOTE:
 THIS IS A CERTIFICATION FOR STRUCTURAL DESIGN ONLY.
 I, THE SIGNER, AM A LICENSED PROFESSIONAL ENGINEER
 BY ATLANTIC CONSULTING & ENGINEERING
 525 ADAM STREET, BRIDGEPORT, CT - 203-336-4422
 OTHERWISE, ANY AND ALL DESIGN RELATED TO THE INSTALLATION
 IS REFERRED TO THE CONSULTANT.



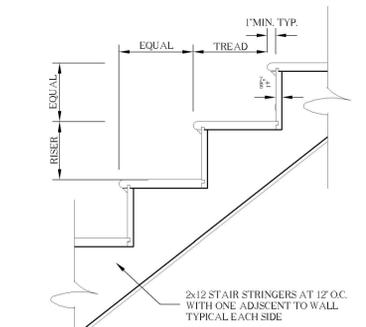
1 TREAD ANGLE DETAIL
 A-100



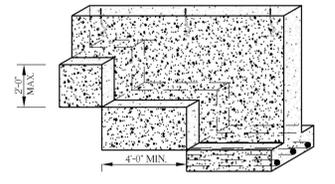
2 STRINGER CONNECTOR
 A-100



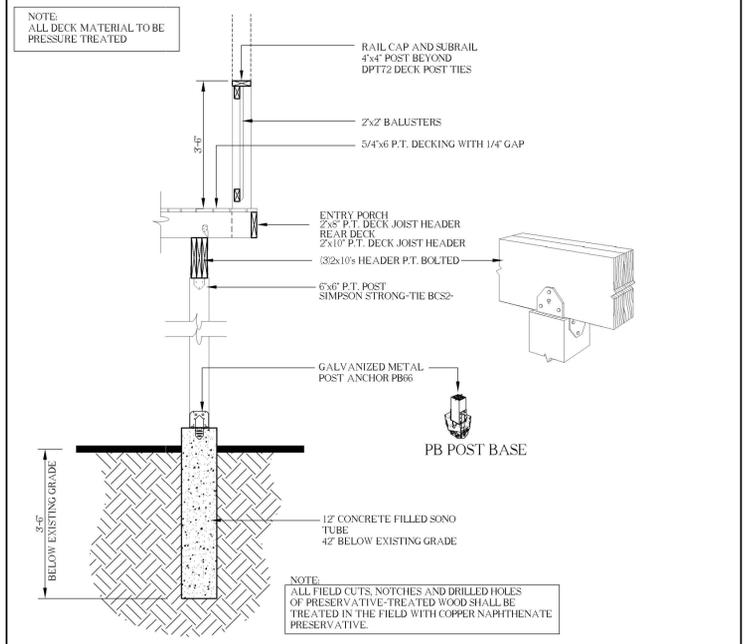
3 RAILING ELEVATION
 A-100



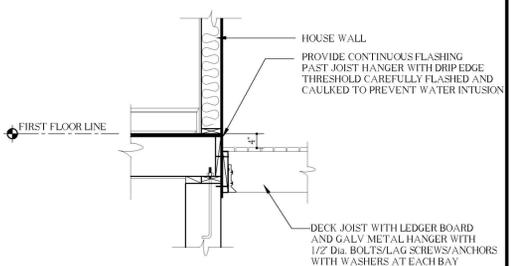
5 WOOD STAIR DETAIL
 A-100



TYPICAL STEPPED FOOTING DETAIL
 TO BE FIELD COORDINATED DO NOT SCALE



8 RAILING SECTION
 A-100



9 DETAIL AT HOUSE AND DECK
 A-100

USE OF CONSTRUCTION DOCUMENTS
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CALL BEFORE YOU DIG
 DIAL 811

ENGINEER:

Project Issue Dates:

No.	DATE	PURPOSE

Project Description:
 PROPOSED TWO HALF STORY WOOD FRAMING ADDITION ATTACHED TO EXISTING SINGLE FAMILY DWELLING

99 UNITY ROAD
 TRUMBULL, CT

Prepared For:
 LOMBARDO BUILDING GROUP

DRAWING SCALE: AS NOTED	DRAWN BY: KYLE PHILLIPS
ZONE: AA	DATE: 6-26-2020
PROJECT NUMBER: FW_1670017	99 UNITY ROAD

DRAWING TITLE:
FLOOR PLAN DETAILS

DRAWING NUMBER:
A-100

STAIRWAYS

- RISE**
THE RISER HEIGHT SHALL BE NOT MORE THAN 7 3/4 INCHES. THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH.
- HEADROOM**
THE MINIMUM HEADROOM IN ALL PARTS OF STAIRWAY IS 7 INCHES FROM THE TREAD NOSING TO SLOPED PLANE AND JOINING. THE TREAD NOSING IS FROM SURFACE OF LANDING OR PLATFORM ALL STAIRWAYS TO BE MINIMIZED AS PER CODE.
- HANDRAILS / GUARDRAILS**
THE MINIMUM HEIGHT IS 34 INCHES. THE MAXIMUM HEIGHT IS 38 INCHES. HANDRAIL GRIP SIZE: CIRCULAR CROSS SECTION DIAMETER: 1 1/4 INCHES TO 2 INCHES. NON-CIRCULAR CROSS SECTION WITH PERIMETER DIMENSION OF AT LEAST 4 INCHES BUT NOT MORE THAN 6 1/4 INCHES AND A LARGEST CROSS SECTION DIMENSION NOT EXCEEDING 2 1/4 INCHES WITH MINIMUM 1/8 RADIUS AT EDGES. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREAD OR FLIGHT OF STAIRS OF FOUR OR MORE RISES.

- GUARDRAILS**
PORCHES, BALCONIES OR RAISED FLOOR LOCATED MORE THAN 20 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDRAILS NOT LESS THAN 36 INCHES IN HEIGHT. OPEN SIDES OF STAIRS TOTAL RISE OF MORE THAN 30 INCHES ABOVE FLOOR OR GRADE BELOW SHALL HAVE GUARDRAILS NOT LESS THAN 34 INCHES IN HEIGHT MEASURED VERTICALLY FROM NOSING OF TREADS.
- STAIRWAYS WIDTH**
36 INCHES CLEAR AT ALL POINTS ABOVE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT MINIMUM WIDTH AT AND BELOW HANDRAIL HEIGHT SHALL NOT BE LESS THAN 30 INCHES WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 37 INCHES WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES. PROJECTION AT OR BELOW HANDRAIL HEIGHT ON EACH SIDE NOT MORE THAN 4 1/2 INCHES.
- WINDERS**
THE GREATEST TREAD DEPTH SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCHES. WINDERS SHALL HAVE A MINIMUM TREAD DEPTH OF 10 INCHES AT A POINT 1/2 INCHES FROM THE NARROWEST EDGE. AND A MINIMUM TREAD DEPTH OF 10 INCHES AT ANY POINT. THE CONTINUOUS HANDRAIL REQUIRED SHALL BE LOCATED ON THE SIDE WHERE THE TREAD IS NARROWER.
- HANDRAILS**
ARE REQUIRED TO BE CONTINUOUS FROM THE BOTTOM RISER TO THE TOP RISER. ALL HANDRAILS SHALL BE RETURNED, TERMINATE TO A NEWEL POST, OR SAFETY TERMINALS R31.1.7.2.

AREAS OF AIR INFILTRATION THAT SHOULD BE CHECKED AND SEALED THOROUGHLY DURING CONSTRUCTION

- KNEE WALLS AND VAULTED CEILING PARTY WALLS
- RECESSED LIGHT FIXTURES
- ALL JOINTS, SEAMS, AND PENETRATIONS THAT ALLOW THE FREE FLOW OF AIR THROUGH THEM
- OPENINGS BETWEEN WINDOW AND DOOR ASSEMBLIES AND THEIR RESPECTIVE JAMBS
- DROP CEILING/UTILITY CHASES ADJACENT TO THE THERMAL BOUNDARY
- RIM JOIST JUNCTIONS WHERE THE SILL PLATE MEETS THE SLAB OR MEETS THE RIM BOARD
- BEHIND TUBS AND SHOWERS ON EXTERIOR WALLS
- UTILITY AND MECHANICAL PENETRATIONS BETWEEN CONDITIONED AND UNCONDITIONED SPACES AND BETWEEN FLOORS
- EXTERIOR WALLS BETWEEN THE HOUSE AND THE GARAGE EXTERIOR
- SERVICES ACCESS DOORS OR HATCHES SUCH AS ATTIC HATCHES, DROPDOWN STAIRS, AND CONDITIONED CRAWLSPACE DOORS

SEALANT MATERIALS

FOAM	CAULK	MASTIC
------	-------	--------

NOTE: ALL EXTERIOR AND BEARING WALLS TO BE FRAME WITH 2x6S INTERIOR TO BE FRAME WITH 2x4S

NOTE: ALL WINDOW OPENINGS OF 6'-0" OR LESS TO BE FRAME WITH 2x10S HEADER UNLESS OTHERWISE NOTED

NOTE: ALL WINDOWS AND EXTERIOR DOORS REQUIRED TO MEET 100 MPH WIND LOAD OF DP307 OR BETTER. NOTE: PROVIDE WINDOW CUT SHEET TO BUILDING DEPT. U-FACTOR .32 OR LESS, LOW-E OR ARGON FILLED WINDOW

TESTING AND LABELING EXTERIOR WINDOWS, DOORS AND SLIDING DOORS SHALL BE TESTED BY AN APPROVED INDEPENDENT LABORATORY, AND BEAR A LABEL IDENTIFYING MANUFACTURE, PERFORMANCE CHARACTERISTICS AND APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE WITH AAMA/WDMA/CSA 101/LS2/A440, EXTERIOR SIDE-HINGED DOORS SHALL BE TESTED AND LABELED AS CONFORMING TO AAMA/WDMA/CSA 101/LS2/A440 OR COMPLY WITH SECTION R612.5.

MIN. ONE EGRESS WINDOW PER BEDROOM REQUIRED. MIN. CLEAR OPENING 5.7 SQ.FT. MIN. CLEAR OPENING HEIGHT 2' MIN. CLEAR OPENING WIDTH 20" SILL. MAX. 44" A.F.F.

ALL GLAZING IN DOORS, SHOWER/TUB ENCLOSURES AND DOORS, FIXED SIDE LIGHTS AND INTERIOR PARTITIONS WHERE SUCH GLAZING EXTENDS TO WITHIN 18" OF THE FLOOR LEVEL TO BE SHATTERPROOF TYPE GLASS, TEMPERED OR LAMINATED AS PER CODE REQUIREMENTS.

WINDOW OPENING LIMITING DEVICES SHALL BE SELF-ACTING AND SHALL BE POSITIONED TO PROHIBIT THE FREE PASSAGE OF A 4-INCH DIAMETER RIGID SPHERE THROUGH THE WINDOW OPENING WHEN THE WINDOW OPENING LIMITING DEVICE IS INSTALLED IN ACCORDANCE WITH THE MANUFACTURER INSTRUCTIONS

NOTE: ALL WINDOWS HAVE OPENING LIMITING DEVICES OR JUST WINDOWS WITH SILL HEIGHT OF LESS THAN 24 INCHES TO FINISH FLOOR AND 72 INCHES ABOVE GRADE

NOTE: CAULK ALL SPACES BETWEEN WINDOW JAMBS AND WALL FRAMING AND INSULATE WITH FOAM INSULATION



USE OF CONSTRUCTION DOCUMENTS

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CALL BEFORE YOU DIG
DIAL 811

ENGINEER

Project Issue Dates

No.	DATE	PURPOSE

Project Description:
PROPOSED TWO HALF STORY WOOD FRAMING ADDITION ATTACHED TO EXISTING SINGLE FAMILY DWELLING

99 UNITY ROAD
TRUMBULL, CT

Prepared For:
LOMBARDO BUILDING GROUP

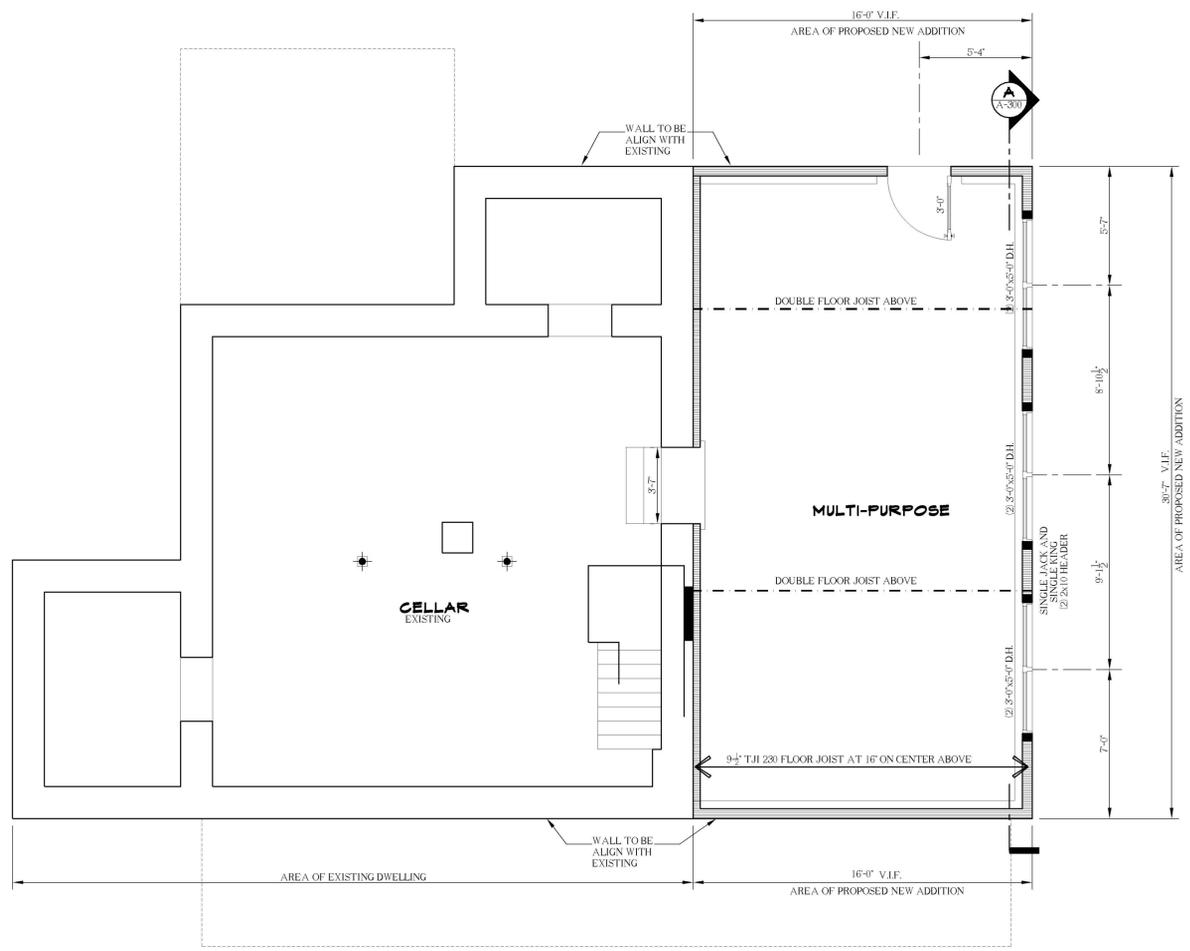
DRAWING SCALE: AS NOTED	DRAWN BY: KYLE P. HAYTT
ZONE: AA	DATE: 6-26-2020
PROJECT NUMBER: FW_1670017	99 UNITY ROAD

DRAWING TITLE:

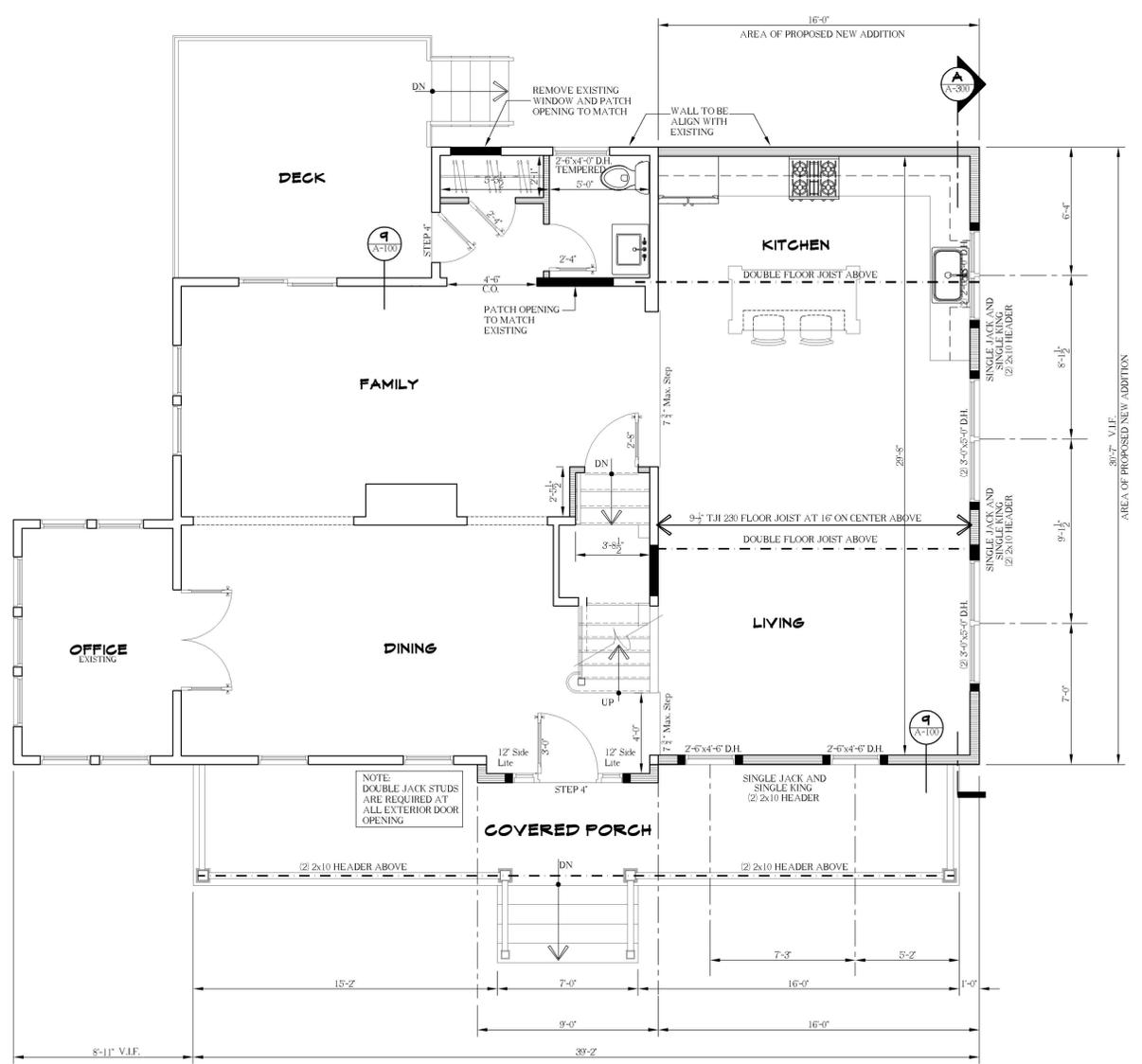
FLOOR PLANS

DRAWING NUMBER

A-101

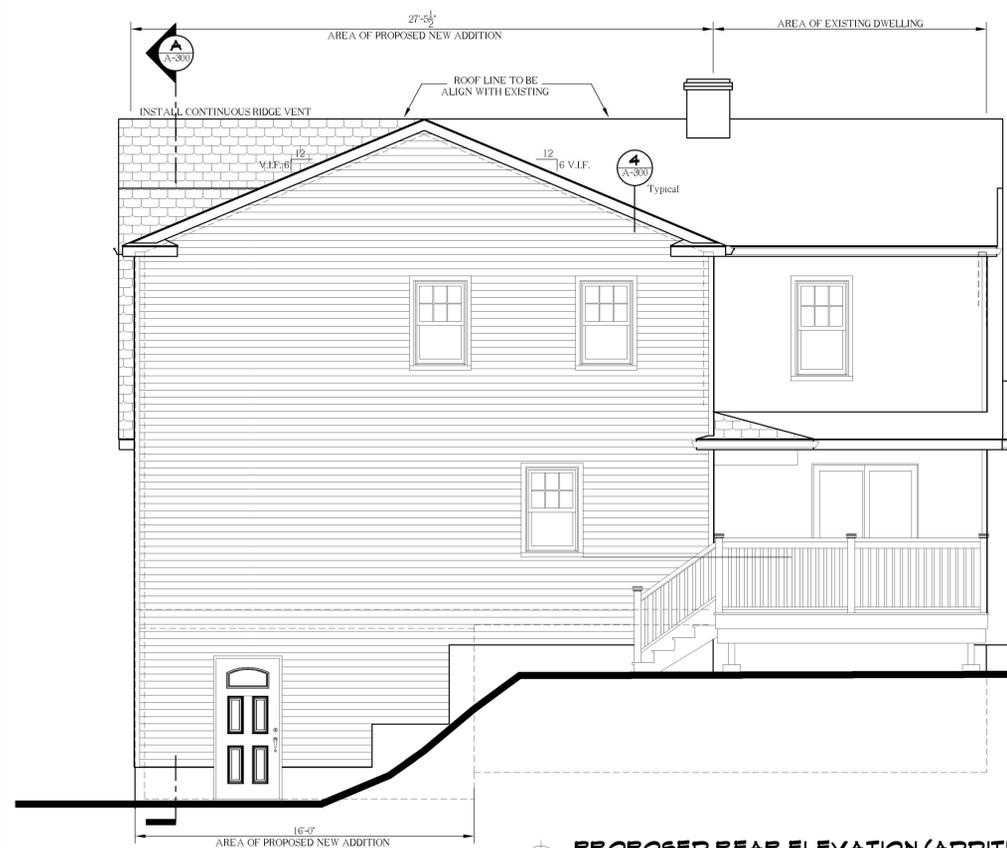


NOTE:
THIS IS A PREPARATION FOR STRUCTURAL DESIGN ONLY. STRUCTURAL INSPECTION MUST BE CONDUCTED BY A LICENSED PROFESSIONAL ENGINEER. 525 OAK STREET, BRIDGEPORT, CT 06610-364422. NO RELEASE OF ANY LIABILITY RELATED TO THE INSTALLATION.

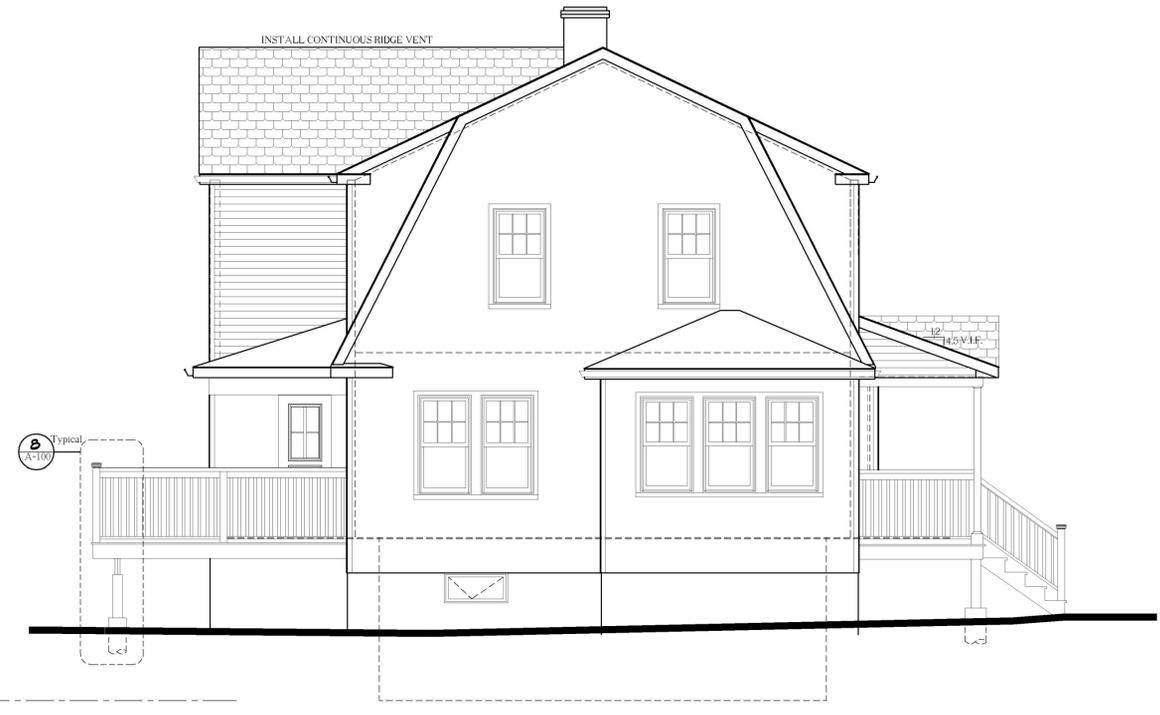


WALL KEY

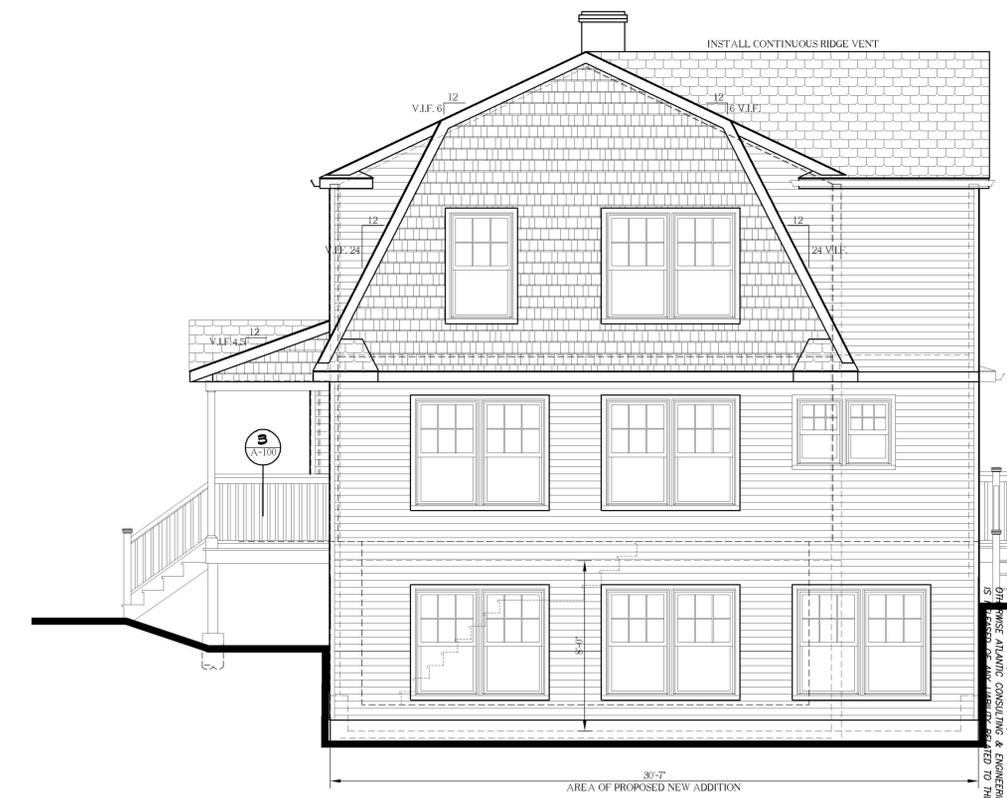
(Solid line)	EXISTING WALLS
(Dashed line)	WALLS TO MATCH EXISTING
(Thick solid line)	NEW WALLS



PROPOSED REAR ELEVATION (ADDITION)
 SCALE = 1/4" = 1'-0"



PROPOSED SIDE ELEVATION (ADDITION)
 SCALE = 1/4" = 1'-0"



PROPOSED SIDE ELEVATION (ADDITION)
 SCALE = 1/4" = 1'-0"



PROPOSED ENTRY ELEVATION (ADDITION)
 SCALE = 1/4" = 1'-0"

NOTE:
 THIS IS A PRELIMINARY DRAWING FOR ARCHITECTURAL DESIGN ONLY.
 STRUCTURAL INSPECTION MUST BE CONDUCTED
 BY A LICENSED PROFESSIONAL ENGINEER.
 SEE PLAN SHEET PROPOSED PLAN OF 203-336-442
 FOR THE LOCATION OF THE INSULATION



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No.	DATE	PURPOSE

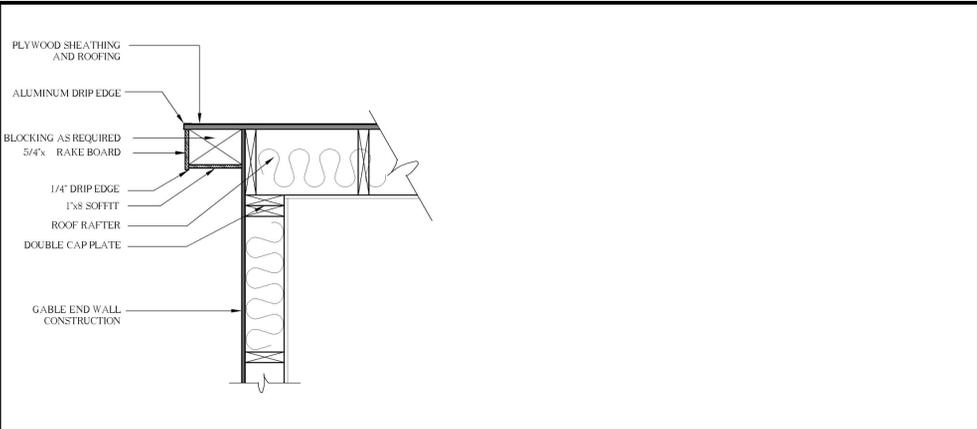
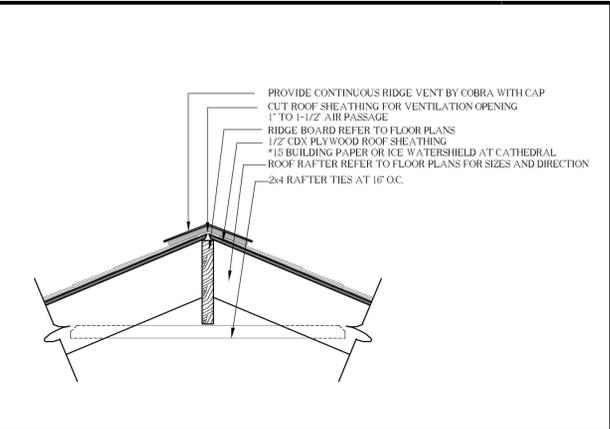
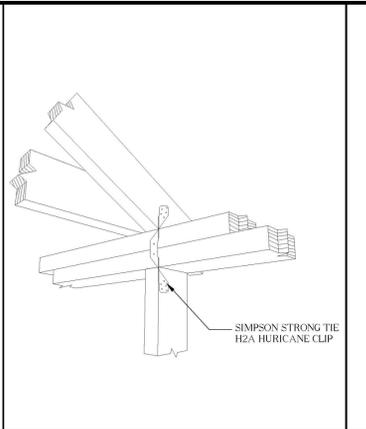
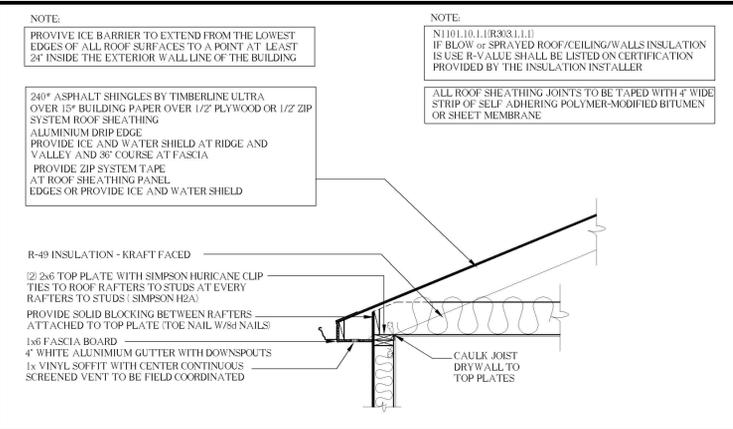
Project Description:
PROPOSED TWO HALF STORY WOOD FRAMING ADDITION ATTACHED TO EXISTING SINGLE FAMILY DWELLING
 99 UNITY ROAD
 TRUMBULL, CT

Prepared For:
 LOMBARDO BUILDING GROUP

DRAWING SCALE: AS NOTED
 DRAWN BY: DANIEL J. D'AMICO
 ZONE: AA
 DATE: 6-26-2020
 PROJECT NUMBER: FW_1670017
 99 UNITY ROAD

DRAWING TITLE:
ELEVATIONS

DRAWING NUMBER:
A-200

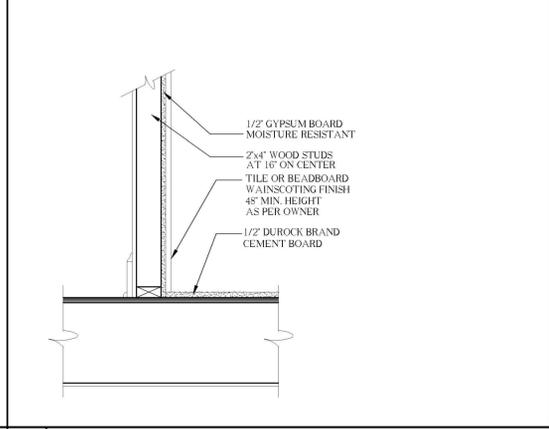
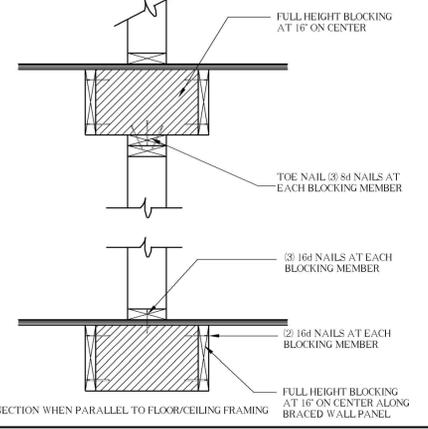
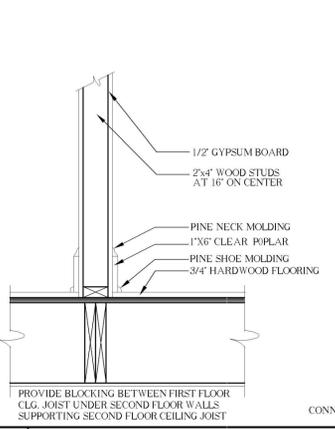
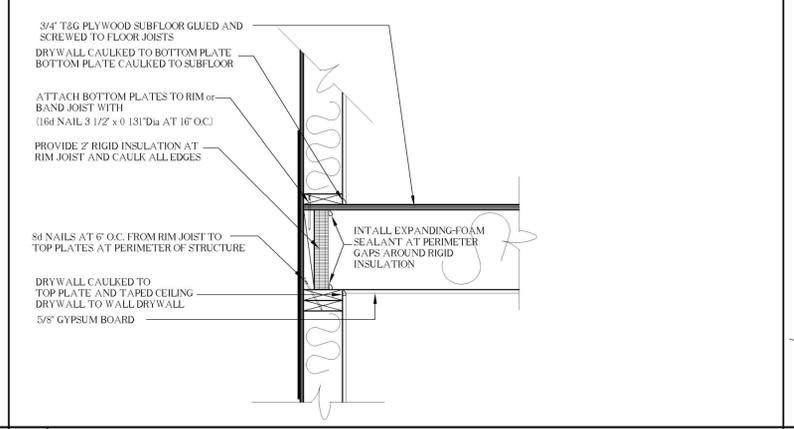
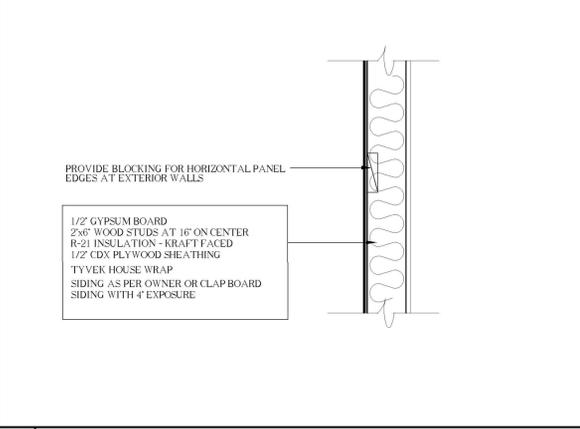


1 A-300 **TYPICAL ROOF EAVE DETAIL**

2 A-300 **HURRICANE CLIP DETAIL**

3 A-300 **RIDGE VENT DETAIL**

4 A-300 **TYPICAL RAKE DETAIL**

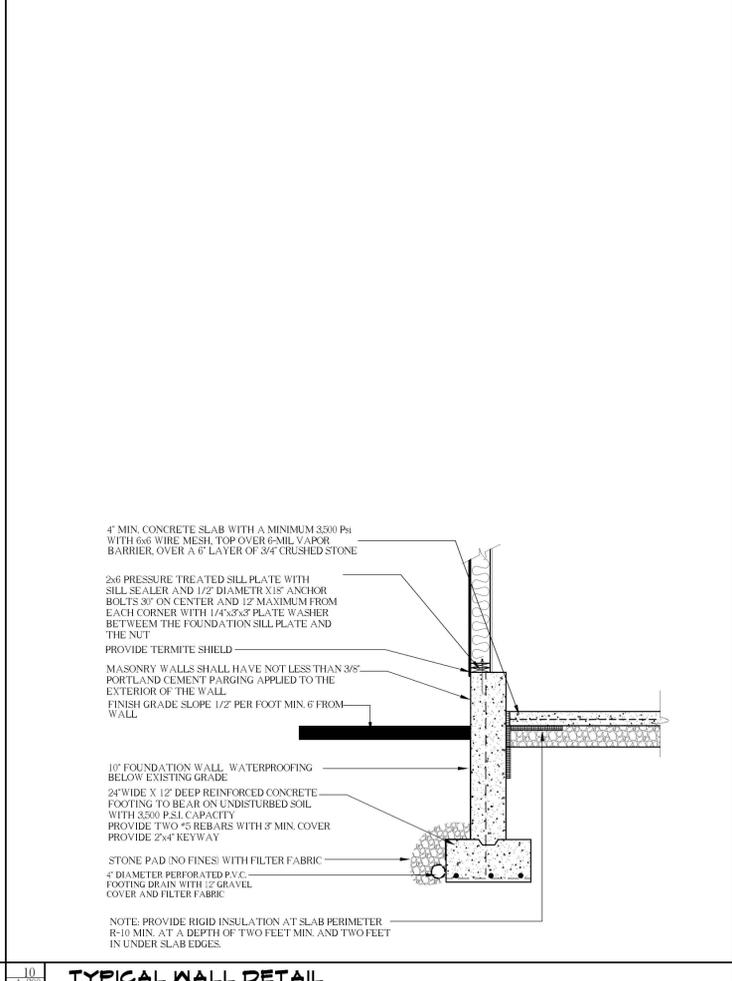
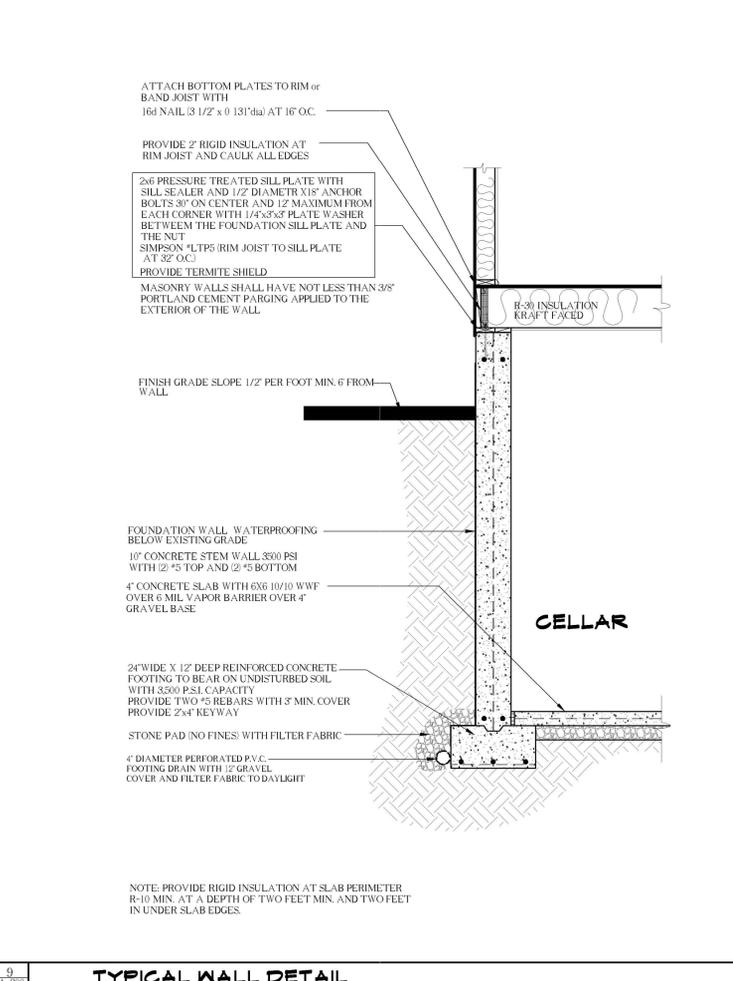
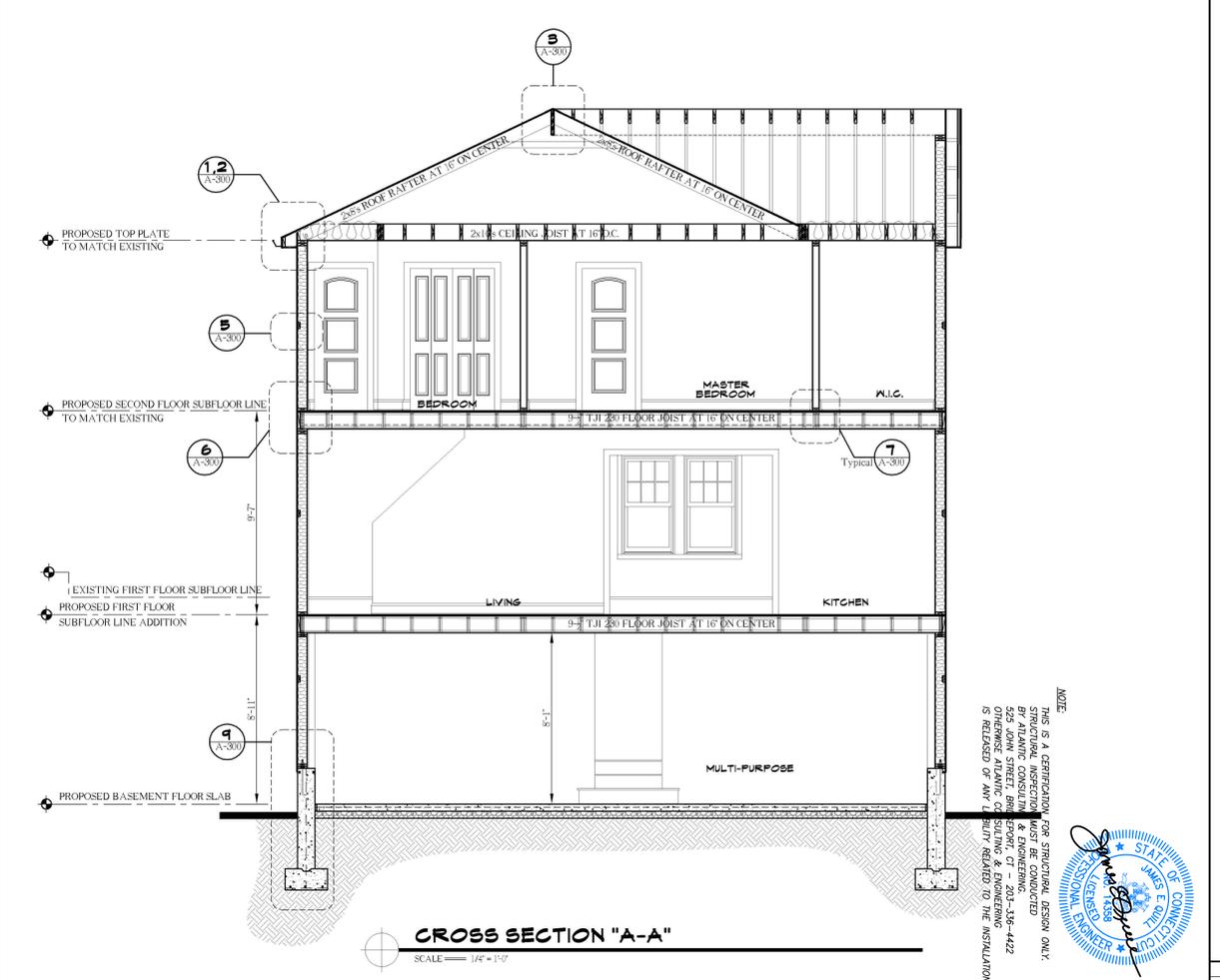


5 A-300 **TYPICAL EXTERIOR WALL**

6 A-300 **FLOOR TO FLOOR**

7 A-300 **TYPICAL INTERIOR WALL**

8 A-300 **TYPICAL INTERIOR WET WALL**



9 A-300 **TYPICAL WALL DETAIL**

10 A-300 **TYPICAL WALL DETAIL**

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ENGINEER:

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99 UNITY ROAD
 TRUMBULL, CT

Prepared For:
LOMBARDO BUILDING GROUP

DRAWING SCALE: AS NOTED
 DRAWN BY: KYLE PHILLIPS
 ZONE: AA
 DATE: 6-26-2020
 PROJECT NUMBER: FW_1670017
 99 UNITY ROAD

DRAWING TITLE:
CROSS SECTION DETAILS

DRAWING NUMBER:
A-300

Application #: 20-27

Date: July 15, 2020

ZONING BOARD OF APPEALS

RECEIVED

JUL 15 2020 2:00 pm

By ZBA #20-27
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: 99 Unity Road
 Assessor's Map No. J09 Parcel No. 64 Lot No. _____
 Trumbull Land Records: Volume(s) 1815 Page(s) 577
 Zoning District: AA

3. Name of Applicant: Quick Close Investment Group, Inc.

Street Address: 6 Lynnbrook Rd
 City: Trumbull ST: CT Zip: 06611 Email: lombardo building@gmail.com
 Phone: Day 2033629234 Evening 2033629234

SIGNATURE OF APPLICANT _____
(if agent, state capacity)

4. Owner of Record: Quick Close Investment Group, Inc.

Street Address: 6 Lynnbrook Rd
 City: Trumbull ST: CT Zip: 06611 Email: lombardo building@gmail.com

SIGNATURE OF OWNER OF RECORD _____

rosati @ rosati law firm
com

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) II + III 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:

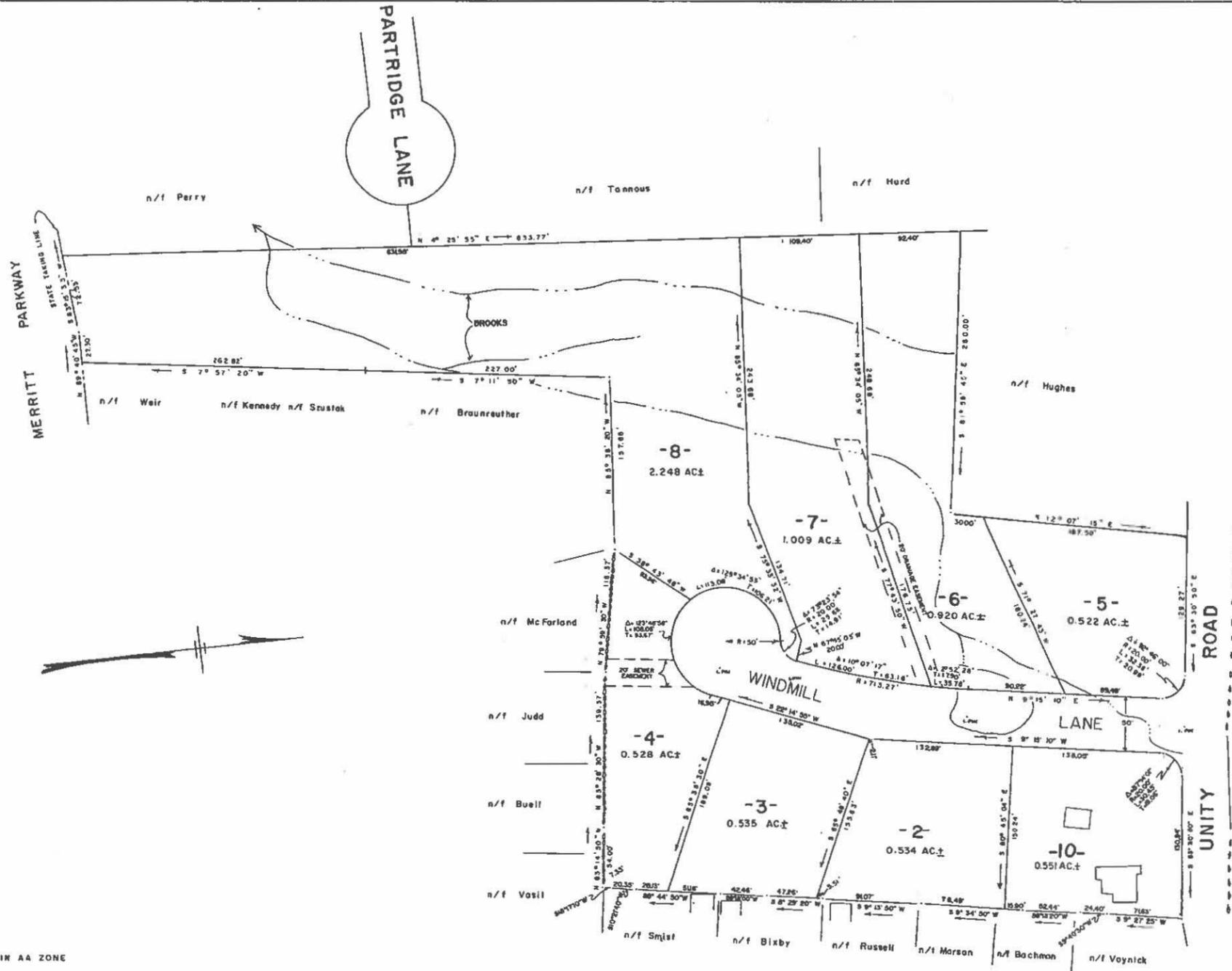
N/A

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 WHERE APPLICABLE:

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

Pre-existing home located on lot 10 on subdivision Map # 2439. Only lot without home constructed as part of said subdivision. Variance needed to renovate home in order to fit in harmony with other homes in the area and on Windmill Lane. Applicant would be hardshipped if not allowed to perform construction and bring home in harmony with other homes.



NOTES:

- (1) PROPERTY LOCATED IN AA ZONE
- (2) TOTAL AREA = 7.5 AC.±
- (3) ALL EXISTING AND PROPOSED BROOKS, WATERCOURSES & DRAINAGE STRUCTURES ARE SUBJECT TO A 20 FT. DRAINAGE EASEMENT TO THE TOWN OF TRUMBULL.
- (4) REF. TO MAP NOS. 28, 37, 603, 1162 & STATE HIGHWAY MAP 7023 SH. 114 - 05 & SH. 1. I. ANTHONY MASE & ROSEMARY L. WEIR ON FILE IN TRUMBULL TOWN CLERK'S OFFICE

OWNERS OF RECORD
K. Lisa & Votell
I. Anthony Mase

APPROVED BY THE TRUMBULL PLANNING AND ZONING COMMISSION
 DATE: 3-18-87
 BY: [Signature]

DIVISION OF PROPERTY
 IN TRUMBULL, CONN.
FOR I. ANTHONY MASE

APRIL 30, 1986 SCALE: 1" = 50'
 REV. JULY 22, 1986
 REV. NOV. 10, 1986
 I HEREBY DECLARE THAT THIS MAP IS SUBSTANTIALLY CORRECT. THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS A-2 SURVEY AS DEFINED IN THE RECOMMENDED STANDARDS FOR SURVEYS AND MAPS BY STATE OF CONNECTICUT AS PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 13, 1964.
[Signature]
 STEPHEN C. BOMBERO, SR., R.L.S. #8225
 151 BODD HILL ROAD
 TRUMBULL, CONN.

2439

2439

STANDARD	MINIMUM/REQUIRED MAXIMUM/ALLOWED		EXISTING CONDITIONS		PROPOSED		AS-BUILT	
Minimum Lot Area (Sq. Ft.)	43,580		23,995 ± SF		23,995 ± SF			
Minimum Lot Frontage (Ft.)	150'		299.44'		299.44'			
Minimum Floor Area (Sq.Ft.)	1st Floor	2nd Floor	1st Floor	2nd Floor	1st Floor	2nd Floor	1st Floor	2nd Floor
1 Story	1400	—	N/A	N/A	N/A	N/A		
1 1/2 Story	1150	500	N/A	N/A	N/A	N/A		
2 Story	1000	800	1188 ±	605 ±	1664 ±	1178 ±		
Maximum Height for a Building or Structure	35'		24.3'		24.3'			
Minimum Front Yard (Ft.)	50'		37.7'		40.8'			
Minimum Side Yard (Ft.)	20'		14.7'		14.7'			
Minimum Rear Yard (Ft.)	50'		88.7'		87.8'			
Maximum Lot Coverage	—		—		—			

BUILDING ZONE: AA

GENERAL NOTES:

- 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 Sept. 26, 1996.
- This Survey conforms to Class A-2.
- The Type of survey performed is a Limited Property / Boundary Survey, and is intended to be Existing Building Location Survey.
- Boundary determination is based upon a Dependent Resurvey (see MAP REFERENCES and Record Deeds.)
- North Arrow is based on Map Reference # 1.
- This map is NOT VALID without a LIVE SIGNATURE and EMBOSSED SEAL.
- This map is NOT VALID if altered or used by any party other than the one depicted in title block of this map.
- Property Lines Established According to Record Deeds as exist
- Physical Features Such as Stone Walls, Wire Fences, Monuments, Iron Pins or Pipes, Etc. taken under consideration to establish current deed lines.
- Underground Utility, Structure and facility Locations depicted and noted hereon have been compiled, in part, from record mapping supplied by the respective utility companies or government agencies, from parole testimony and from other sources. These Locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to this firm. The size, Location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction. CALL BEFORE YOU DIG 1-800-922-4455.
- Lot served by on-site sewer system and public water supply.

MAP REFERENCES:

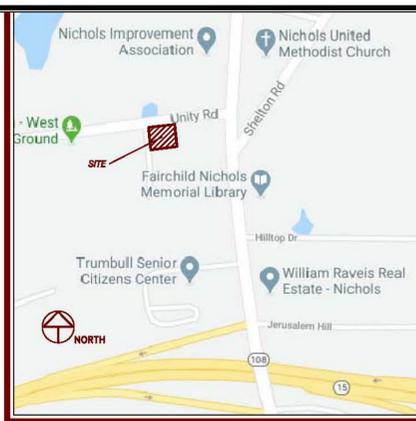
- RECORD MAP #1677.
- RECORD MAP #2439.

NIF
JESSICA & JOHN BUTCHKO
VOL. #1505
PG. #740

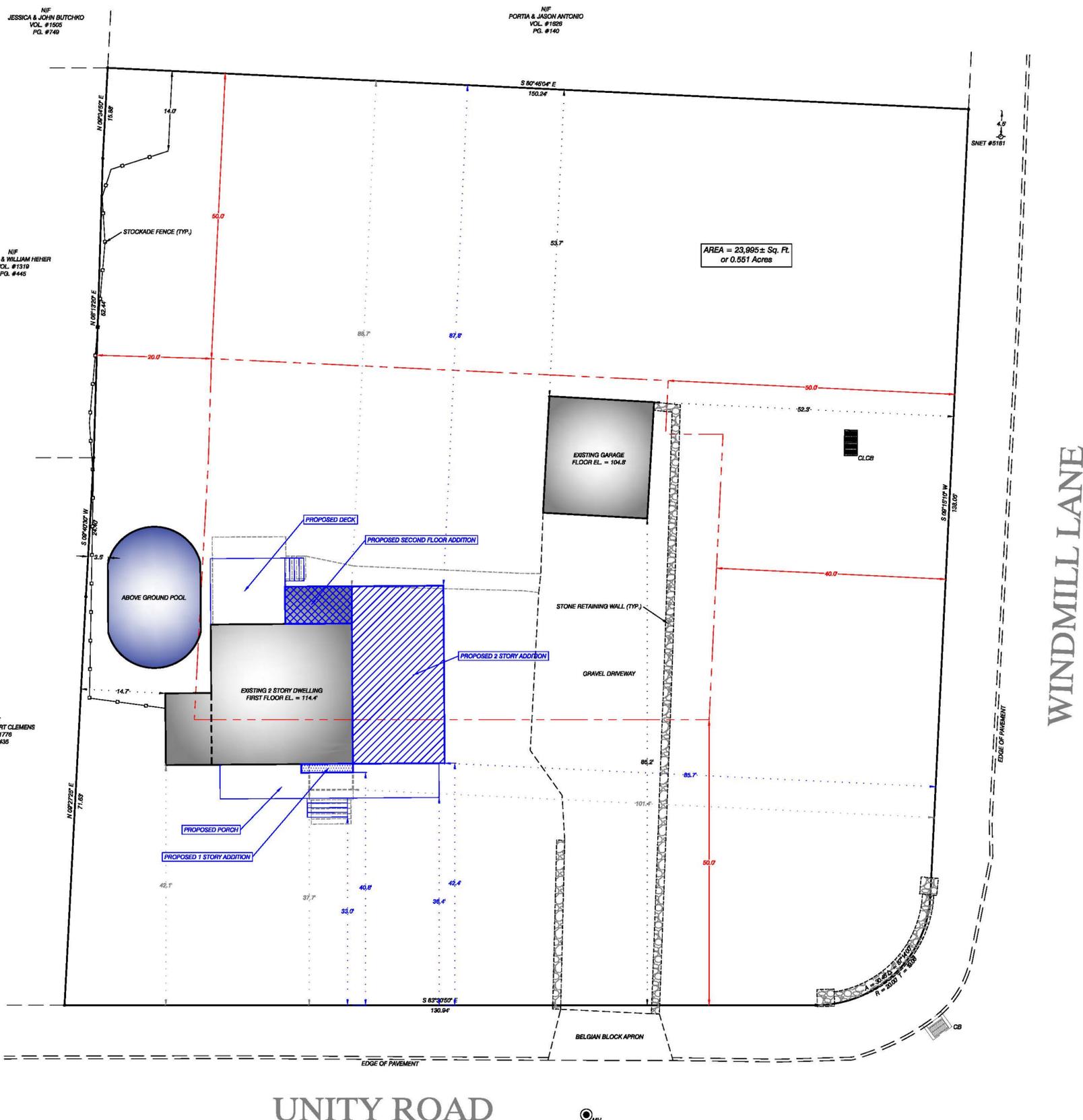
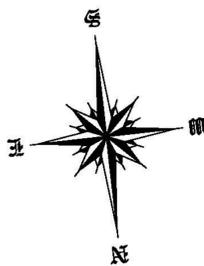
NIF
PORTIA & JASON ANTONIO
VOL. #1829
PG. #140

NIF
CYNTHIA & WILLIAM HEHER
VOL. #1319
PG. #446

NIF
SARAH & ROBERT CLEMENS
VOL. #1776
PG. #435



LOCATION MAP



UNITY ROAD

WINDMILL LANE



LAND SURVEYING SERVICES, LLC
135 FAIRCHILD AVENUE
FAIRFIELD, CONNECTICUT 06825
TEL. (203) 522-4177
FAX. (203) 615-0123
EMAIL: info@nealjain.com

TITLE BLOCK

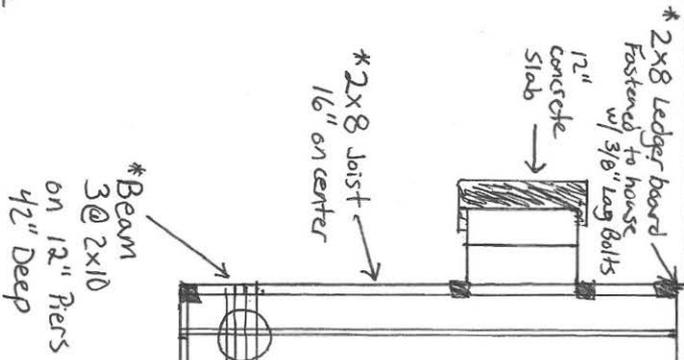
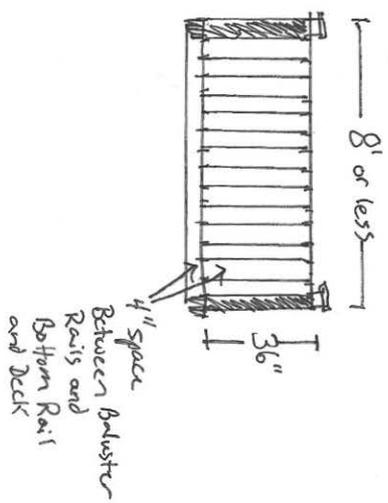
ASSESSORS MAP # J106, PARCEL # 64
APPLICANT: SAME AS OWNER
ZONE: AA
DESCRIPTIVE TITLE: PROPOSED ADDITIONS
To the best of my knowledge and belief this map is substantially correct as noted hereon
NEAL K. JAIN L.S. # 18139

DATE	DESCRIPTION

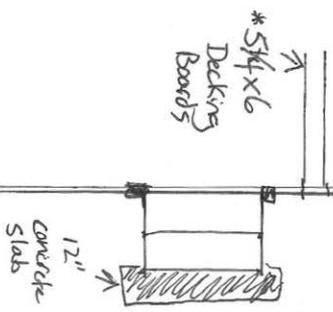
IMPROVEMENT LOCATION SURVEY
PREPARED FOR
VINNIE LOMBARDO & QUICK CLOSE
89 UNITY ROAD, TRUMBULL, CONNECTICUT
SCALE: 1" = 10'
DATE: JULY 15, 2020

19 Franklin Street
Trumbull, CT

* = Treated
Lumber



Deck is 26" off the ground





NOTE: EXISTING BUILDING(S) OVER 3 YEARS OLD

	REQUIRED		EXISTING		PROPOSED	
LOT AREA	21,780sf	MIN	24,907sf		24,907sf	
FRONTAGE	125'	MIN.	300'		300'	
MINIMUM FLOOR AREA	FLOOR 1	FLOOR 2	FLOOR 1	FLOOR 2	FLOOR 1	FLOOR 2
1 STORY	1,200sf					
1.5 STORY	900sf	500sf	1,008sf	605sf	1,008sf	605sf
2 STORY	900sf	800sf				
HEIGHT	40'	MAX.	16.5'		16.5'	
FRONT SETBACK	50'	MIN.	100.6'±		100.6'±	
SIDE	20'	MIN.	24.3'±		24.8'±*	
REAR	50'	MIN.	39.7'±		25.9'±*	
LOT COVERAGE: STRUCTURE	25%	MAX.	6.6%		7.7%	
FLOOR AREA RATIO (PRINCIPAL BLDG)	.29	MAX	.065		.065	

*To proposed deck.

LEGEND

	Iron Pin/Pipe (found.)
	AIR CONDITIONER
	Utility Pole & Wires

SURVEY REPORT.
 THE ABOVE ANALYSIS AND RESULTS ARE A REASONABLE OPINION BASED ON A DEFENDABLE SOLUTION TO A COMPLICATED SITUATION. ALTHOUGH THIS IS AN OPINION THAT CAN BE SUPPORTED BY LOGIC AND INFORMATION THAT A SURVEYOR OF ORDINARY PRUDENCE AND CARE WOULD USE UNDER SIMILAR CIRCUMSTANCES, IT DOES NOT RESOLVE THE FACT THAT UNCERTAINTY IN THE POSITION OF THE ORIGINAL BOUNDARIES WILL CONTINUE TO EXIST. AS A CONSEQUENCE, ANOTHER SURVEYOR EXERCISING ORDINARY PRUDENCE USING THE SAME INFORMATION MAY AND COULD VERY WELL ARRIVE AT A DIFFERENT CONCLUSION AND LOCATION OF THE BOUNDARIES.

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

SURVEY TYPE: ZONING LOCATION SURVEY
 BOUNDARY DETERMINATION: RESURVEY

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

UNDERGROUND IMPROVEMENTS OR ENCHROACHMENTS, IF ANY, ARE NOT SHOWN.

REFERENCES TO THIS PROPERTY ARE MADE TO MAP(S) No. 50 & 2099

TAX MAP H-9 TAX LOT(S) 196

PROPERTY IS LOCATED IN "A" RESIDENCE

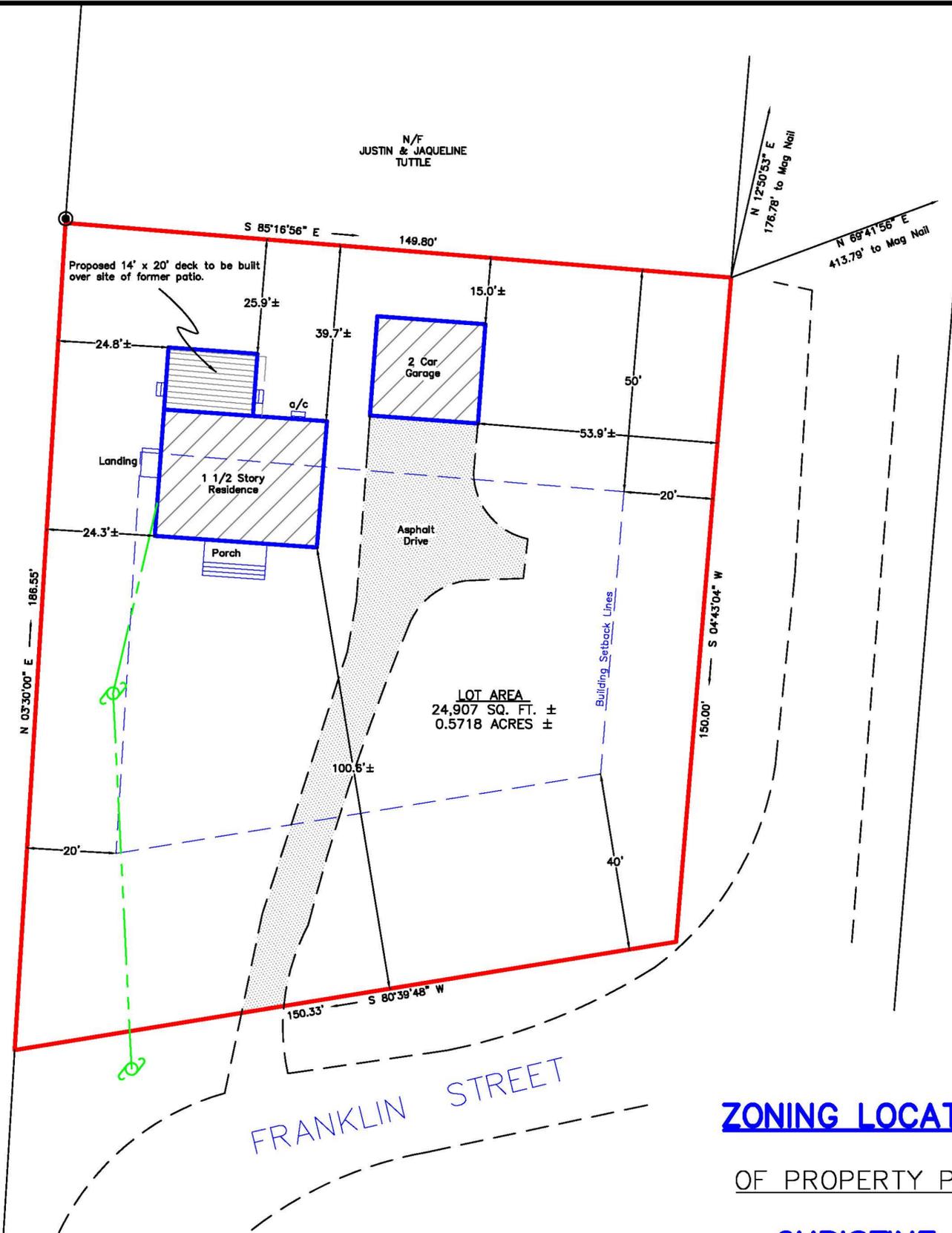
DISTANCES SHOWN +/- FROM BUILDING TO PROPERTY LINES ARE NOT TO BE USED TO ESTABLISH BOUNDRIES.

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.

N/F
 HUGO JAMES



ZONING LOCATION SURVEY

OF PROPERTY PREPARED FOR

**CHRISTINE KENNEDY
 & JAMES STOELZEL**

19 FRANKLIN STREET, TRUMBULL, CONNECTICUT

SCALE: 1" = 20'

DATE: JUNE 24, 2020

BY "JAMES A. DENNISON L.S"

Application#: _____

Date: July 7, 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 XXX

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: 19 Franklin St

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

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

Zoning District _____

3. Name of Applicant: Christine Kennedy and James Stoelzel

Street Address; 19 Franklin St

City: Trumbull ST: CT Zip: 06611 Email: CHRISTINELIZ@CHARTER.NET

Phone: Day 203-258-5406 Evening: 203-258-5406

SIGNATURE OF APPLICANT _____

(If agent, state capacity)

4. Owner of Record: CHRISTINE KENNEDY AND JAMES STOELZEL

Street Address; 19 Franklin St

City: Trumbull ST: CT Zip: 06611 Email: CHRISTINELIZ@CHARTER.NET

SIGNATURE OF OWNER OF RECORD _____

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

A. VARIANCE OF THE TRUMBULL ZONING REGULATIONS

1. This application relates to:

- Setback (front, side, rear)
- Floor Area
- Lot Area
- Lot Coverage
- Damage Reconstruction
- Parking
- Extension of enlargement of non-conforming use or building
- Other (explain) Building of attached wooden deck to back of house connected to existing door to replace brick patio

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:

NONE

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 rear of the house requires 50' setback for structures. House currently only has 42'.

The house, to the far rear corner measures 126', which is insufficient.

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 had to remove the previous brick stairs and patio because of age and damage and we now have an exit door with no stairs and we are waiting for this deck work to replace some damaged wood at the bottom of the door in question. It is also messy in the back yard because of the patio removal.

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

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.

Revised 11/28/2011