

**Town of Trumbull  
CONNECTICUT**

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



**Town Hall**  
5866 Main Street  
Trumbull, Connecticut  
06611

**ZONING BOARD OF APPEALS**

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

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

**AGENDA**

**PUBLIC MEETING  
7:00 P.M.**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**REGULAR MEETING**

**ACCEPTANCE OF MINUTES**

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

**APPLICATIONS**

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

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

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

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

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

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

Join the meeting online:

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

Webinar ID: 944 6322 1291

Password: 898293

Join by telephone:

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

Webinar ID: 944 6322 1291

Dated at Trumbull, CT this 26<sup>th</sup> day of August, 2020.

By: Linda Finger, Clerk

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

**Date:** 8/20/2020

**Application of:** JOSE RICARDO SANTIAGO

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

Dear Neighbor,

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

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

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

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

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

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

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

Regards,

Weronica De Souza – Architectural Design.

Jose Ricardo Santiago – Owner.

**22 Glenwood Drive  
Jose Ricardo Santiago**

To whom it may concern,

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

#### **HARDSHIP**

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

#### **CONCLUSION**

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

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

Application #: \_\_\_\_\_

Date: 8/12/2020

**ZONING BOARD OF APPEALS**

**APPLICATION FOR HEARING:**

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

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

2. Location of Subject Premises:

House and Street: 22 Glenwood Drive

Assessor's Map No. \_\_\_\_\_ Parcel No. \_\_\_\_\_ Lot No. \_\_\_\_\_

Trumbull Land Records: Volume(s) \_\_\_\_\_ Page(s) \_\_\_\_\_

Zoning District: \_\_\_\_\_

3. Name of Applicant: Jose Ricardo Santiago

Street Address: 22 Glenwood Drive

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

Phone: Day 203 913-1569 Evening Some

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

4. Owner of Record: Jose Ricardo Santiago

Street Address: 22 Glenwood Drive

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

SIGNATURE OF OWNER OF RECORD [Signature]

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

A. VARIANCE OF THE TRUMBULL ZONING REGULATIONS

1. This application relates to:

YES Setback (front, side, rear)

       Floor Area

       Lot Area

       Lot Coverage

       Damage Reconstruction

       Parking

       Extension or enlargement of non-conforming use or building

       Other (explain)

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

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

ARTICLE(S) \_\_\_\_\_ SECTION(S) \_\_\_\_\_ PARAGRAPH(S) \_\_\_\_\_

SUBPARAGRAPH(S) \_\_\_\_\_

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

No.

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

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

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

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

Attached ->



Elizabeth Development

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

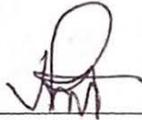
Reference property:  
22 Glenwood Dr  
Trumbull - CT

August, 2010

Letter of Authorization

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

Sincerely,

Sign: 

Print: Jose Ricardo Santiago

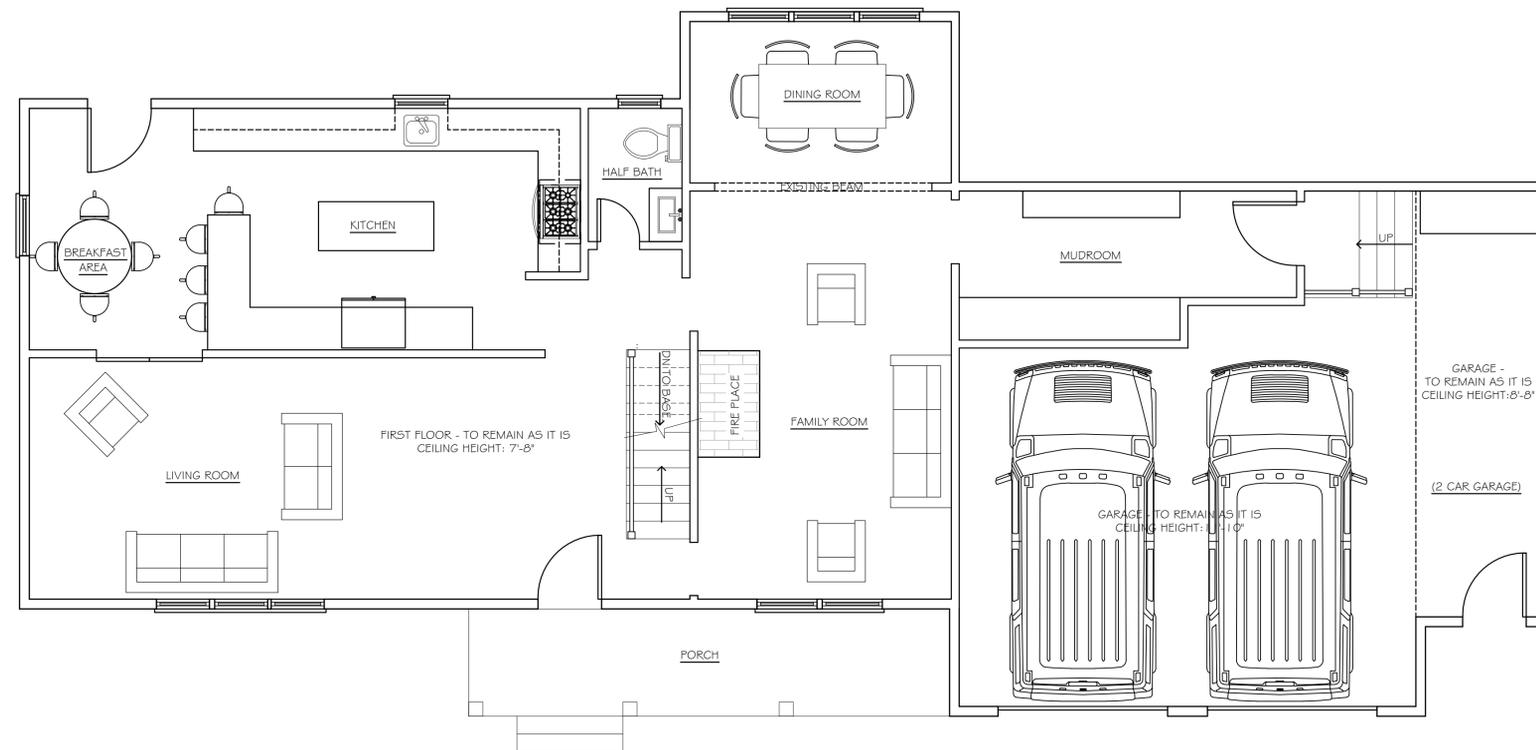
  
Lilian Elizabeth Matos  
Architectural Designer

  
Daniella Costa - Verónica Oliveira de Souza  
Assistant



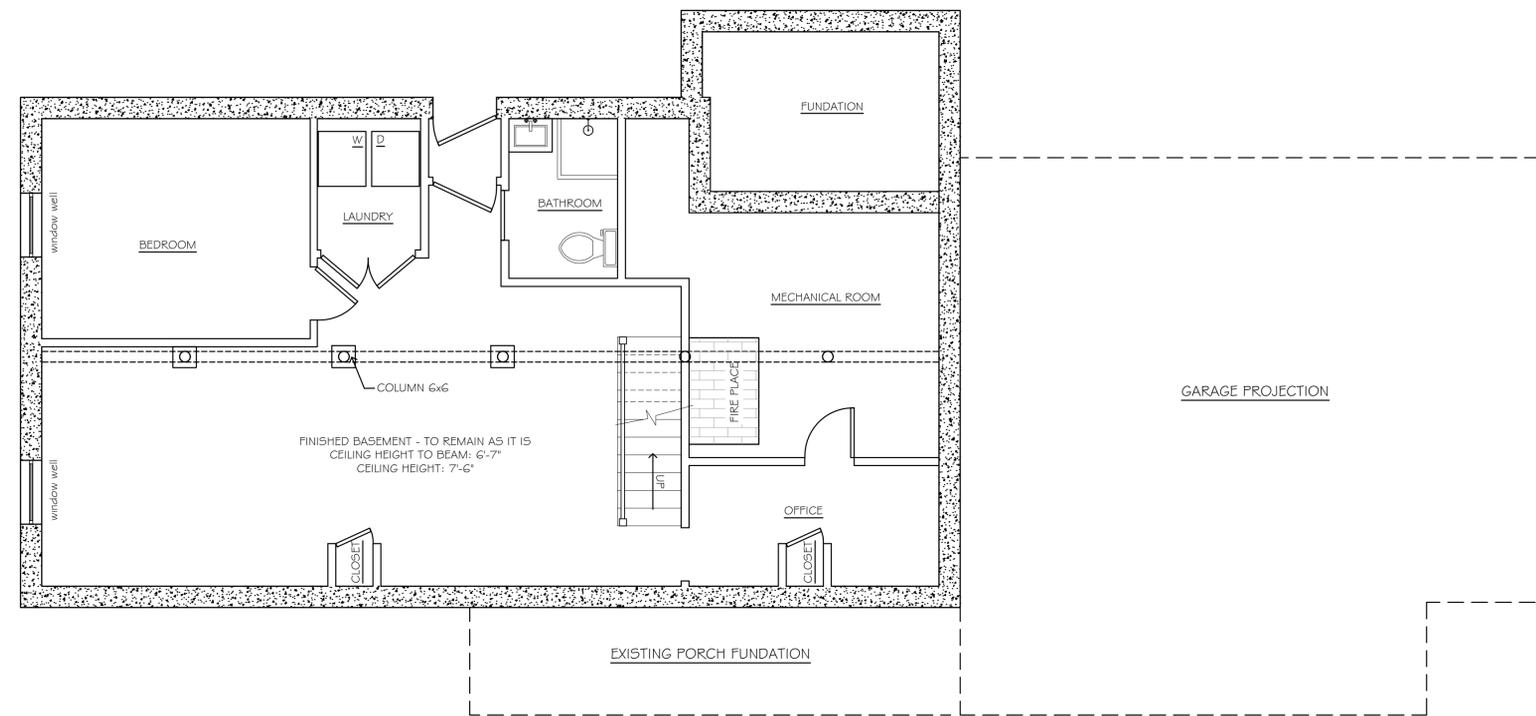
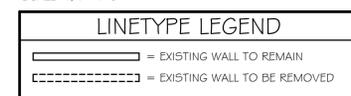
Elizabeth Development

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



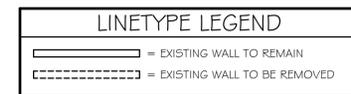
EXISTING SECOND FLOOR PLAN

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



EXISTING BASEMENT FLOOR PLAN

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



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

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

NO.	REVISIONS	BY	DATE

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

PROJECT NAME:  
**ADDITION**

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

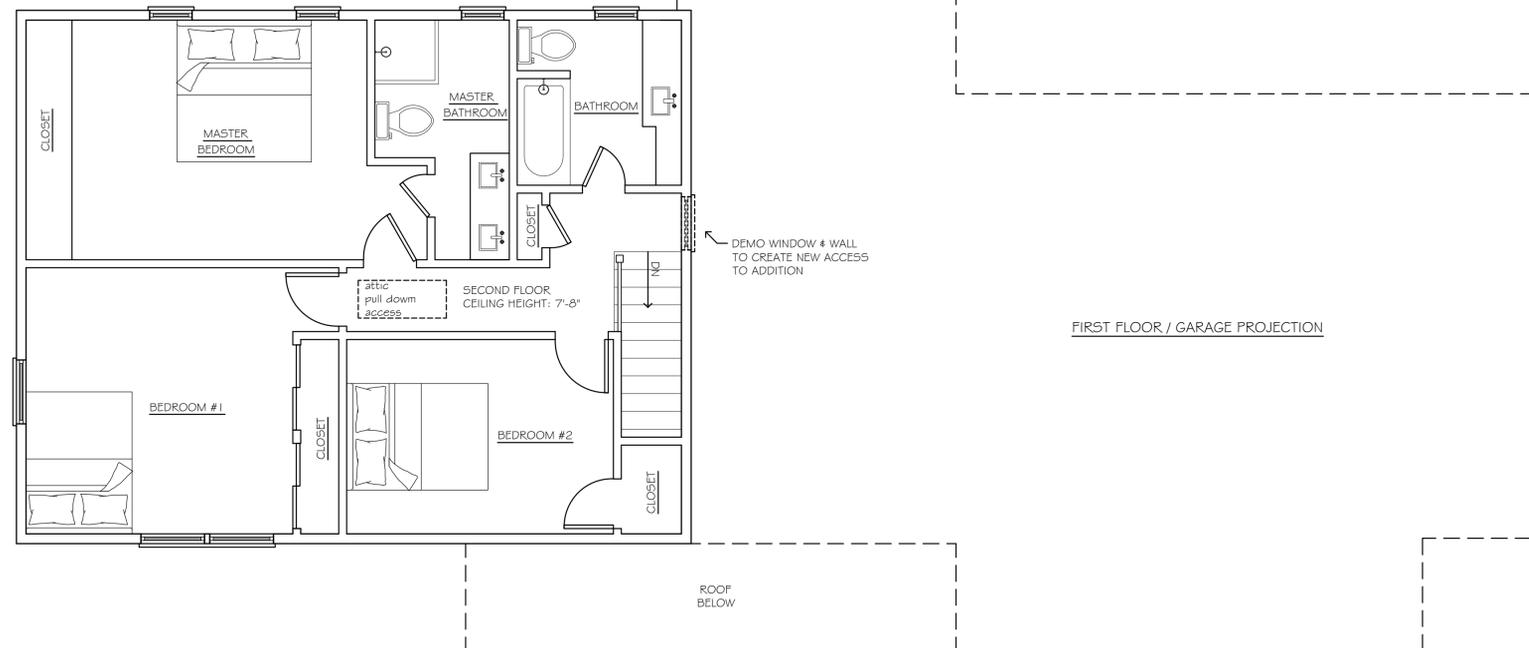
BY: LM

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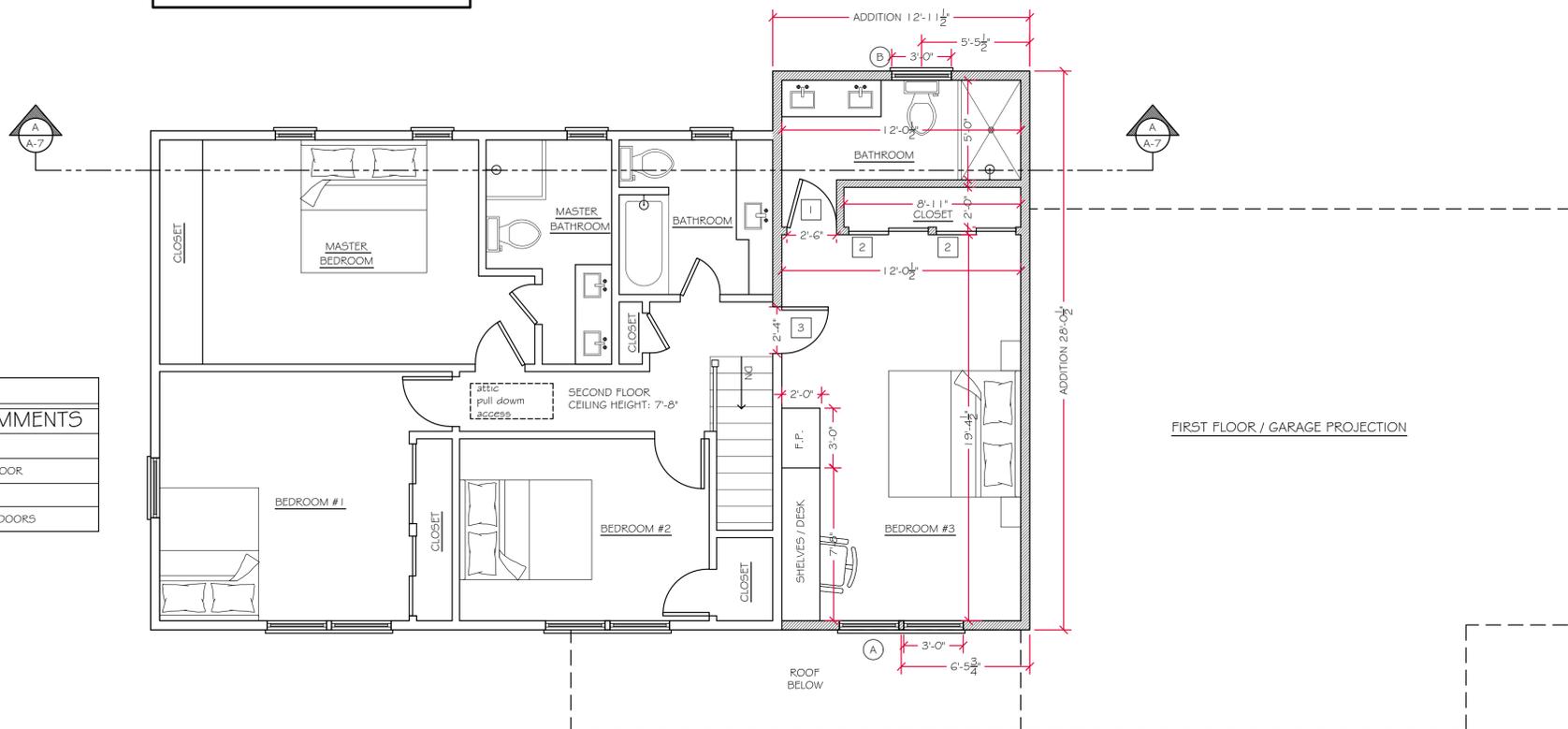
Elizabeth Development

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



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

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



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

LINETYPE LEGEND	
	= EXISTING WALL TO REMAIN
	= NEW WALL

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

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

WINDOWS:

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

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NOTE:

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NO.	REVISIONS	BY	DATE

CLIENT:

RICARDO SANTIAGO  
22 GLENWOOD DR  
TRUMBULL - CT

PROJECT NAME:

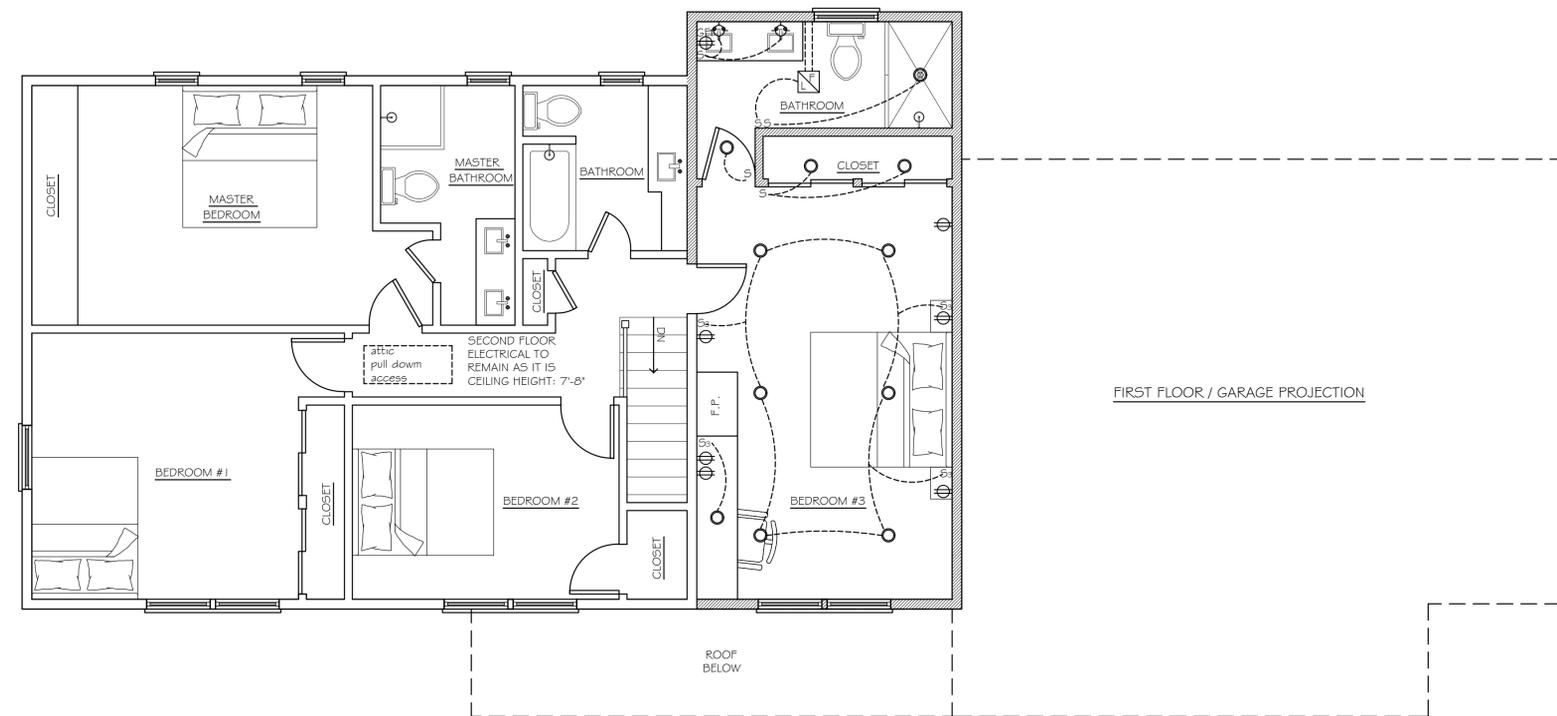
ADDITION

DRAWING TITLE:

EXISTING & PROPOSED  
SECOND FLOOR PLAN

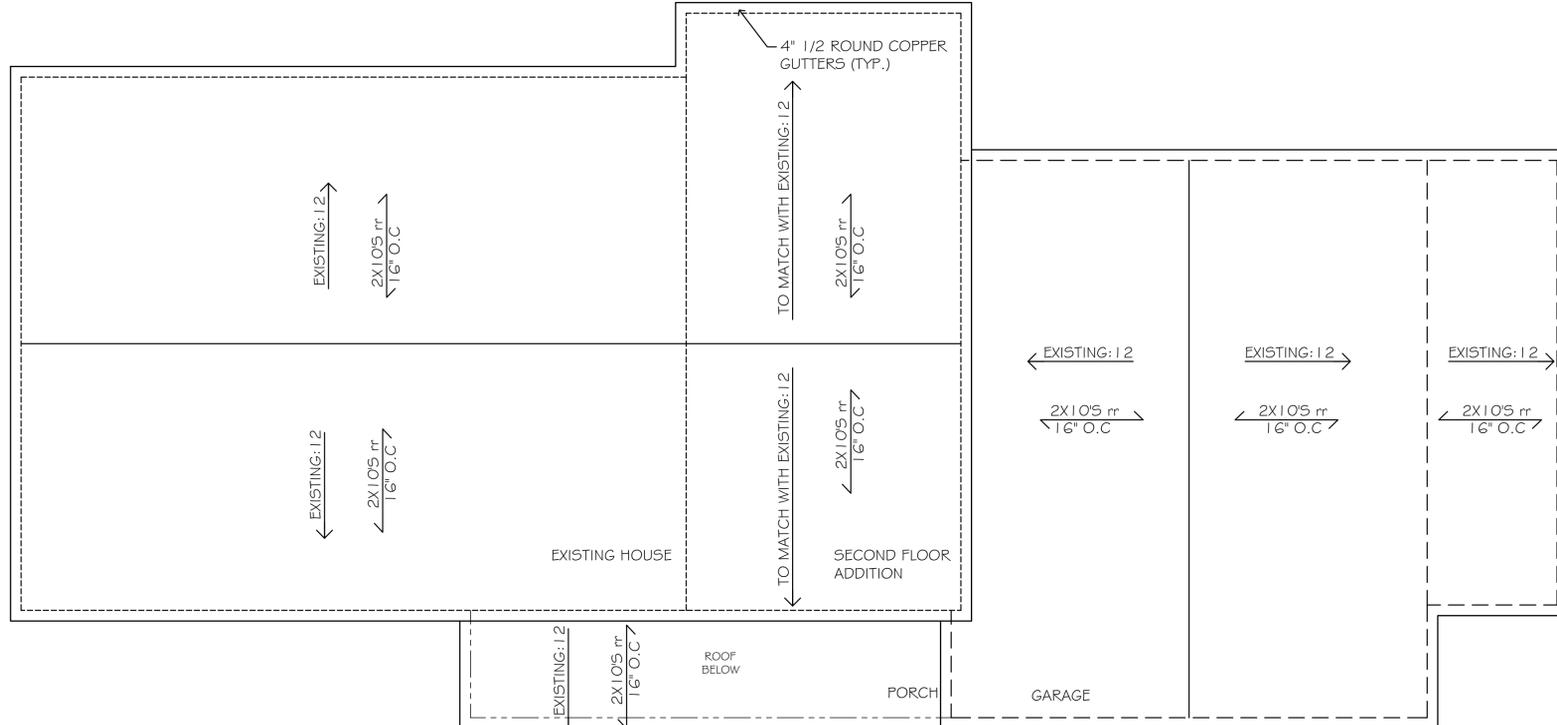
BY: LM

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



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

LINETYPE LEGEND	
	= EXISTING WALL TO REMAIN
	= NEW WALL



LEGEND	
	GARAGE & FIRST FLOOR
	SECOND FLOOR WALLS
	PORCH

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NO.	REVISIONS	BY	DATE

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

PROJECT NAME:  
**ADDITION**

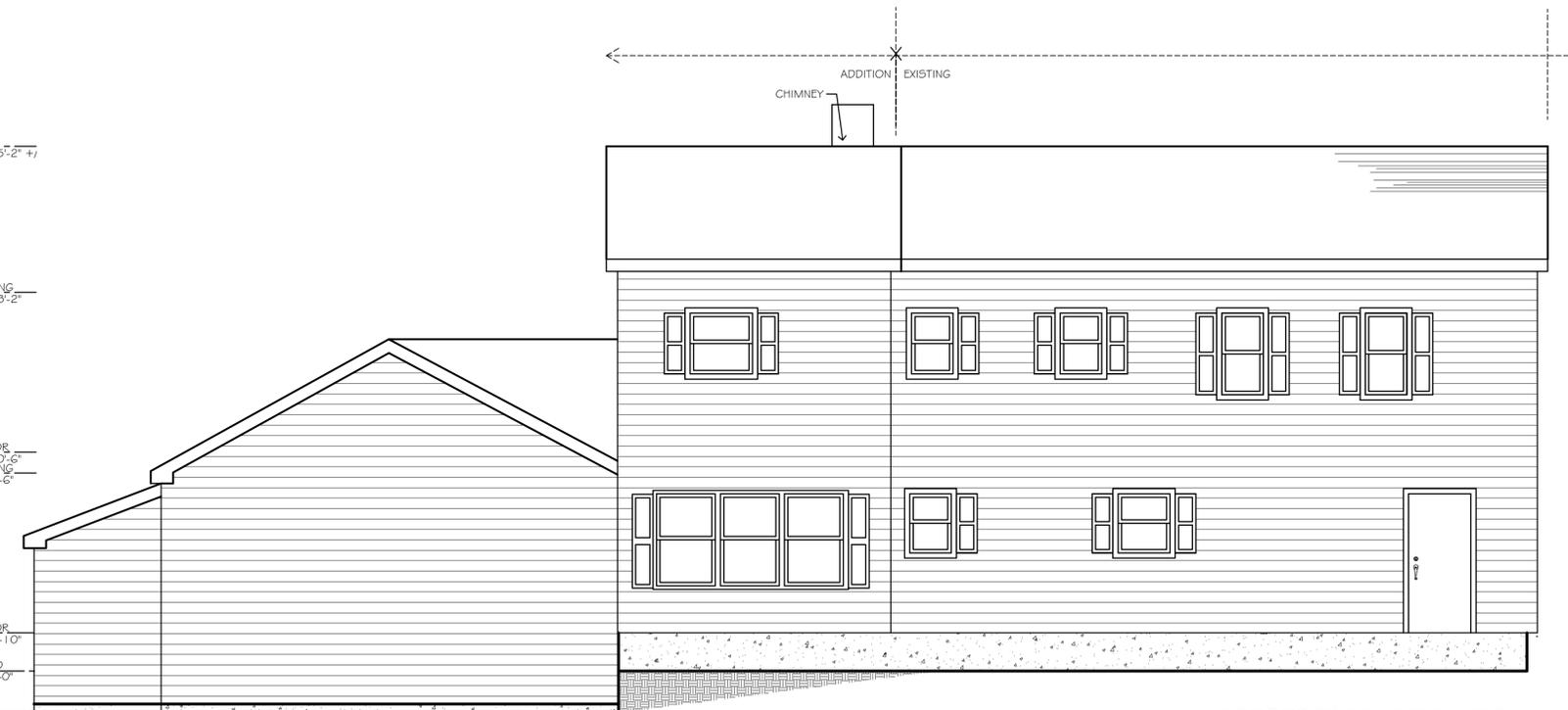
DRAWING TITLE:  
**ELECTRICAL & ROOF PLANS**

BY: LM

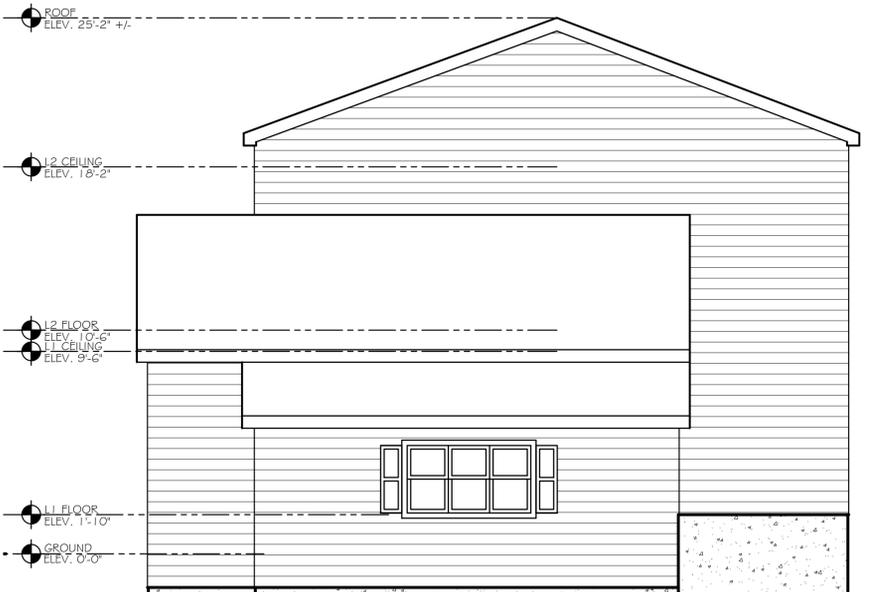
PROJECT NO. <b>RS-01</b>	SCALE: 1/4" = 1'-0"	SHEET NO. <b>A-3</b>
	DATE: JUL./2020	



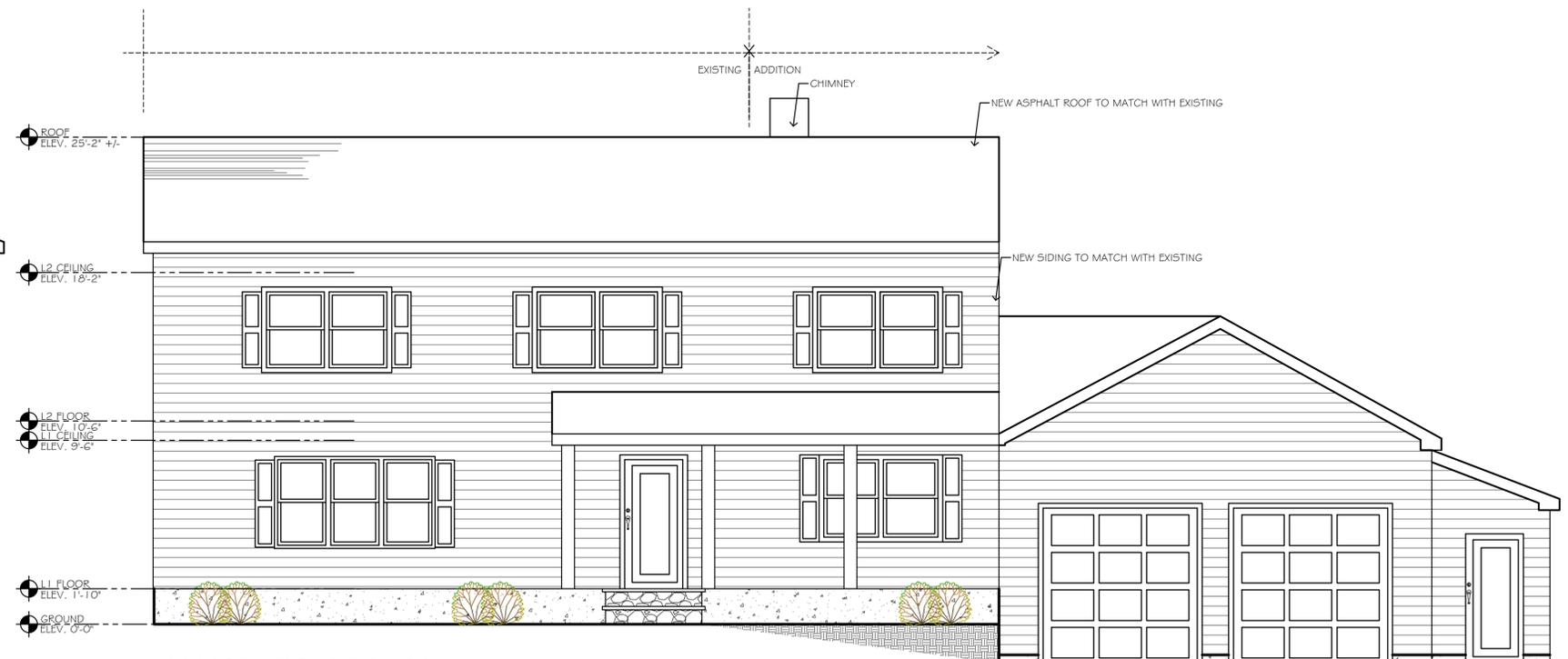
**PROPOSED LEFT SIDE ELEVATION**  
 SCALE: 1/4" = 1'-0"



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



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



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

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 CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE PRIOR EXECUTION OF CONSTRUCTION

NO.	REVISIONS	BY	DATE

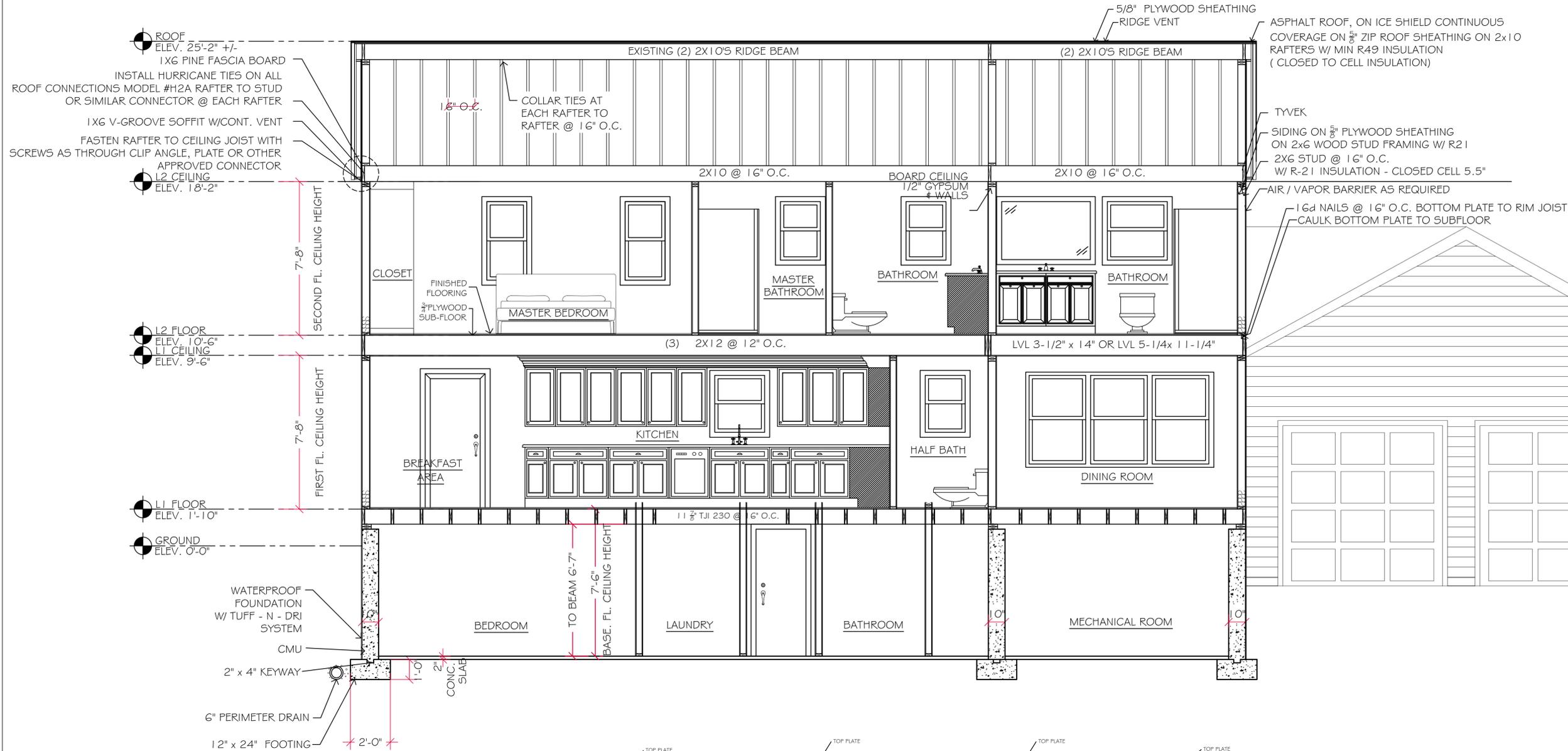
**CLIENT:**  
**RICARDO SANTIAGO**  
 22 GLENWOOD DR  
 TRUMBULL - CT

**PROJECT NAME:**  
 ADDITION

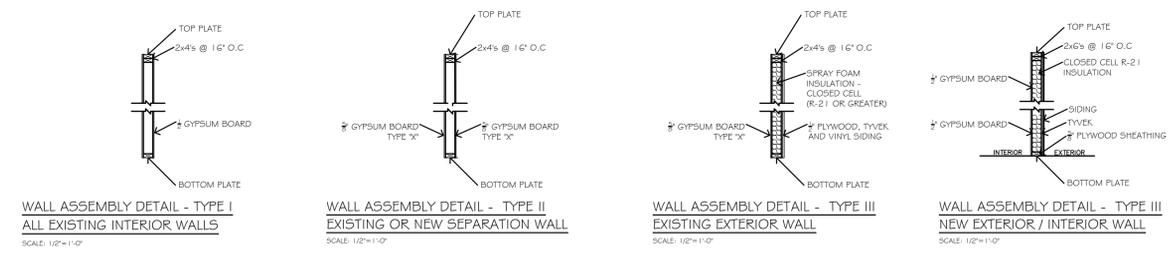
**DRAWING TITLE:**  
 ELEVATIONS

**BY:** LM

<b>PROJECT NO.</b> RS-01	<b>SCALE:</b> 1/4" = 1'-0" <b>DATE:</b> JUL./2020	<b>SHEET NO.</b> A-4
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**SECTION A**  
 SCALE: 3/8" = 1'-0"



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

NO.	REVISIONS	BY	DATE

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

**PROJECT NAME:**  
**ADDITION**

**DRAWING TITLE:**  
**SECTION**

**BY: LM**

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

- THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300a-1 THROUGH 20-300a-20 AND "THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS AN IMPROVEMENT LOCATION SURVEY AND TOPOGRAPHIC SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 STANDARDS AND TOPOGRAPHIC ACCURACY CLASS T-2 AND IS INTENDED FOR MUNICIPAL COMPLIANCE PURPOSES.
- THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.
- ALL IMPROVEMENTS SHOWN BASED ON FIELD EVIDENCE FOUND.
- ELEVATIONS ARE BASED ON MAP REFERENCE SC. LINEAR UNITS ARE IN U.S. SURVEY FEET. BEARING REFERENCE IS ASSUMED.
- REFERENCE IS MADE TO THE FOLLOWING MAPS:
  - A. MAP ENTITLED "MAP 'F' OF WOODLAND ACRES, LEE WILLIAMS, OWNER, TRUMBULL, CONN." SCALE 1"=100', DATED SEPTEMBER 8, 1954 PREPARED BY B.J. SHELONIS AND FOUND ON FILE IN THE TOWN OF TRUMBULL TOWN CLERK'S OFFICE AS MAP NO. 617.
  - B. MAP ENTITLED "MAP SHOWING EASEMENT FOR SANITARY SEWERS GRANTED TO THE TOWN OF TRUMBULL, CONN." SCALE 1"=40', DATED JUNE, 1971 PREPARED BY O.F. MERKEL AND FOUND ON FILE IN THE TOWN OF TRUMBULL TOWN CLERK'S OFFICE AS MAP NO. 255.
  - C. SEWER MAP ENTITLED "GLENWOOD DRIVE & BLACKSTONE ROAD, PLAN & PROFILE OF SEWER, TRUMBULL, CONN." DATED JULY 1969; LAST REVISED 10/5/71 AND FOUND ON FILE IN THE TOWN OF TRUMBULL ENGINEERING DEPARTMENT.
- REFERENCE TO OTHER INSTRUMENTS:
  - VOL. 244 PG. 105 PERPETUAL RIGHT OF WAY EASEMENT FOR THE PURPOSE OF SANITARY SEWER LINES
  - VOL. 169 PG. 334 THE RIGHT, PRIVILEGE AND AUTHORITY TO PERPETUALLY PASS AND REPASS BY PEDESTRIAN AND MOTOR VEHICLE TRAFFIC, SUBJECT TO AN EASEMENT IN FAVOR OF THE TOWN OF TRUMBULL FOR DRAINAGE PURPOSES...
  - VOL. 169 PG. 45 RIGHT OF WAY AND EASEMENT FOR THE PURPOSE OF STORM AND SURFACE WATER DRAINAGE
- RECORD OWNER: JOSE RICARDO SANTIAGO, MARISA J. CONVENIENTE VOL. 1399 PG. 162
- ASSESSOR'S REFERENCE: MAP F10 | LOT 274
- PARCEL AREA: 20,469± SQ. FT., OR 0.470± AC.
- PARCEL IS LOCATED WITHIN RESIDENTIAL 'A' ZONING DISTRICT.
- SEE FLOOD INSURANCE RATE MAP: FAIRFIELD COUNTY, CONNECTICUT (ALL JURISDICTIONS), PANEL 427 OF 626, COMMUNITY TRUMBULL, TOWN OF, NUMBER 090017 PANEL 0427 SUPPL. F. MAP NUMBER 0901 C0427F, MAP REVISED JUNE 18, 2010. THE PARCEL IS LOCATED IN AN AREA DESIGNATED AS ZONE X (UNSHADED).
- BOUNDARY LINES DEPICTED HEREON ARE A RESULT OF EXTENSIVE RECORD RESEARCH, FIELD EVIDENCE AND FIELD MEASUREMENTS. DUE TO LACK OF RECORD MONUMENTATION, CONFLICTING BOUNDARY POINTS, VAGUE DEED DESCRIPTIONS AND RECORD MAP ERRORS THE BOUNDARY LINES DEPICTED HEREON REPRESENT THE PROFESSIONAL OPINION OF THE SURVEYOR. BOUNDARY LINES MAY BE SUBJECT TO ANY REVISION REQUIRED BY LEGAL ACTION OR BY THE DISCOVERY OF ADDITIONAL RECORD INFORMATION AND/OR FIELD EVIDENCE.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. CABEZAS DEANGELIS MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. CABEZAS DEANGELIS FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH IT IS CERTIFIED THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. CABEZAS DEANGELIS HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL BEFORE YOU DIG, INC. (1-800-922-4455).

**LEGEND**

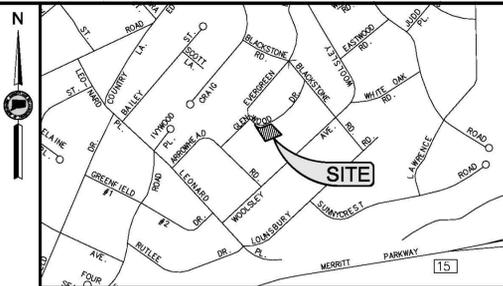
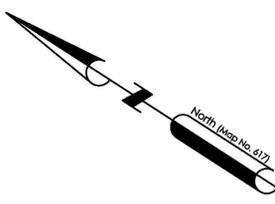
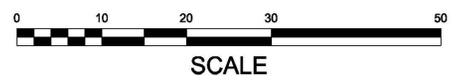
- N/F NOW OR FORMERLY
- MON. MONUMENT
- IP. IRON PIPE
- FND. FOUND
- S.F. SQUARE FEET
- CONC. CONCRETE
- BIT. BITUMINOUS
- OHU OVERHEAD UTILITIES
- UG UNDERGROUND
- MH MANHOLE
- ELEC. ELECTRIC
- UTILITY POLE
- DYL DOUBLE YELLOW LINE
- SWL SINGLE WHITE LINE
- BWL BROKEN WHITE LINE
- EDP EDGE OF PAVEMENT
- RET. RETAINING
- CLF CHAIN LINK FENCE
- FFE FINISHED FLOOR ELEVATION
- C.O. CLEANOUT
- LP LIGHT POST
- CB CATCH BASIN
- WM WATER METER
- WV WATER VALVE
- GV GAS VALVE
- RET. RETAINING
- SNET SOUTHERN NEW ENGLAND TELEPHONE
- UI UNITED ILLUMINATING COMPANY
- TMH TELEPHONE MANHOLE
- INT. INTERSECTION
- INV. INVERT
- C.I. CAST IRON
- V.C. VITRIFIED CLAY
- RCP REINFORCED CONCRETE PIPE
- RD ROOF DRAIN
- MW MONITOR WELL
- ± 8.65 EXISTING SPOT GRADE
- EXISTING CONTOUR ELEVATION
- L.O. LAYOUT OF STREET WIDTH
- Ⓟ PARKING SPACES
- HDPE HIGH DENSITY POLYETHYLENE
- PVC POLYVINYL CHLORIDE
- EXISTING DECIDUOUS TREE
- EXISTING CONIFER TREE

SCALE: 1"=10'  
 FIELD FILE: 22\_glenwood\_survey.nws  
 PROJECT NO.: CD1427  
 DATE: August 10, 2020  
 FILE: 22\_Glenwood Drive\_ILS.dwg  
 SHEET 1 OF 1  
 REV:

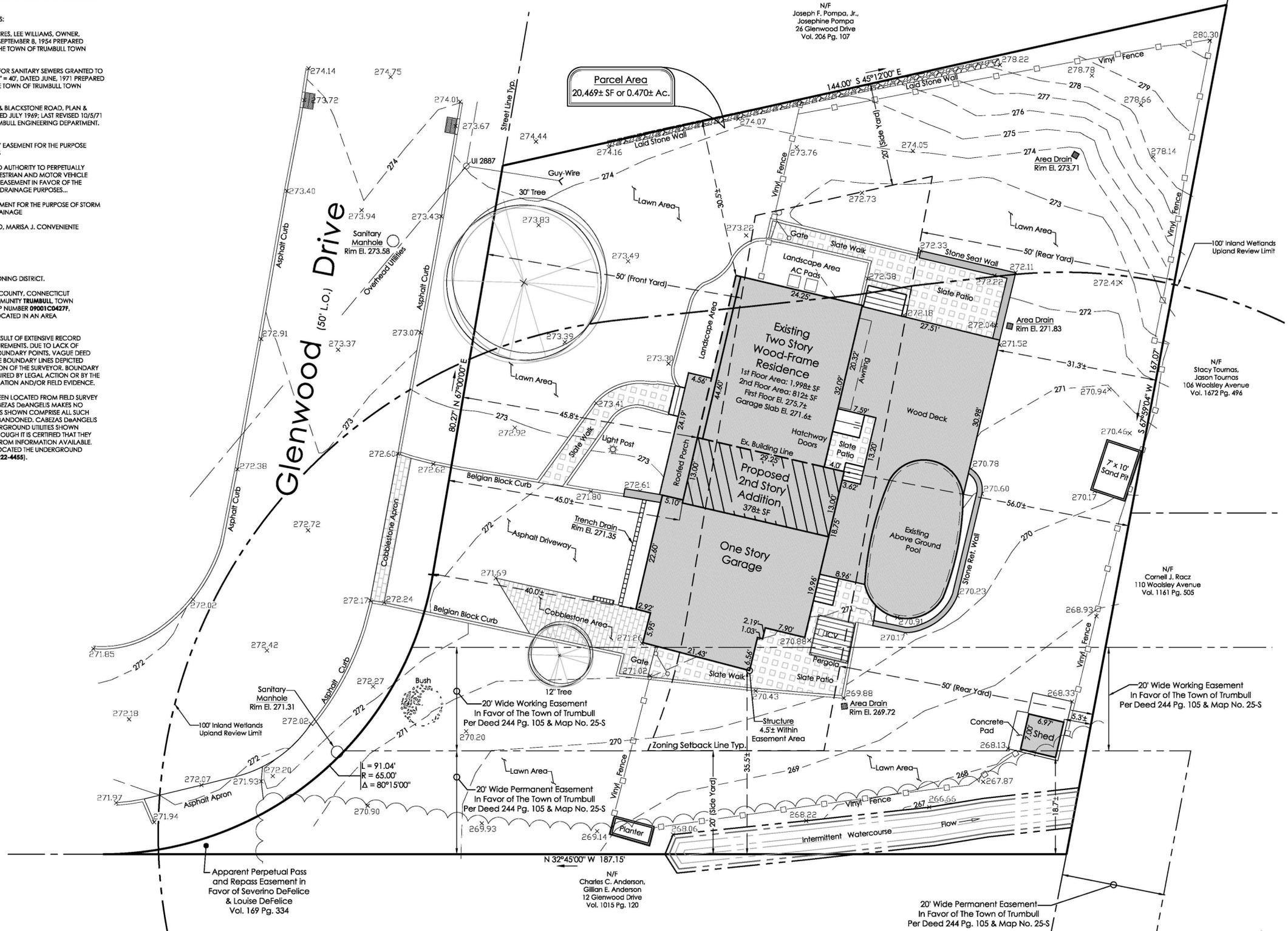


TO THE BEST OF MY KNOWLEDGE & BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

WASHINGTON CABEZAS, JR. PEL 70210



LOCATION MAP  
SCALE: 1" = 800'



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

- NOTES:**
- ALSO APPLIES TO PRE-EXISTING NONCONFORMING RESIDENCE USES EXCEPT AS OTHERWISE SPECIFICALLY PROVIDED IN THESE REGULATIONS.
  - FRONTAGE REQUIREMENT APPLIES TO ENTIRE AREA ZONED PLANNED RESIDENTIAL CONSERVATION ZONE (PRCZ).
  - NO PRINCIPAL BUILDING WITHIN THE PRCZ SHALL BE WITHIN FIFTY (50) FEET OF A BOUNDARY LINE OF A PRCZ. THE FRONT SETBACK IN A PRCZ IS THE DISTANCE MEASURED FROM THE CLOSEST PART OF THE BUILDING LOCATED TO THE EDGE OF THE PAVEMENT.
  - THE MAXIMUM BUILDING COVERAGE SHALL BE FIFTEEN (15%) PERCENT OF THE LAND LOCATED IN THE PRCZ.
  - TO BE SPECIFIED BY THE PLANNING AND ZONING COMMISSION UNDER ARTICLE II, SECTION 3. (EFFECTIVE 3/4/60).
  - MAY BE INCREASED TO 45 FEET FOR WALK-OUT BASEMENTS. (SEE ARTICLE II, SECTION 3.1.B. JULY 25, 2008.)
  - SECTION 3.3 OF ARTICLE III - GARAGES ATTACHED TO THE PRINCIPAL BUILDING SHALL BE NO HIGHER THAN THE HIGHEST POINT OF THAT BUILDING, OR THE MAXIMUM BUILDING HEIGHT ALLOWED FOR THAT ZONE, WHICHEVER IS LOWER. DETACHED GARAGES SHALL BE NO HIGHER THAN ONE (1) STORY, OR FIFTEEN (15) FEET, WHICHEVER IS GREATER.

AREA CALCULATIONS EXISTING	AREA CALCULATIONS PROPOSED
Maximum Building Floor Area 1st Floor = 1,998 2nd Floor = 812 Shed = 49 TOTAL = 2,859 / 20,469 = 0.140 Allowed 0.29 = 5.936	Maximum Building Floor Area 1st Floor = 1,998 2nd Floor = 812 Proposed 2nd Floor Addition = 378 Shed = 49 TOTAL = 3,237 / 20,469 = 0.158 Allowed 0.29 = 5.936
Maximum Building Coverage Residence = 2,031 Front Porch & Steps = 135 Rear Deck & Steps = 949 Pool = 447 Hatchway Doors = 24 Shed = 49 TOTAL = (3,635 / 20,469)100 = 17.8% Allowed 25% = 5.117	Maximum Building Coverage Residence = 2,031 Front Porch & Steps = 135 Rear Deck & Steps = 949 Pool = 447 Hatchway Doors = 24 Shed = 49 TOTAL = (3,635 / 20,469)100 = 17.8% Allowed 25% = 5.117

IMPROVEMENT LOCATION SURVEY and TOPOGRAPHIC SURVEY

PREPARED FOR  
**JOSE RICARDO SANTIAGO & MARISA J. CONVENIENTE**

22 GLENWOOD DRIVE  
 TRUMBULL, CONNECTICUT  
 ASSESSOR'S REFERENCE: MAP F10 | LOT 274

SHEET 1 OF 1

**PROGRESS PRINT**  
**8-10-2020**

## Patrica Zablocky

---

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

Hi Linda,

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

Sent from [Mail](#) for Windows 10

---

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

Thank you George.

---

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

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

Application #: 20-21

Date: July 13, 2020

ZONING BOARD OF APPEALS

**RECEIVED**

JUL 13 2020

By ZBA #20-21  
PLANNING & ZONING

APPLICATION FOR HEARING:

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

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

2. Location of Subject Premises:

House and Street: 43 Beech St.

Assessor's Map No. \_\_\_\_\_ Parcel No. \_\_\_\_\_ Lot No. \_\_\_\_\_

Trumbull Land Records: Volume(s) \_\_\_\_\_ Page(s) \_\_\_\_\_

Zoning District: \_\_\_\_\_

3. Name of Applicant: Jeffrey Wagner

Street Address: 43 Beech St.

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

Phone: Day 203.644.0044 Evening 203.644.0044

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

4. Owner of Record: same

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ ST: \_\_\_\_\_ Zip: \_\_\_\_\_ Email: \_\_\_\_\_

SIGNATURE OF OWNER OF RECORD Jeffrey Wagner

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

A. VARIANCE OF THE TRUMBULL ZONING REGULATIONS

1. This application relates to:

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

\_\_\_\_\_

\_\_\_\_\_

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

ARTICLE(S) \_\_\_\_\_ SECTION(S) \_\_\_\_\_ PARAGRAPH(S) \_\_\_\_\_

SUBPARAGRAPH(S) \_\_\_\_\_

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

NO.

\_\_\_\_\_

\_\_\_\_\_

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

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

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

\_\_\_\_\_

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

existing property was built prior to current zoning regulations.

\_\_\_\_\_

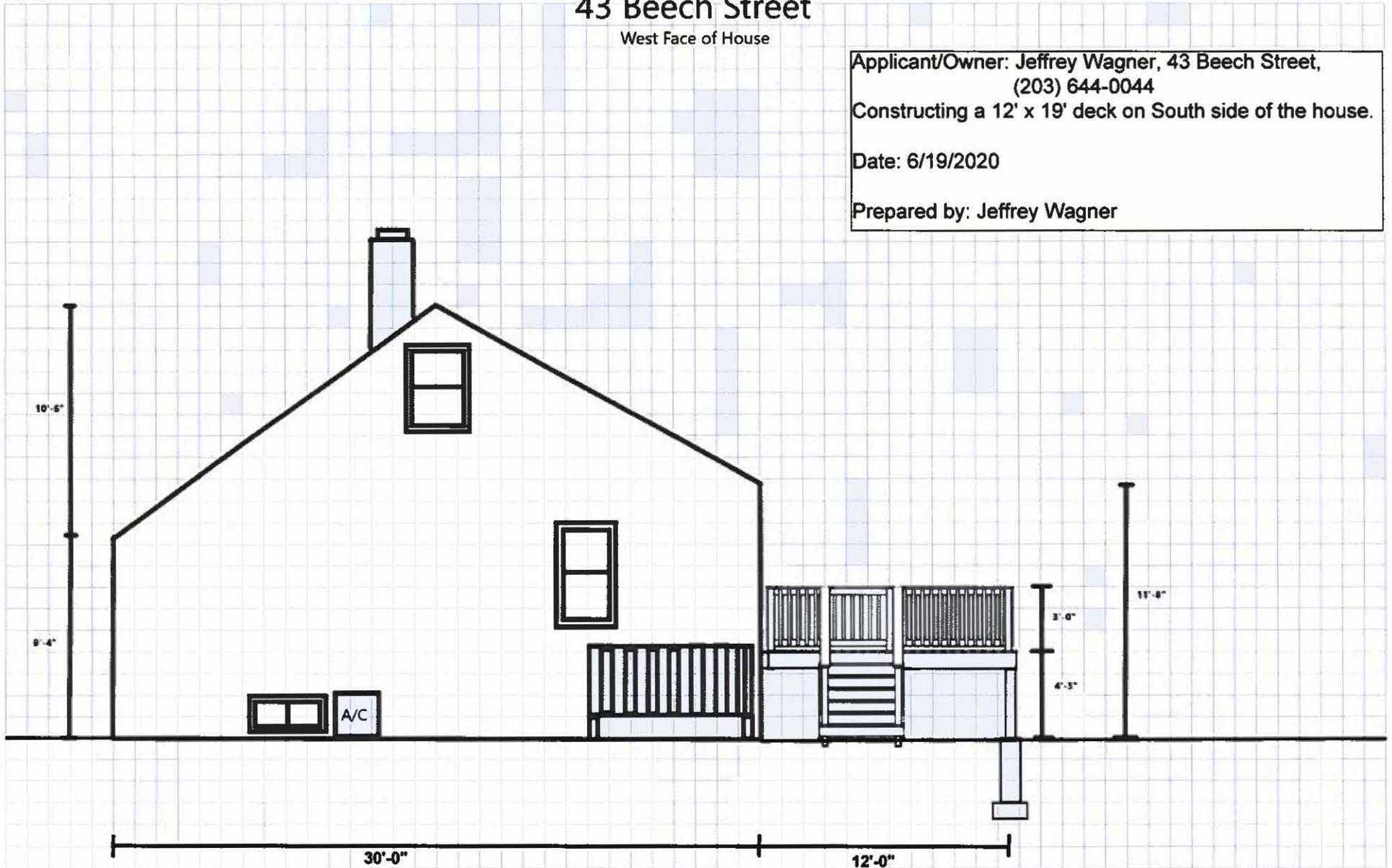




# 43 Beech Street

West Face of House

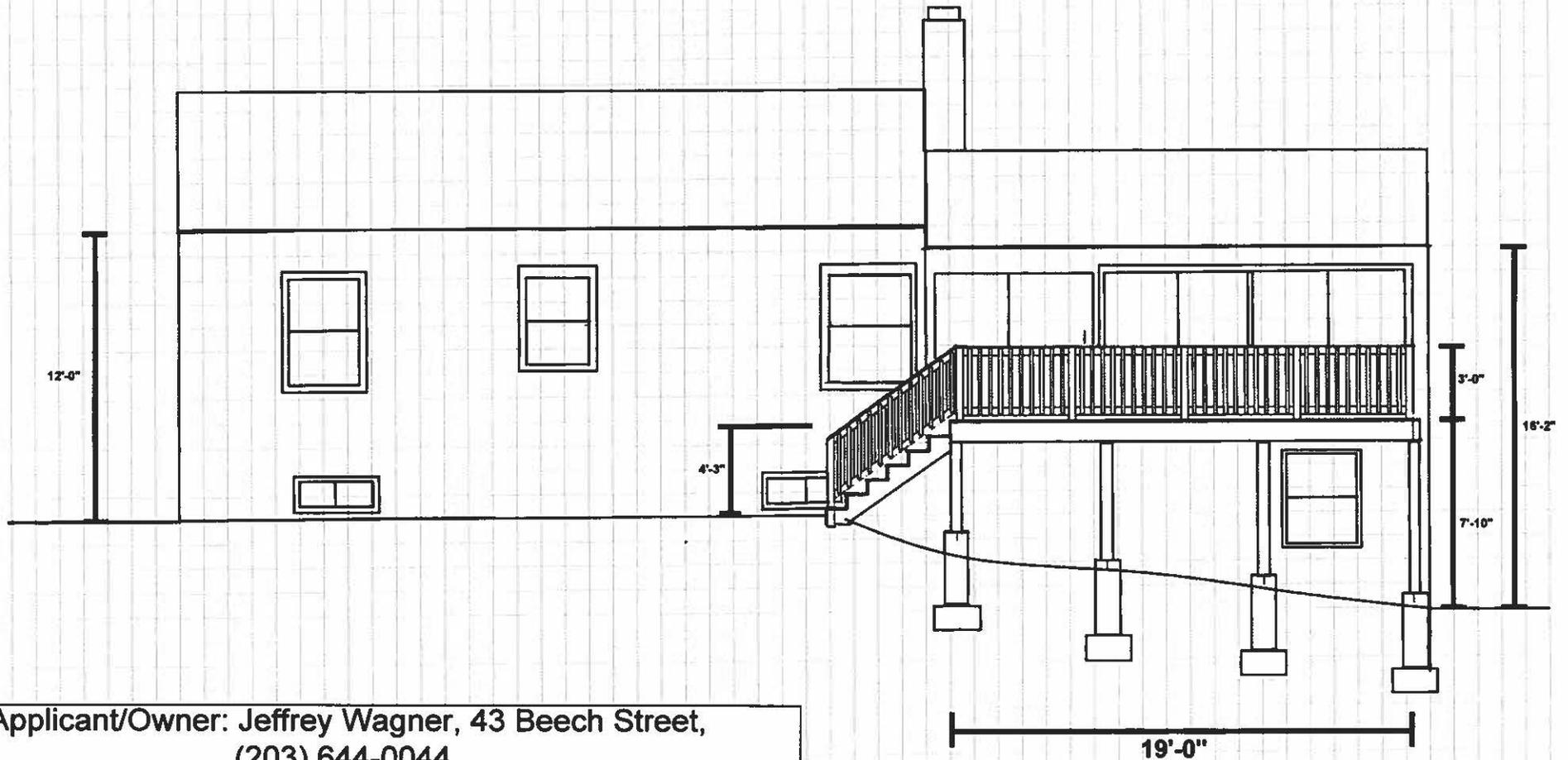
Applicant/Owner: Jeffrey Wagner, 43 Beech Street,  
(203) 644-0044  
Constructing a 12' x 19' deck on South side of the house.  
Date: 6/19/2020  
Prepared by: Jeffrey Wagner



# 43 Beech Street

South Face of House

1 square = 1 foot



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

Date: 6/19/2020

Prepared by: Jeffrey Wagner

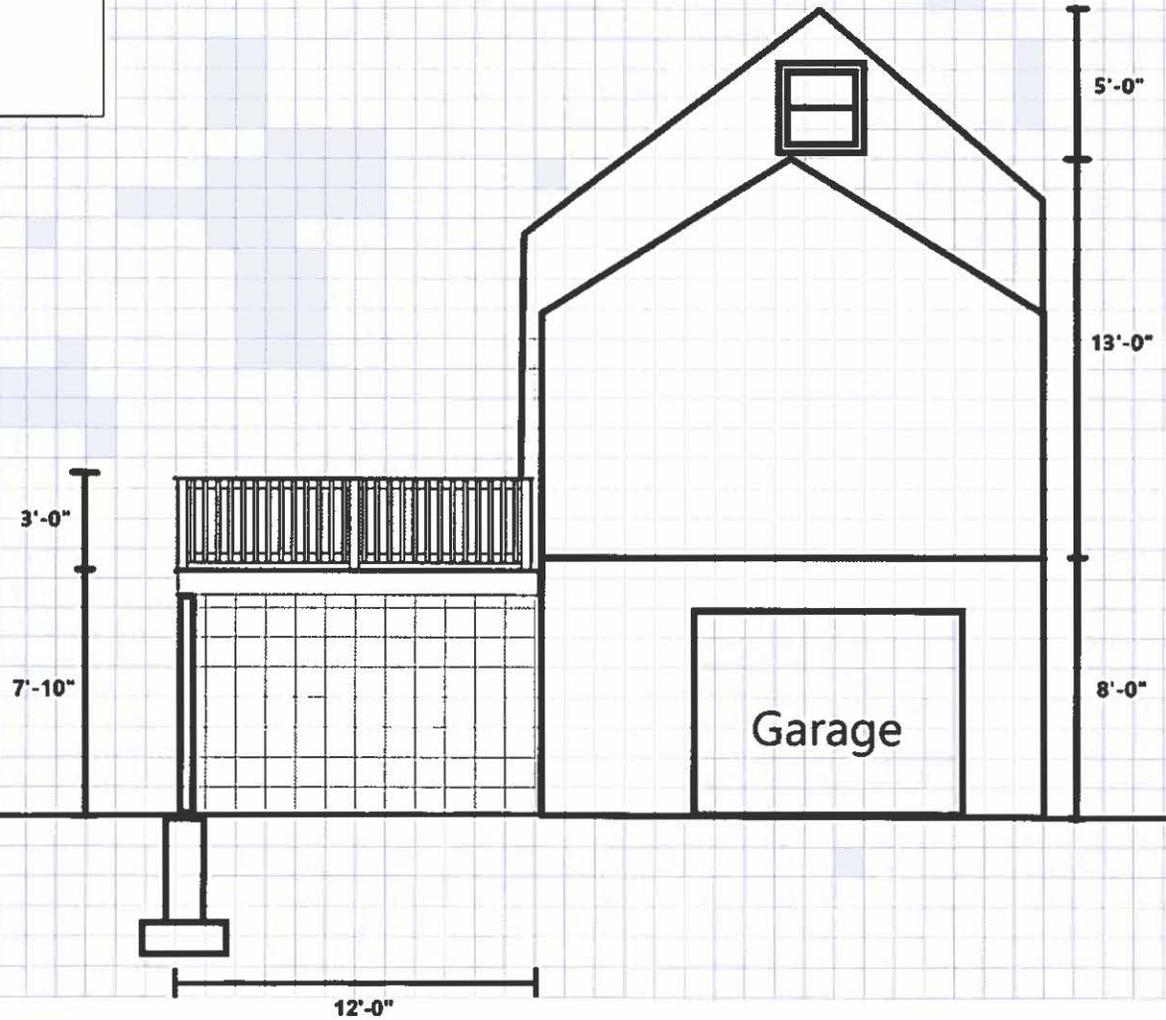
# 43 Beech Street

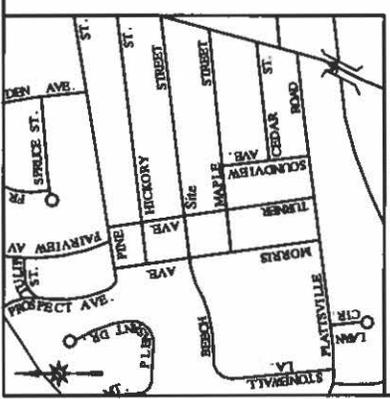
East Face of House

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

Date: 6/19/2020

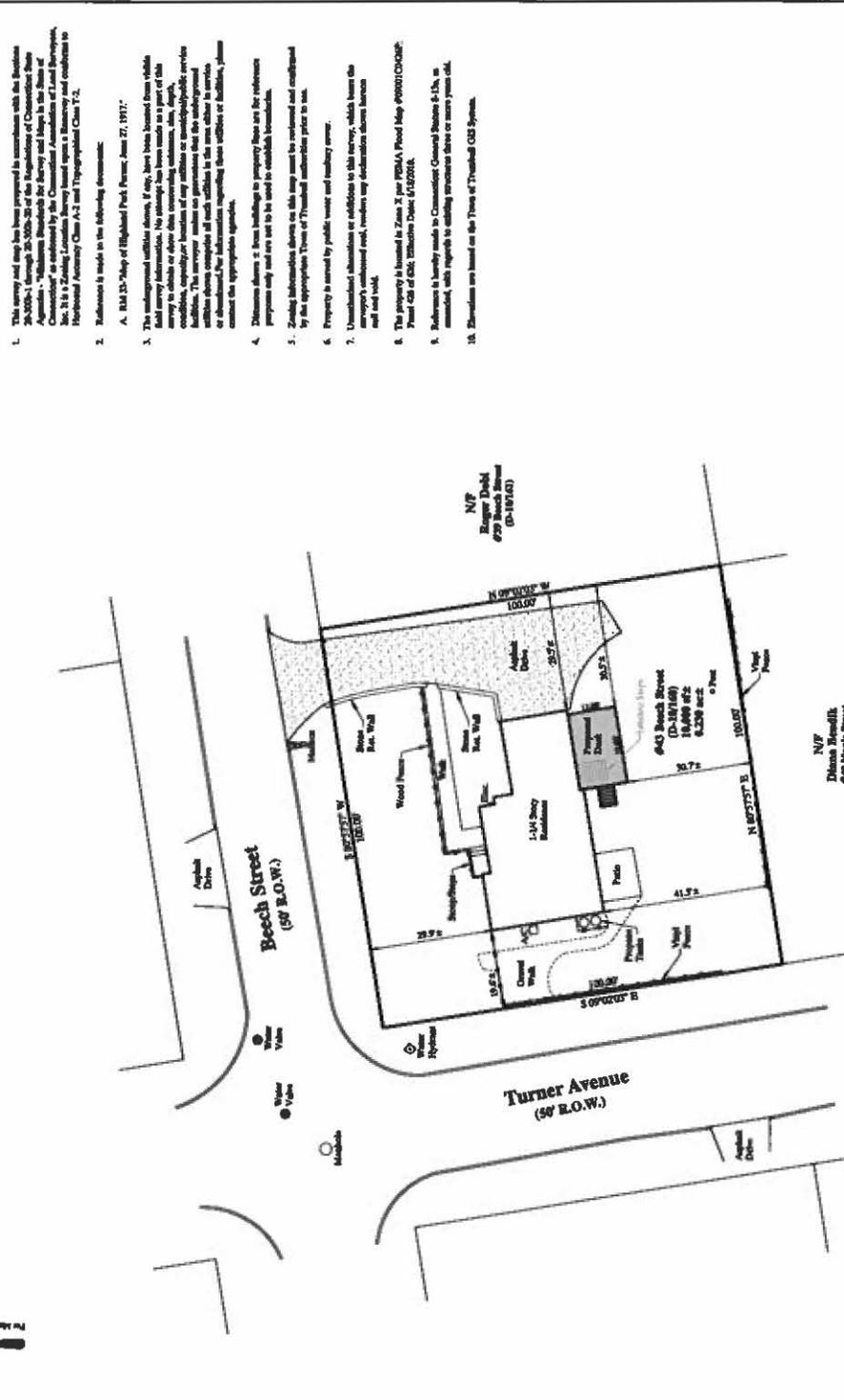
Prepared by: Jeffrey Wagner





RESIDENCE ZONE A		MINIMUM REQUIRED MAINTAIN ALLOWING	MINIMUM REQUIRED OPERATIONS	MINIMUM REQUIRED CONSTRUCTION	SUBJECT OPERATIONS
Minimum Lot Area	5,000 SF	10,000 SF	10,000 SF	10,000 SF	10,000 SF
Minimum Front Setback	5 FT	5 FT	5 FT	5 FT	5 FT
Minimum Side Setback	5 FT	5 FT	5 FT	5 FT	5 FT
Minimum Rear Setback	5 FT	5 FT	5 FT	5 FT	5 FT
Minimum Floor Area	1,000 SF	1,000 SF	1,000 SF	1,000 SF	1,000 SF
Minimum Height	10 FT	10 FT	10 FT	10 FT	10 FT
Minimum Building Footprint Coverage	10%	10%	10%	10%	10%
Minimum Building Footprint Coverage	10%	10%	10%	10%	10%

**NOTES:**  
 1. This survey and map has been prepared in accordance with the Section 20-305-1 through 20-305-20 of the Regulations of Connecticut State Agencies. "Minimum Standards for Survey and Maps in the State of Connecticut" as established by the Commission on Standards of Land Surveying, Inc. It is a Zoning Ordinance that may be subject to change and conditions to subsequent Agency Order 1-2 and Departmental Order 1-2.  
 2. References to maps in the following documents:  
 A. 20-305-1-Map of Highland Park, Permit June 27, 1977.  
 3. The underground utility shown, if any, have been located from vehicle and survey information. No attempt has been made to locate all utility lines or other structures shown on this map. The surveyor makes no representation as to the accuracy of the utility shown complete all such utilities in the same manner as shown or otherwise. No information regarding these utilities or facilities, please contact the appropriate agencies.  
 4. Dimensions shown on this map are for property lines and are not for easement purposes and are not to be used to establish boundaries.  
 5. Existing underground utilities on this map were located and identified by the appropriate types of Trumbull Ordinance prior to this.  
 6. Property is served by public water and sanitary sewer.  
 7. Unsubstantiated allegations or additions to this survey, which have the surveyor's combined seal, renders any dedication shown herein null and void.  
 8. The property is located in Zone 2 per FEMA Flood Map #09051C0404E, Part of USGS National Flood Insurance Program (NFIP) Zone 2.  
 9. Reference is hereby made to Connecticut General Statutes § 8-15a, as amended, with respect to establishing structures three or more years old.  
 10. Dimensions are based on the Town of Trumbull GIS System.



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

NO.	DATE	DESCRIPTION	REVISIONS

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

**SHEVLIN** LAND SURVEYING, LLC  
 145 Ocean Street, Trumbull, CT 06620  
 203.211.9400

NOT VALID UNLESS ACCOMPANIED WITH SEAL OR PHOTO COPY OF SURVEYOR'S LICENSE. THIS MAP IS PARTIALLY CONTRACT AS NOTED THEREON.

Edward E. Shevlin, Jr. - PLS. 7002

**LEGEND**

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- WATER SERVICE
- GAS LINE
- PROPOSED FLOOR
- EXISTING FLOOR
- RELAYED SETBACK LINE
- CATCH BASIN
- EXISTING IRON PIPERS
- MANHOLE
- UTILITY POLE

August 27, 2020

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

To the Zoning Board of Appeals,

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

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

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

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

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

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

Thank you for your time.

Diana Bendik  
40 Maple Street  
{00181001.1 }

Hello,

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

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

Application #: \_\_\_\_\_

Date: 8/11/2020

**ZONING BOARD OF APPEALS**

**APPLICATION FOR HEARING:**

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

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

2. Location of Subject Premises:

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

Assessor's Map No. E6 Parcel No. 52 Lot No. \_\_\_\_\_

Trumbull Land Records: Volume(s) \_\_\_\_\_ Page(s) \_\_\_\_\_

Zoning District: LongHill

3. Name of Applicant: Melinda Therriault

Street Address: 61 Sherman Ave

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

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

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

4. Owner of Record: Melinda Therriault

Street Address: 61 Sherman Ave

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

SIGNATURE OF OWNER OF RECORD Melinda Therriault

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

A. VARIANCE OF THE TRUMBULL ZONING REGULATIONS

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

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

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

SUBPARAGRAPH(S) \_\_\_\_\_

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

NO

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

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

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

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

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

B. APPEAL FROM ORDER OF THE ZONING ENFORCEMENT OFFICER

N/A

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

N/A

1. Approval of Location is for the following:

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. What are the proposed hours of operation? \_\_\_\_\_

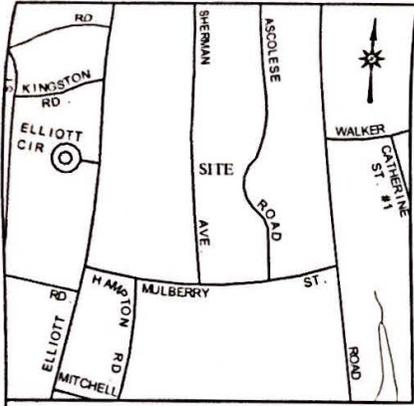
4. Will any vehicles being repaired be stored outside? \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

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

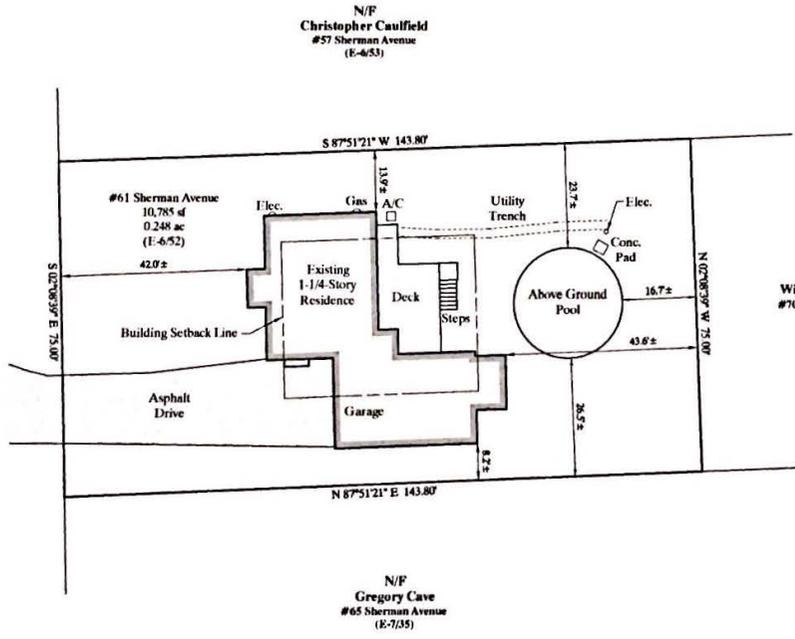
6. Applications pertaining to licenses must be accompanied by Connecticut Motor Vehicle Department forms to be signed by the Board.



Vicinity Map  
Scale: 1"=500'



Sherman Avenue  
(50 R.O.W.)



N/P  
Christopher Caulfield  
#57 Sherman Avenue  
(E-4/53)

N/P  
William Vaughn  
#70 Ascolese Road  
(E-6/83)

N/P  
Gregory Cave  
#65 Sherman Avenue  
(E-7/35)

RESIDENCE ZONE A		MINIMUM REQUIRED MAXIMUM ALLOWED	EXISTING CONDITIONS	PROPOSED CONDITIONS	AS-BUILT CONDITIONS
Minimum Lot Area		21,760 sq ft	10,767 sq ft		
Minimum Lot Frontage		127'	75.00'		
<b>MINIMUM SETBACK</b>					
Setback From Front Property Line		50'	42.0'±		
Setback From Side Property Lines		20'	8.2'±		
Setback From Rear Property Lines		50'	61.6'±		
<b>MINIMUM FLOOR AREA</b>					
Floor Area - 1 Story		1,200	1,165		
Maximum Height For A Building Or Structure		40'	40'		
Maximum Building Lot Coverage As A Percentage Of Lot Area		25%	18.1% ±		
Maximum Building Floor Area As A Percentage Of Lot Area		20%	10.8% ±		

**NOTES:**

- This survey and map has been prepared in accordance with the Sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Survey and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a Data Accumulation Plan based upon a Resurvey and conforms to Horizontal Accuracy Class A-2.  
  
The intention of the plan is to show the location of a pool with regard to setbacks. Not all features existing on the property are shown hereon.
- Reference is made to the following documents:  
  
A. RM 926-Subdivision of Lot No. 19 of map of Salvatore American, April 1, 1946, in Trumbull, Conn., for Frank P. Murray, October 1, 1959, by Frank C. Peary."
- The underground utilities shown, if any, have been located from visible field survey information. No attempt has been made as a part of this survey to obtain or show data concerning existence, size, depth, condition, capacity or location of any utilities or municipal public service facilities. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned or for information regarding these utilities or facilities, please contact the appropriate agencies.
- Distances shown ± from buildings to property lines are for reference purposes only and are not to be used to establish boundaries.
- Zoning information shown on this map must be reviewed and confirmed by the appropriate Town of Trumbull authorities prior to use.
- Property is served by public water and sanitary sewer.
- Unauthorized alterations or additions to this survey, which bears the surveyor's embossed seal, renders any declaration shown hereon null and void.
- The property is located in Zone X per FEMA Flood Map #09001C0288F, Panel 268 of 26, Effective Date: 6/18/2010.
- Reference is hereby made to Connecticut General Statute 8-13a, as amended, with regards to existing structures three or more years old.

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

NOT VALID UNLESS EMPOWERED WITH SEAL OR INDEXED WITH THE LIVE STAMP OF THE SURVEYOR  
TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON  
*Michael E. Shevlin*  
Michael E. Shevlin, Jr. P.L.S. # 5139

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



DATE:	8.10.20	SCALE:	1"=20'	DRAFTER:	DC11	JOB NUMBER:	6120	FILE NUMBER:	3120
NO.		DATE	DESCRIPTION	<b>SHEVLIN</b> LAND SURVEYING, LLC					
REVISIONS				163 Over Road Fairfield, CT 203.218.5840		503 Main Street Meriden, CT Shevlin.Svc.com		1/1	

Scanned with CamScanner