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

Town of Trumbull
CONNECTICUT

Town Hall
5866 Main Street
Trumbull, Connecticut 06611

ZONING BOARD OF APPEALS

TO: MEMBERS OF THE ZONING BOARD OF APPEALS

RE: REGULAR MEETING – WEDNESDAY, SEPTEMBER 2, 2026

The Zoning Board of Appeals will hold a Regular Meeting on Wednesday, September 2, 2026, at 7:00p.m. in the Trumbull Town Hall Council Chambers (5866 Main Street).

AGENDA

PUBLIC MEETING
7:00 P.M.

Pledge of Allegiance

Roll Call

Regular Meeting:

Acceptance of Minutes

Acceptance of the August 5, 2026, Zoning Board of Appeals Regular Meeting minutes.

Applications

Application 26-20: 86 Chestnut Hill Road. 86 Chestnut Hill Road. Kaitlyn Walsh Patrick for 86 Chestnut Hill Road LLC. The applicant is requesting an 8079 sq. ft. lot size variance, where 21,780 sq. ft. is required and 13,701 sq. ft. is proposed and a 46.34' road front variance, where 125' is required and 78.66' is proposed to construct a single-family home in Residential Zone A under Article III of the Trumbull Zoning Regulations.

Application 26-21: 17 Wildwood Drive. Stephen Cohen. The applicant is requesting a 4.2' garage height variance, where 15' is required and 19.2' is proposed at the average grade to construct a detached garage in Residential Zone AA under Article II, section 1.1.2 of the Trumbull Zoning Regulations.

Application 26-22: 18 Botsford Place. Wilson Sanchez. The applicant is requesting a 12.8' front lot setback variance, where 50' is required and 37.2' is proposed to construct an addition in Residential Zone A under Article III of the Trumbull Zoning Regulations.

Application 26-23: 4 Sycamore Street. Emelia Ferri for Hurd Realty LLC. The applicant is requesting an 8.2' retaining wall and fence height variance, where 6' is required and 14.2' is proposed; a 48' rear lot setback variance, where 50' is required and 2' is proposed, a 0' side lot setback variance where 20' is required and 0' is proposed and a 18.5' side lot setback variance, where 20' is required and

1.5’ is proposed in Residential Zone A under Article I, sections 5.2.1, 5.2.2, 5.2.3 and Article III of the Trumbull Zoning Regulations.

Application 26-24: 6 Sycamore Street. Emelia Ferri for Hurd Realty LLC. The applicant is requesting a 7.3’ retaining wall and fence height variance, where 6’ is required and 13.3’ is proposed, a 1.4’ rear lot setback variance where 50’ is required and 48.6’ is proposed, a 0’ side lot setback variance where 20’ is required and 0’ is proposed on both sides in Residential Zone A under Article I, sections 5.2.1, 5.2.2, 5.2.3 and Article III of the Trumbull Zoning Regulations.

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

Dated at Trumbull, CT this 2th day of September 2026.
By: Brian Fitzgerald, Zoning Enforcement Officer

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

Date Received: _____ Application #: _____

ZONING BOARD OF APPEALS

APPLICATION FOR HEARING:

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

   a. Variance of the Trumbull Zoning Regulations 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: 4 Sycamore Street

   Assessor's Map No. D-10 Parcel No. 319 Lot No. 42R

   Trumbull Land Records: Volume(s) 462 Page(s) 577

   Zoning District: A

3. **Name of Applicant**: Emilia Ferri

   Street Address: P.O. Box 4535

   City: Greenwich ST: CT Zip: 06831

   Phone: Day 203-545-7751 Evening 203-545-7751

   SIGNATURE OF APPLICANT _____
   (If agent, state capacity)

4. **Owner of Record**: Hurd Realty LLC

   Street Address: P.O. Box 110696

   City: Trumbull ST: CT Zip: 06611

   SIGNATURE OF OWNER OF RECORD _____

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

A. VARIANCE OF THE TRUMBULL ZONING REGULATIONS

1. This application relates to:

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

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

ARTICLE(S) 1, 3 SECTION(S) 5.2.1, 5.2.2, 5.2.3 PARAGRAPH(S) _____

SUBPARAGRAPH(S) _____

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

Yes two prior applications; 6/01/2005 Granted,
Application #23-17 effective date 04/30/2023, 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 WHEN APPLICABLE: See schedule A

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 property is a pre-existing non-conforming lot with a grade change between the front and rear yard of +/- 19'-6". The proposed retaining wall configuration and safety railing are necessary to safely accommodate the existing topography, maintain structural stability, and provide required fall protection.

CONTACT INFORMATION

Applicant Email Address: emiliaferridesign@gmail.com

Property Owner Email Address: fernapinc@gmail.com

Schedule A (Lot 4)

ARTICLE I

5.2.1 Fences and Walls Along the Front or Side of a Lot. Fences or walls shall not exceed four (4) feet in height within the minimum yard requirements as set forth in these Regulations when such fences or walls are located closer to the Street than that point of the Principal Building which is closest from the Front Lot Line. These regulations are illustrated on a diagram that follows this section.

5.2.2 Fences and Walls to the Rear or Side of a Lot. Except as provided for in 5.2.1, all other fences or walls shall not exceed six (6) feet in height within the minimum yard requirements as set forth in these Regulations. These regulations are illustrated on a diagram that follows this section.

5.2.3 Fences or Walls Located on Top of Retaining Walls or Fill. The maximum height of fences or walls set forth in the preceding subsections shall be measured from the pre-existing grade, and may not be increased by fill or fill enclosed by retaining walls that have the cumulative effect of increasing the total height of the fence or wall to greater than the heights permitted by these Regulations within the minimum yard requirements. Stone walls and retaining walls not exceeding three (3) feet in height shall be excluded from the provisions of this Section.

The total height of any fence and wall shall not exceed 6’ in height in any case. However, any uses which are subject to a special permit the Commission may increase this height in the interest of buffering one use from another as part of that special permit.

Wall Section	Applicable Regulation	Wall Cannot Exceed (ft)	Height of Wall (ft)	Required Variance (ft)	Applicable Regulation	Total Height of Railing & Wall Cannot Exceed (ft)	Height of railing on top of wall	Total Height of Railing & Wall	Required Variance (ft)
1. Rear Retaining wall	5.2.2	6	10.2’	4.2’	5.2.3	6	4’	14.2’	8.2’
2. “Versa-lok” in front of retaining wall	5.2.2	6	3		5.2.3	6	0	3	

SETBACK VARIANCE REQUEST

REAR SETBACK: 50’ required, asking for 48’

SIDE SETBACK ADJACENT TO #6 SYCAMORE ST.: 20’ required, asking for 0’

SIDE SETBACK ADJACENT TO PINE ST.: 20’ required, asking for 18.5’

Schedule A (Lot 4)

ARTICLE I

5.2.1 Fences and Walls Along the Front or Side of a Lot. Fences or walls shall not exceed four (4) feet in height within the minimum yard requirements as set forth in these Regulations when such fences or walls are located closer to the Street than that point of the Principal Building which is closest from the Front Lot Line. These regulations are illustrated on a diagram that follows this section.

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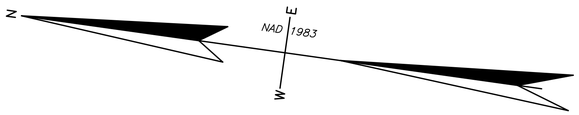
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2. “Versa-lok” in front of retaining wall	5.2.2	6	3		5.2.3	6	0	3	

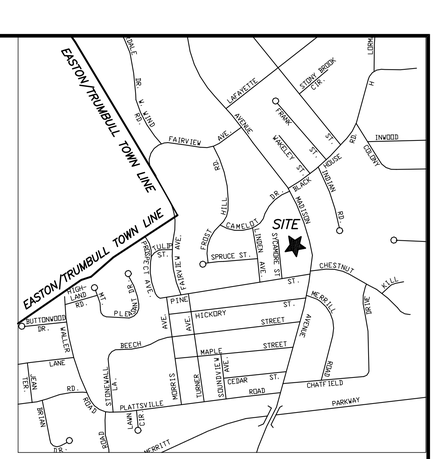
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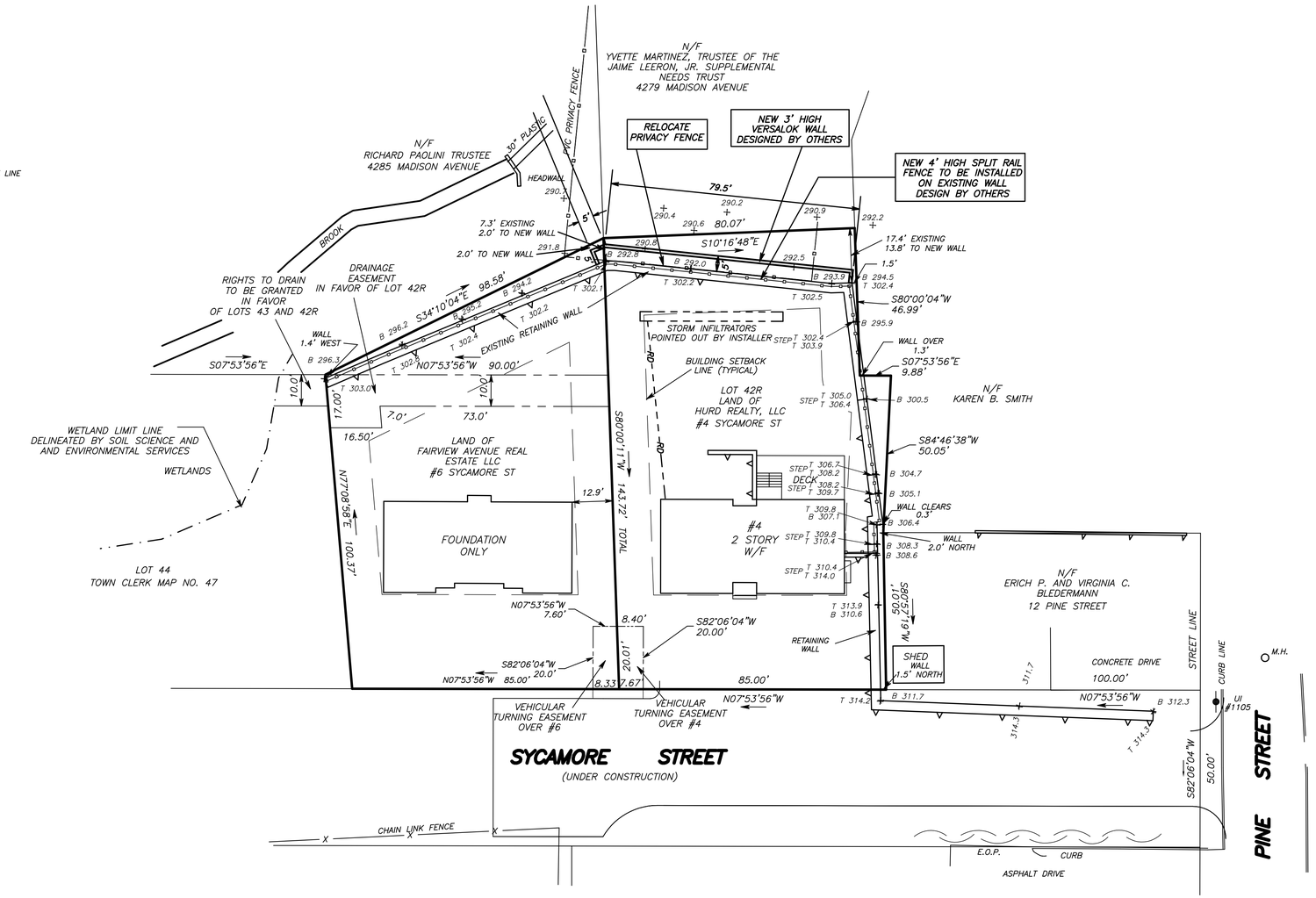




VICINITY MAP
SCALE: 1"= 800'

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- RD — ROOF DRAIN
- CURB LINE
- EDGE OF PAVEMENT
- CB — CATCH BASIN
- M.H. — MANHOLE
- LT — LIGHT
- UTILITY POLE
- PRIVACY FENCE
- HIGH / LOW — RETAINING WALL
- HEDGE LINE
- BUILDING SETBACK LINE
- + B 294.2 — BOTTOM OF WALL
- + T 302.2 — TOP OF WALL



MAP REFERENCE:

1. Property survey, Improvement Location Survey of property located on Sycamore Street, Trumbull, Connecticut prepared for Emilio Ferri, scale: 1"= 20' dated 10–21–2015 by Lewis Associates.
2. Lot Line Revision Plan of property located at #4285 Madison Avenue and #6 Sycamore Street, Trumbull, Connecticut, scale: 1"= 20' dated 3–6–2025 and filed in the Trumbull Town Clerk's office as Map No. 3661.
3. Easement Map of property located on Sycamore Street, Trumbull, Connecticut, scale: 1"= 20' dated 6–8–2021 and revised to 6–11–2021 by Lewis Associates, Trumbull Town Clerk Map No. 3544.

NOTES:

1. This survey and map has been prepared in accordance with Sections 20–300b–1 thru 20–300b–20 of the Regulations of Connecticut State Agencies – "Minimum Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. The Boundary Determination is a Dependent Resurvey conforming to Horizontal Accuracy Class A–2. Vertical Elevations conform to Vertical Accuracy Class V–2.
2. Municipal Zone Designation is Residence A.
3. Sites and road are under construction
4. Elevations are referenced to N.G.V.D. datum of 1988.

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

STATE OF CONNECTICUT · TRACY H. LEWIS · LICENSED LAND SURVEYOR

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

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

ZONING LOCATION SURVEY

OF PROPERTY LOCATED AT

4 & 6 SYCAMORE STREET
TRUMBULL, CONNECTICUT

PREPARED FOR

FAIRVIEW AVENUE REAL ESTATE, LLC

SCALE: 1"= 20' DATE: 8–7–2026

20 0 20 40
SCALE IN FEET

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

Property Location 4 SYCAMORE STREET | Map ID D/10 / 00319/ 000/ | Parcel Name | State Use 101
Vision ID 3718 | Account # 00179700 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 8/11/2026 10:54:04 A

CURRENT OWNER

HURD REALTY LLC
EMILIO FERRI MGR
P O BOX 110696
TRUMBULL CT 06611-0696

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID	00179700	Dev Lot:	LOT 42
Census Tr	0903	Survey Ma	
Fire Dist:	L:	Survey Ma	
Border Pro		Section # :	A1
Voting Dist		CB Letter:	
	2026 Data Mailer Returned		
GIS ID	D1-319	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RES LAND	1-1	108,300	75,810
DWELLING	1-3	686,400	480,480
	Total	794,700	556,290

6144
TRUMBULL, CT

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
HURD REALTY LLC	1606	0796	08-10-2012	U	V	0	29
FERRI EMILIO	0001	0484	01-01-1900	U	V	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2025	1-1	68,740	2024	1-1	68,746	2023	5-1	68,746
	1-3	269,360		1-3	184,450			
	Total	338,100		Total	253,196		Total	68,746

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	650,300
Appraised Xf (B) Value (Bldg)	36,100
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	108,300
Special Land Value	0
Total Appraised Parcel Value	794,700
Valuation Method	C
Total Appraised Parcel Value	794,700

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
1				

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
RP-24-98	05-15-2024	PL		4,500		100		New 1/2 bath
RM-24-59	05-15-2024	HA		600		100		New heating and cooling zone
RE-24-84	05-15-2024	EL	Electric	100		100	06-10-2024	Install electrical outlets and cei
RE-24-94	04-01-2024	FA		3,000		99		INSTALL FIRE AND BURGLA
RB-24-143	03-18-2024	AD		27,300		100		Finish Walkout Basement. 910
RP-24-75	03-14-2024	RS		19,000		100		2 New full bathrooms
RM-24-55	03-14-2024	HA		28,000		100		Install 2 new heating and cooli

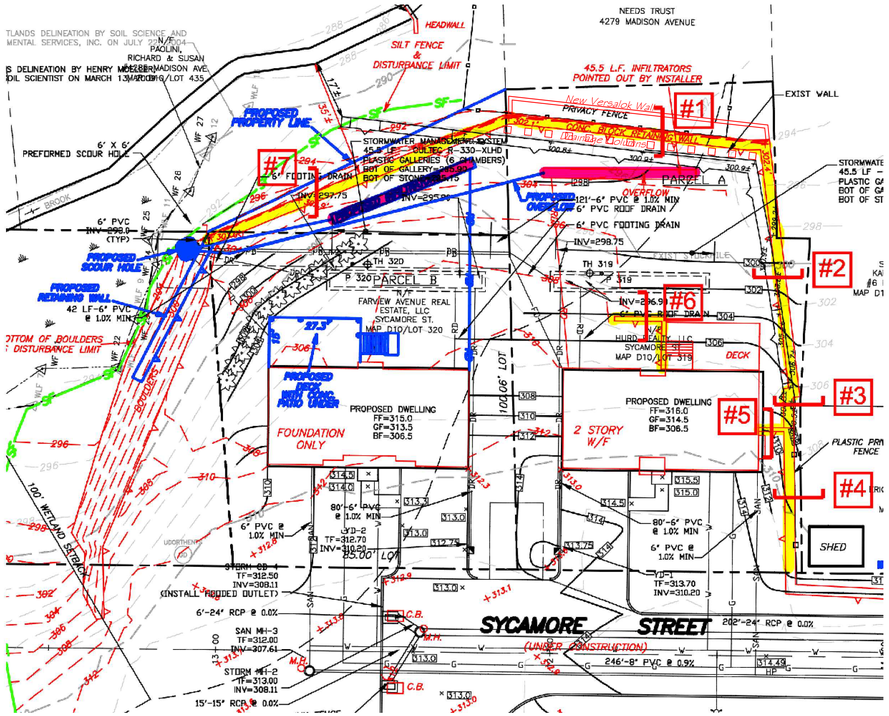
VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
03-18-2026	VA			64	Datamailer Change
11-21-2025	BC	2		01	Measured
01-06-2025	BC	2		50	Permit Check
11-19-2004	MV	1		99	Vacant Lot Inspected

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	LA	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	101	Single Family Re	A	L		0.200	AC	250,000.00	3.93666	5	0.50	100	1.100		1.0000	541,300	108,300
		Total Card Land Units	0.20	AC		Parcel Total Land Area	0.20								Total Land Value		108,300

PRODUCED BY AN AUTODESK STUDENT VERSION



RETAINING WALL GENERAL NOTES:

1. DESIGN BASED ON 2022 CONNECTICUT STATE BUILDING CODE.
2. BACKFILL UNIT WEIGHT: 120 PCF (SATURATED CONDITION).
3. NO HYDROSTATIC PRESSURE –WEEP HOLES AND DRAINAGE INCLUDED.
4. FACTORS OF SAFETY: SLIDING ≥1.5, OVERTURNING ≥1.5.
5. MAX DESIGN HEIGHT: 8'–6" FOR GRAVITY WALL SECTION.

MATERIALS AND CONSTRUCTION TYPES:

6. WALLS USE TWO SYSTEMS:
   A. SOLID CONCRETE BLOCKS –6'LONG X 3'WIDE X 1.5'HIGH.
   B. VERSA–LOK SRW BLOCKS –FOR WALLS UP TO 5'HIGH.
7. BACKFILL SHALL BE CLEAN GRANULAR FILL, COMPACTED IN 8" LIFTS TO 95% STANDARD PROCTOR DENSITY.
8. DRAINAGE LAYER: 12" MIN CLEAN STONE WITH 4" PERFORATED PIPE, SLOPED TO DAYLIGHT OR APPROVED STRUCTURE.

EXCAVATION AND BASE PREPARATION:

9. EXCAVATE TO UNDISTURBED NATIVE SOIL OR ENGINEERED FILL.
10. BOTTOM OF WALL TO BE BELOW FROST DEPTH (MIN. 42").
11. BASE FOR VERSA–LOK WALLS: 6" CRUSHED STONE LEVELING PAD.
12. BASE FOR SOLID BLOCK WALLS: CONCRETE OR COMPACTED GRAVEL.

SOLID CONCRETE BLOCK WALL NOTES:

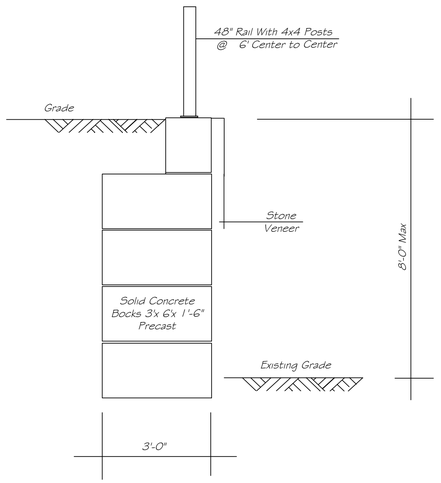
13. BLOCKS WEIGH APPROX. 4,000 LBS EACH.
14. USE PROPER EQUIPMENT FOR BLOCK PLACEMENT.
15. STACK BLOCKS PLUMB, LEVEL, AND INTERLOCKED AS DESIGNED.
16. BACKFILL CONCURRENTLY WITH BLOCK PLACEMENT TO AVOID UNBALANCED EARTH PRESSURE.

VERSA–LOK WALL NOTES:

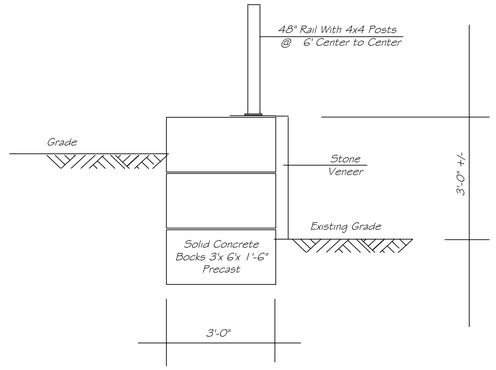
17. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
18. PLACE GEOGRID REINFORCEMENT WHERE REQUIRED BY DESIGN.
19. CAP UNITS TO BE BONDED WITH APPROVED ADHESIVE.
20. PROVIDE GRADE SWALE ABOVE WALL FOR SURFACE DRAINAGE.

INSPECTION:

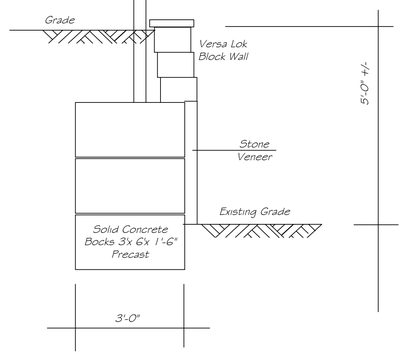
21. ALL WORK TO BE INSPECTED BY QUALIFIED ENGINEER.
22. WALL LOCATIONS AND ELEVATIONS MUST MATCH APPROVED PLANS.



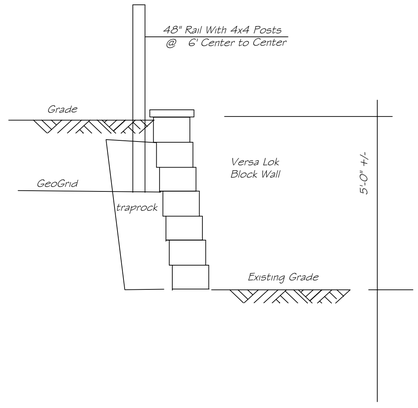
Section @ # 2



Section @ # 3



Section @ # 4



Section @ # 5 & 6

Sycamore St(Lot 4)
Trumbull, CT

John Mallozzi, P.E.
john351@email.com 203-943-5277

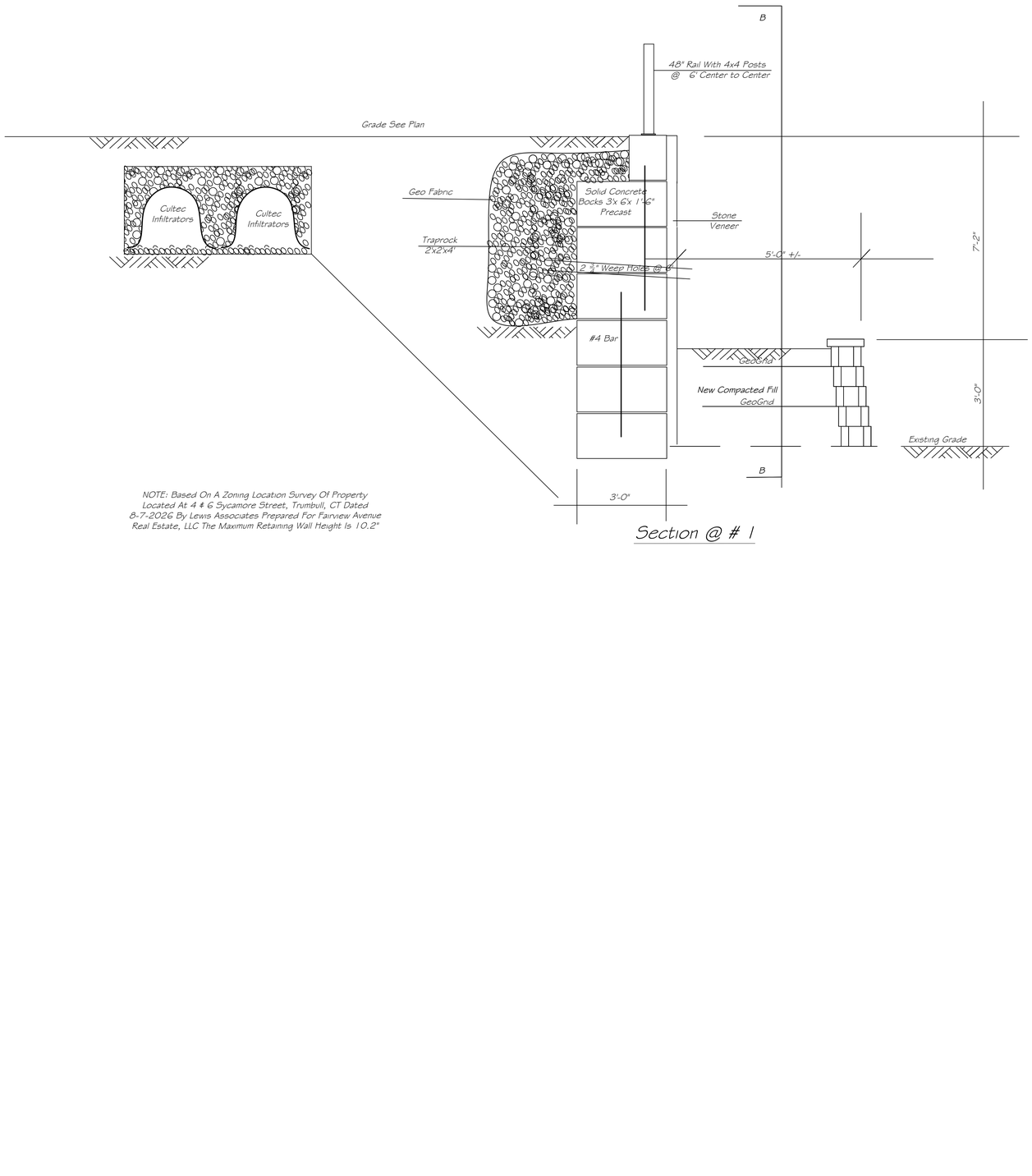
Retaining Walls

1	Retaining wall 1 Rev	8-15-26

May 25, 2025		S-101.00
JM	JM	

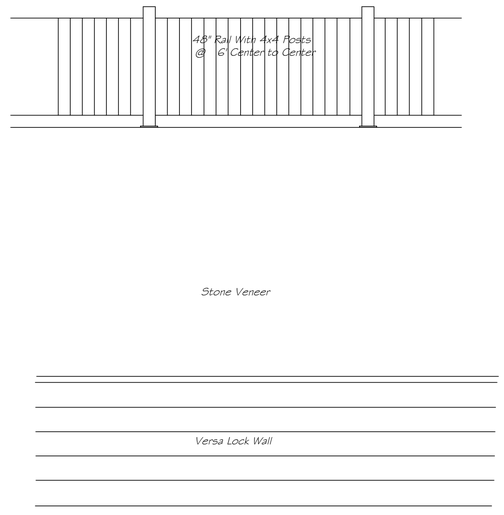
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PRODUCED BY AN AUTODESK STUDENT VERSION



NOTE: Based On A Zoning Location Survey Of Property Located At 4 & 6 Sycamore Street, Trumbull, CT Dated 8-7-2026 By Lewis Associates Prepared For Fairview Avenue Real Estate, LLC The Maximum Retaining Wall Height Is 10.2"

Section @ # 1



Elevation B

Sycamore St(Lot 6)
Trumbull, CT

John Mallozzi, P.E.
john351@email.com 203-943-5277

Retaining wall Section

1	Retaining wall 1 Rev	8-15-26

July 1, 2026

JM	JM

S-102.00

PRODUCED BY AN AUTODESK STUDENT VERSION

Date Received: _____ Application #: _____

ZONING BOARD OF APPEALS

APPLICATION FOR HEARING:

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

   a. Variance of the Trumbull Zoning Regulations 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: 6 Sycamore Street

   Assessor's Map No. D-10 Parcel No. 320 Lot No. 43

   Trumbull Land Records: Volume(s) 462 Page(s) 577

   Zoning District: A

3. **Name of Applicant**: Emilia Ferri

   Street Address: P.O. Box 4535

   City: Greenwich ST: CT Zip: 06831

   Phone: Day 203-545-7751 Evening 203-545-7751

   SIGNATURE OF APPLICANT _____
   (If agent, state capacity)

4. **Owner of Record**: Fairview Avenue Real Estate LLC

   Street Address: P.O. Box 110696

   City: Trumbull ST: CT Zip: 06611

   SIGNATURE OF OWNER OF RECORD _____

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

A. VARIANCE OF THE TRUMBULL ZONING REGULATIONS

1. This application relates to:

X Setbacks (front, side, rear)
_____ Floor Area
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SUBPARAGRAPH(S) _____

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

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Application #23-17 effective date 04/30/2023, Granted

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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 property is a pre-existing non-conforming lot with a grade change between the front and rear yard of +/- 15'-6". The proposed retaining wall configuration and safety railing are necessary to safely accommodate the existing topography, maintain structural stability, and provide required fall protection.

CONTACT INFORMATION

Applicant Email Address: emiliaferridesign@gmail.com

Property Owner Email Address: fernapinc@gmail.com

Schedule A (Lot 6)

ARTICLE I

5.2.1 Fences and Walls Along the Front or Side of a Lot. Fences or walls shall not exceed four (4) feet in height within the minimum yard requirements as set forth in these Regulations when such fences or walls are located closer to the Street than that point of the Principal Building which is closest from the Front Lot Line. These regulations are illustrated on a diagram that follows this section.

5.2.2 Fences and Walls to the Rear or Side of a Lot. Except as provided for in 5.2.1, all other fences or walls shall not exceed six (6) feet in height within the minimum yard requirements as set forth in these Regulations. These regulations are illustrated on a diagram that follows this section.

5.2.3 Fences or Walls Located on Top of Retaining Walls or Fill. The maximum height of fences or walls set forth in the preceding subsections shall be measured from the pre-existing grade, and may not be increased by fill or fill enclosed by retaining walls that have the cumulative effect of increasing the total height of the fence or wall to greater than the heights permitted by these Regulations within the minimum yard requirements. Stone walls and retaining walls not exceeding three (3) feet in height shall be excluded from the provisions of this Section.

The total height of any fence and wall shall not exceed 6’ in height in any case. However, any uses which are subject to a special permit the Commission may increase this height in the interest of buffering one use from another as part of that special permit.

Wall Section	Applicable Regulation	Wall Cannot Exceed (ft)	Height of Wall (ft)	Required Variance (ft)	Applicable Regulation	Total Height of Railing & Wall Cannot Exceed (ft)	Height of railing on top of wall	Total Height of Railing & Wall	Required Variance (ft)
1. Rear Retaining wall	5.2.2	6	9.3’	3.3’	5.2.3	6	4’	13.3’	**7.3’**
2. “Versa-lok” in front of retaining wall	5.2.2	6	3		5.2.3	6	0	3	

SETBACK VARIANCE REQUEST

REAR SETBACK: 50’ required, asking for 48.6’

SIDE SETBACK ADJACENT TO LOT #321.: 20’ required, asking for 0’

SIDE SETBACK ADJACENT TO 4 SYCAMORE ST.: 20’ required, asking for 0’

Schedule A (Lot 6)

ARTICLE I

5.2.1 Fences and Walls Along the Front or Side of a Lot. Fences or walls shall not exceed four (4) feet in height within the minimum yard requirements as set forth in these Regulations when such fences or walls are located closer to the Street than that point of the Principal Building which is closest from the Front Lot Line. These regulations are illustrated on a diagram that follows this section.

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Wall Section	Applicable Regulation	Wall Cannot Exceed (ft)	Height of Wall (ft)	Required Variance (ft)	Applicable Regulation	Total Height of Railing & Wall Cannot Exceed (ft)	Height of railing on top of wall	Total Height of Railing & Wall	Required Variance (ft)
1. Rear Retaining wall	5.2.2	6	9.3’	3.3’	5.2.3	6	4’	13.3’	**7.3’**
2. “Versa-lok” in front of retaining wall	5.2.2	6	3		5.2.3	6	0	3	

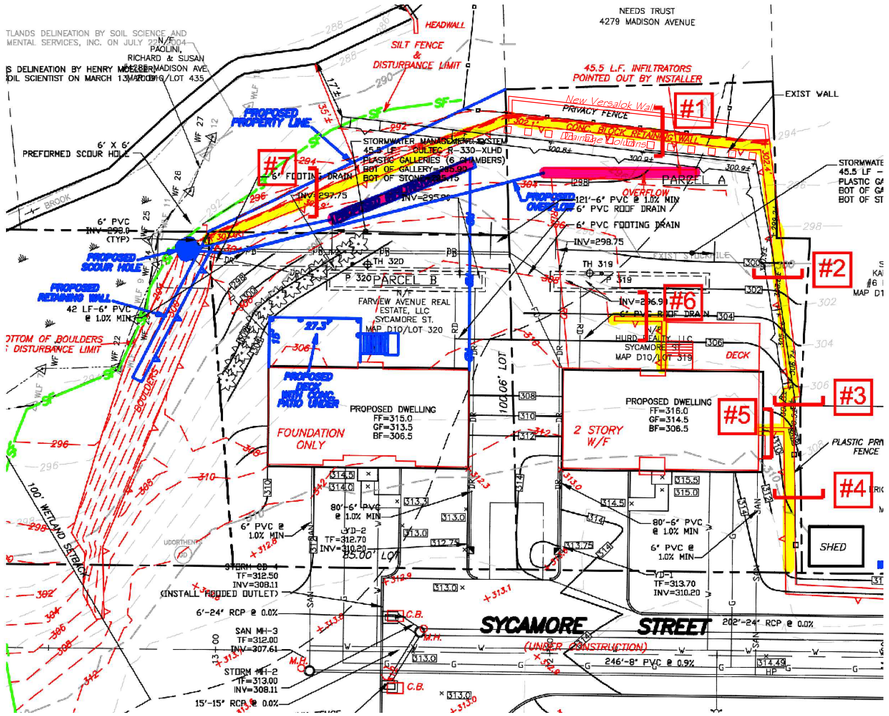
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SIDE SETBACK ADJACENT TO 4 SYCAMORE ST.: 20’ required, asking for 0’

PRODUCED BY AN AUTODESK STUDENT VERSION



RETAINING WALL GENERAL NOTES:

1. DESIGN BASED ON 2022 CONNECTICUT STATE BUILDING CODE.
2. BACKFILL UNIT WEIGHT: 120 PCF (SATURATED CONDITION).
3. NO HYDROSTATIC PRESSURE –WEEP HOLES AND DRAINAGE INCLUDED.
4. FACTORS OF SAFETY: SLIDING ≥1.5, OVERTURNING ≥1.5.
5. MAX DESIGN HEIGHT: 8'–6" FOR GRAVITY WALL SECTION.

MATERIALS AND CONSTRUCTION TYPES:

6. WALLS USE TWO SYSTEMS:
   A. SOLID CONCRETE BLOCKS –6'LONG X 3'WIDE X 1.5'HIGH.
   B. VERSA–LOK SRW BLOCKS –FOR WALLS UP TO 5'HIGH.
7. BACKFILL SHALL BE CLEAN GRANULAR FILL, COMPACTED IN 8" LIFTS TO 95% STANDARD PROCTOR DENSITY.
8. DRAINAGE LAYER: 12" MIN CLEAN STONE WITH 4" PERFORATED PIPE, SLOPED TO DAYLIGHT OR APPROVED STRUCTURE.

EXCAVATION AND BASE PREPARATION:

9. EXCAVATE TO UNDISTURBED NATIVE SOIL OR ENGINEERED FILL.
10. BOTTOM OF WALL TO BE BELOW FROST DEPTH (MIN. 42").
11. BASE FOR VERSA–LOK WALLS: 6" CRUSHED STONE LEVELING PAD.
12. BASE FOR SOLID BLOCK WALLS: CONCRETE OR COMPACTED GRAVEL.

SOLID CONCRETE BLOCK WALL NOTES:

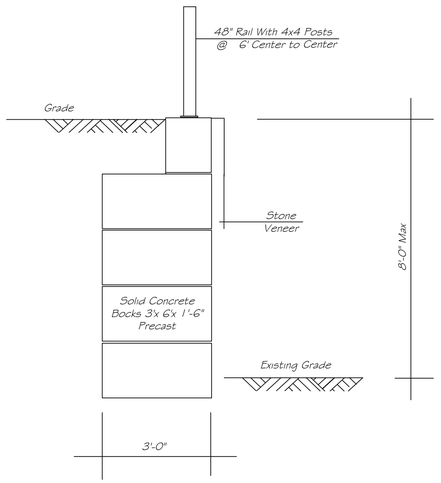
13. BLOCKS WEIGH APPROX. 4,000 LBS EACH.
14. USE PROPER EQUIPMENT FOR BLOCK PLACEMENT.
15. STACK BLOCKS PLUMB, LEVEL, AND INTERLOCKED AS DESIGNED.
16. BACKFILL CONCURRENTLY WITH BLOCK PLACEMENT TO AVOID UNBALANCED EARTH PRESSURE.

VERSA–LOK WALL NOTES:

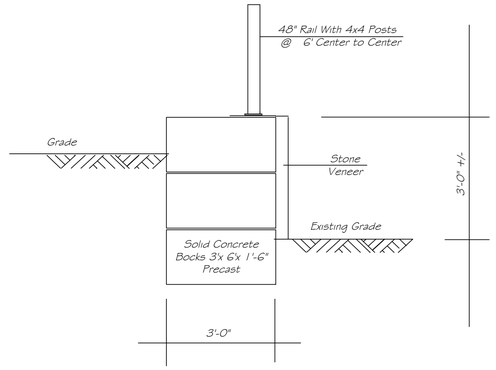
17. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
18. PLACE GEOGRID REINFORCEMENT WHERE REQUIRED BY DESIGN.
19. CAP UNITS TO BE BONDED WITH APPROVED ADHESIVE.
20. PROVIDE GRADE SWALE ABOVE WALL FOR SURFACE DRAINAGE.

INSPECTION:

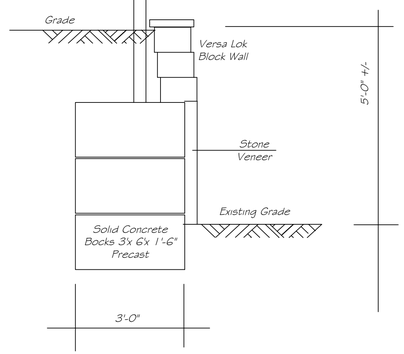
21. ALL WORK TO BE INSPECTED BY QUALIFIED ENGINEER.
22. WALL LOCATIONS AND ELEVATIONS MUST MATCH APPROVED PLANS.



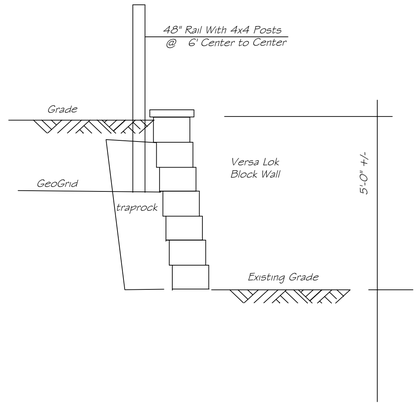
Section @ # 2



Section @ # 3



Section @ # 4



Section @ # 5 & 6

Sycamore St(Lot 4)
Trumbull, CT

John Mallozzi, P.E.
john351@email.com 203-943-5277

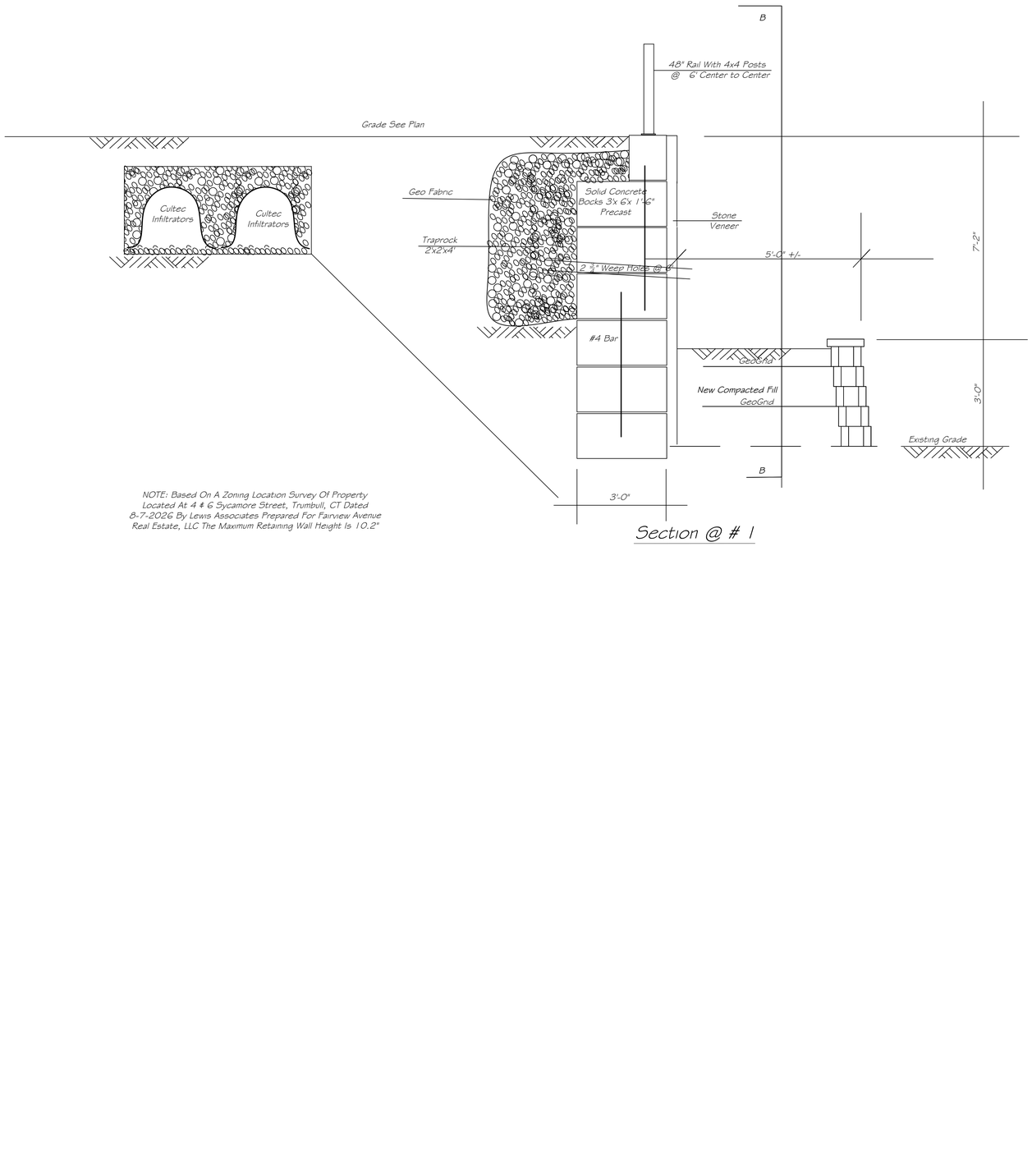
Retaining Walls

1	Retaining wall 1 Rev	8-15-26

May 25, 2025		S-101.00
JM	JM	

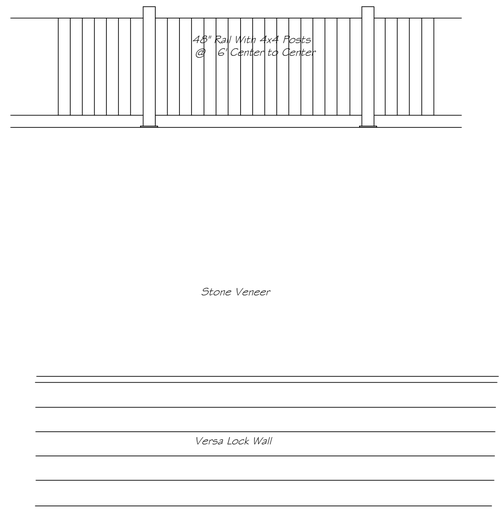
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PRODUCED BY AN AUTODESK STUDENT VERSION



NOTE: Based On A Zoning Location Survey Of Property Located At 4 & 6 Sycamore Street, Trumbull, CT Dated 8-7-2026 By Lewis Associates Prepared For Fairview Avenue Real Estate, LLC The Maximum Retaining Wall Height Is 10.2"

Section @ # 1



Elevation B

Sycamore St(Lot 6)
Trumbull, CT

John Mallozzi, P.E.
john351@email.com 203-943-5277

Retaining wall Section

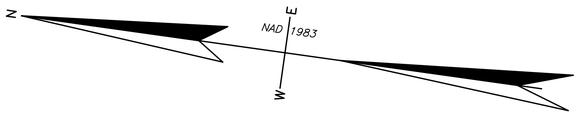
1	Retaining wall 1 Rev	8-15-26

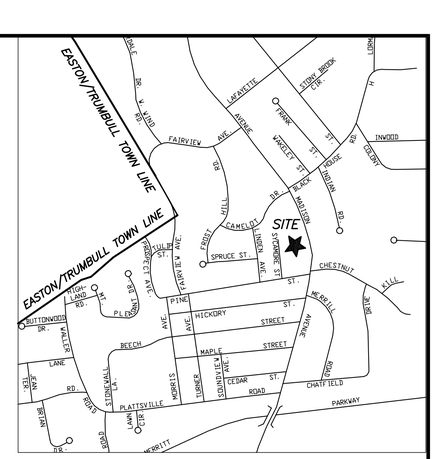
July 1, 2026

JM	JM

S-102.00

PRODUCED BY AN AUTODESK STUDENT VERSION

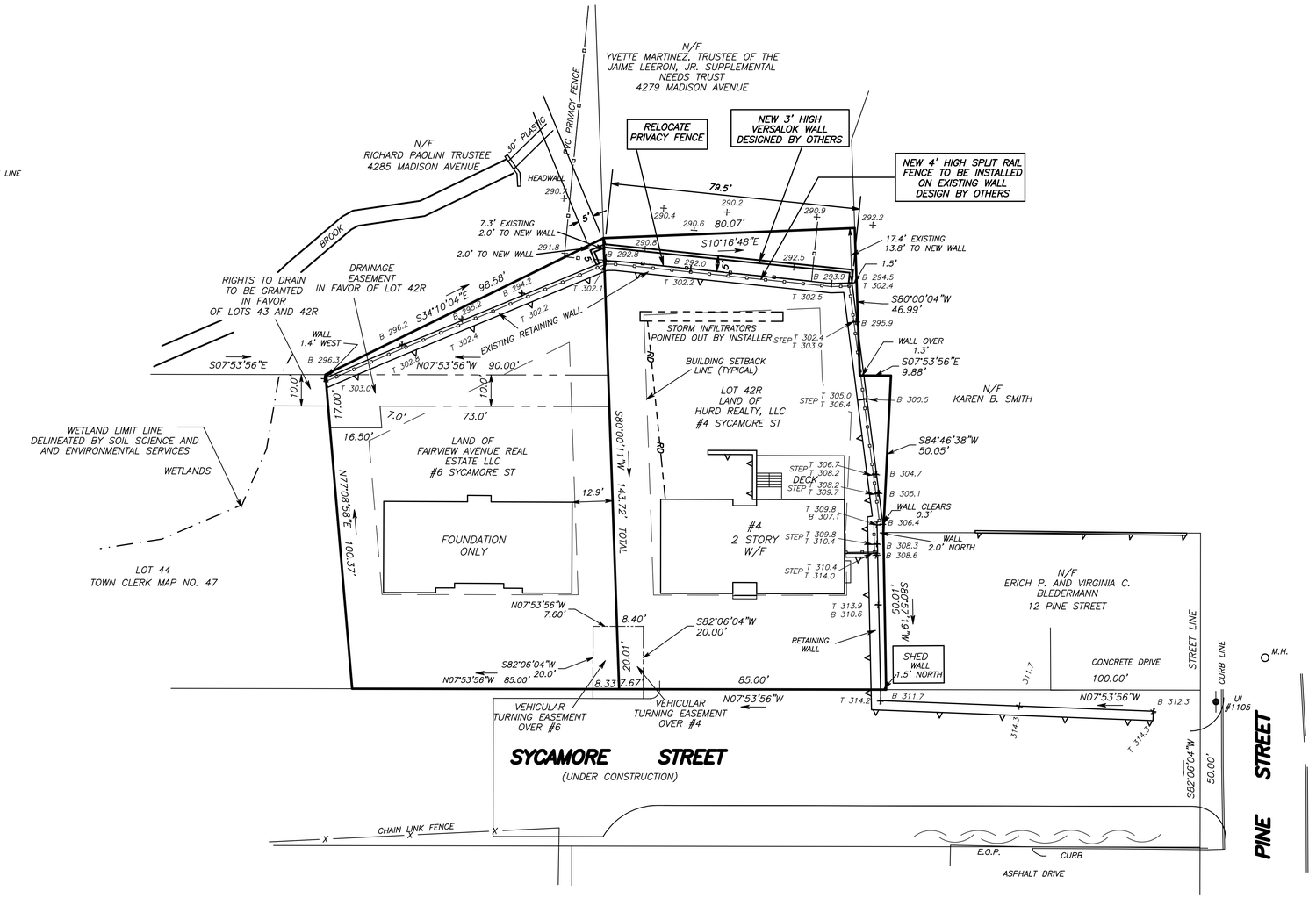




VICINITY MAP
SCALE: 1"= 800'

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- RD — ROOF DRAIN
- CURB LINE
- EDGE OF PAVEMENT
- CB — CATCH BASIN
- M.H. — MANHOLE
- LT — LIGHT
- UTILITY POLE
- PRIVACY FENCE
- HIGH / LOW — RETAINING WALL
- HEDGE LINE
- BUILDING SETBACK LINE
- + B 294.2 — BOTTOM OF WALL
- + T 302.2 — TOP OF WALL



MAP REFERENCE:

1. Property survey, Improvement Location Survey of property located on Sycamore Street, Trumbull, Connecticut prepared for Emilio Ferri, scale: 1"= 20' dated 10–21–2015 by Lewis Associates.
2. Lot Line Revision Plan of property located at #4285 Madison Avenue and #6 Sycamore Street, Trumbull, Connecticut, scale: 1"= 20' dated 3–6–2025 and filed in the Trumbull Town Clerk's office as Map No. 3661.
3. Easement Map of property located on Sycamore Street, Trumbull, Connecticut, scale: 1"= 20' dated 6–8–2021 and revised to 6–11–2021 by Lewis Associates, Trumbull Town Clerk Map No. 3544.

NOTES:

1. This survey and map has been prepared in accordance with Sections 20–300b–1 thru 20–300b–20 of the Regulations of Connecticut State Agencies – "Minimum Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. The Boundary Determination is a Dependent Resurvey conforming to Horizontal Accuracy Class A–2. Vertical Elevations conform to Vertical Accuracy Class V–2.
2. Municipal Zone Designation is Residence A.
3. Sites and road are under construction
4. Elevations are referenced to N.G.V.D. datum of 1988.

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

STATE OF CONNECTICUT · TRACY H. LEWIS · LICENSED LAND SURVEYOR

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

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

ZONING LOCATION SURVEY

OF PROPERTY LOCATED AT

4 & 6 SYCAMORE STREET
TRUMBULL, CONNECTICUT

PREPARED FOR

FAIRVIEW AVENUE REAL ESTATE, LLC

SCALE: 1"= 20' DATE: 8–7–2026

20 0 20 40
SCALE IN FEET

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

Property Location 6 SYCAMORE STREET | Map ID D/10 / 00320/ 000/ | Parcel Name | State Use 101
Vision ID 3719 | Account # 00279300 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 8/11/2026 10:54:24 A

CURRENT OWNER

FAIRVIEW AVENUE REAL ESTATE LL
FERRI PATRICIA L MGR
PO BOX 110696
TRUMBULL CT 06611

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID	00279300	Dev Lot:	LOT 43
Census Tr	0903	Survey Ma	
Fire Dist:	L:	Survey Ma	47
Border Pro		Section # :	A1
Voting Dist		CB Letter:	
	2026 Data Mailer Returned		
GIS ID	D1-32	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RES LAND	1-1	111,000	77,700
DWELLING	1-3	129,800	90,860
	Total	240,800	168,560

6144
TRUMBULL, CT

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
FAIRVIEW AVENUE REAL ESTATE LLC	1968	0038	05-27-2026	U	I	10,000	06
FAIRVIEW AVENUE REAL ESTATE LLC	1600	0798	06-13-2012	U	V	0	29
FERRI PATRICIA	1470	0054	07-23-2008	U	V	1	01
FERRI EMILIO	0462	0577	06-15-1982	U	V	25,000	08

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2025	1-1	68,746	2024	5-1	68,746	2023	5-1	68,746
	1-3	53,830						
	Total	122,576		Total	68,746		Total	68,746

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	125,800
Appraised Xf (B) Value (Bldg)	4,000
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	111,000
Special Land Value	0
Total Appraised Parcel Value	240,800
Valuation Method	C
Total Appraised Parcel Value	240,800

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
1				

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
RE-25-104	04-01-2025	EL		1,500		100	04-04-2025	INSTALL SCHEDULE SCH 40
RB-25-37	02-06-2025	NC	New Construct	400,000		99		NSFR WALK OUT FBM
RB-24-463	08-29-2024	AD		10,000		100		Foundation only permit applica

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
04-06-2026	VA			65	Datamailer No Change
11-19-2004	MV	1		99	Vacant Lot Inspected

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	LA	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen		Adj Unit P	Land Value
1	101	Single Family Re	A	L		0.245	AC	250,000.00	3.29540	5	0.50	100	1.100	PS	VAC	1.0000	453,125	111,000
		Total Card Land Units				0.25	AC	Parcel Total Land Area			0.25					Total Land Value		111,000