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.

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0280

After recording, please forward to:
Goldman, Gruder & Woods, LLC
200 Connecticut Avenue
Norwalk, CT 06854

Doc ID: 006145850004 Type: LAN
Book 1971 Page 872 - 875
File# 280

TRUSTEE'S DEED

KNOW YE, THAT, CYNTHIA NIEDERMEIER and LINDA MAZZARELLA, SUCCESSOR CO-TRUSTEES OF THE EDITH SALCE RESTATED REVOCABLE TRUST AGREEMENT DATED MARCH 15, 2019, AMENDED JUNE 27, 2019, AND AMENDED APRIL 28, 2020 of Naples, Florida, duly qualified and authorized as Successor Co-Trustees (the **"Grantor"**) for the consideration of **TWO HUNDRED THOUSAND ($200,000.00) DOLLARS** received to their full satisfaction of **86 CHESTNUT HILL ROAD LLC,** a Connecticut Limited Liability Company having an office and principal place of business of 94 Henderson Road, Fairfield, Connecticut (the **"Grantee"**), **WITH TRUSTEE'S COVENANTS** do give, grant, bargain, sell and confirm unto the said Grantee, it successors and assigns forever, all that certain real property situated in the Town of Trumbull, County of Fairfield and State of Connecticut, known as **86 Chestnut Hill Road,** more particularly bounded and described as follows:

ALL THAT CERTAIN piece or parcel of land together with the buildings and improvements thereon, situated in the Town of Trumbull, County of Fairfield, and State of Connecticut, known as Lot No. 44 on map entitled, "Parkway Village, Plan #1", dated April 16, 1939, prepared by Fuller and Company, Inc., and on file in the Trumbull Town Clerk's Office, also described as follows:

NORTH: by Lot No. 38, as shown on said map, 78.09 feet, more or less;

EAST: by Lot No. 43, as shown on said map, 170.00 feet, more or less;

SOUTH: by Chestnut Hill Road, so-called, as shown on said map, 79 feet, more or less;

WEST: by Lot No. 45, as shown on said map, 168.00 feet, more or less.

Conveyance Tax Received
Mary Markham
1500 00 **State Town Clerk of Trumbull Town** 500 00

1973308.1

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Said premises are subject to:

1. Building lines, if established, all laws, ordinances or governmental regulations, including building and zoning ordinances affecting said premises.

2. Taxes due the Town of Trumbull on the Grand List of October 1, 2025, and all subsequent taxes hereafter becoming due and payable, which taxes the Grantees herein assume and agree to pay.

3. Taxes next becoming due the Long Hill Fire District, which taxes the Grantee herein assumes and agrees to pay.

4. A thirty (30) foot setback line as shown on Map No. 193 on file in the Trumbull Town Clerk's Office.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

TO HAVE AND TO HOLD the premises, with all appurtenances unto the said Grantee, its successors and assigns forever, so that neither the grantor nor the heirs of the Grantor nor any other person under the Grantor shall hereafter have any claim, right or title in or to the premises or any part thereof, but therefrom, by these presents, are forever barred and excluded.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.

1973308.1

VOL 1971 PAGE 0074

IN WITNESS WHEREOF, the said Grantor, Cynthia Niedermeier, has caused these presents to be executed this 20th day of July, 2026.

Signed, sealed and delivered
in the presence of:

Brian A. Lema

Suzanne Whittaker

Cynthia Niedermeier, Successor Co-Trustee of
The Edith Salce Restated Revocable Trust
Agreement dated March 15, 2019, Amended
June 27, 2019 and Amended April 28, 2020

STATE OF CONNECTICUT)
) ss: Milford
COUNTY OF NEW HAVEN)

Personally appeared Cynthia Niedermeier, Successor Co-Trustee of the Edith Salce Restated Revocable Trust Agreement dated March 15, 2019, Amended June 27, 2019 and Amended April 28, 2020, signer and sealer of the foregoing instrument, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and who acknowledged that she executed the same for the purposes therein contained in the capacity therein stated, before me, this 20th day of July, 2026.

Brian A. Lema
Commissioner of the Superior Court

1973308.1

VOL 1971 PAGE 875

IN WITNESS WHEREOF, the said Grantor, Linda Mazzarella, has caused these presents to be executed this 16 day of July, 2026.

Signed, sealed and delivered
in the presence of:

Linda Mazzarella, Successor Co-Trustee of
The Edith Salce Restated Revocable Trust
Agreement dated March 15, 2019, Amended
June 27, 2019 and Amended April 28, 2020

STATE OF FLORIDA)
) ss:
COUNTY OF COLLIER)

Personally appeared Linda Mazzarella, Successor Co-Trustee of the Edith Salce Restated Revocable Trust Agreement dated March 15, 2019, Amended June 27, 2026 and Amended April 28, 2020, signer and sealer of the foregoing instrument, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and who acknowledged that she executed the same for the purposes therein contained in the capacity therein stated, before me, this 16th day of July, 2026.

Notary Public

ZACHARY NORRIS
Notary Public - State of Florida
Commission # HH 733087
My Comm. Expires Jan 12, 2030

TOWN CLERK OFFICE, TRUMBULL, CT
RECEIVED FOR RECORD JUL 23 2026
AT 2:12 P M.
ATTEST
TOWN CLERK

1973308.1

Parcel ID: E10-202
SINISE MARY CERUTTI & STEVEN M
17 SAMUEL STREET
TRUMBULL,CT 06611

Parcel ID: E10-87
STOTSKY JUSTIN L & RACHEL
65 CHESTNUT HILL ROAD
TRUMBULL,CT 06611

Parcel ID: E10-88
SADD WILLIAM J
KORDENBROCK MEGAN
73 CHESTNUT HILL ROAD
TRUMBULL,CT 06611

Parcel ID: E10-89
DEMELO FELIPE &
DEMELO MAYARA LEMES
81 CHESTNUT HILL ROAD
TRUMBULL,CT 06611

Parcel ID: E10-90
SYLVESTRO CASEY &
WEST PAUL JR
89 CHESTNUT HILL ROAD
TRUMBULL,CT 06611

Parcel ID: E10-203
MALDONADO SILVIA E &
LEON WILLIAM X
3 SAMUEL STREET
TRUMBULL,CT 06611

Parcel ID: E10-73
COSGROVE KEVIN P
70 CHESTNUT HILL RD
TRUMBULL,CT 06611

Parcel ID: E10-71
SAVVAIDES CATHERINE SAJA & ANASTASIOS
78 CHESTNUT HILL RD
TRUMBULL,CT 06611

Parcel ID: E10-72
~~NIEDERMEIER CYNTHIA & MAZZARELLA LINE~~
~~EDITH SALCE RESTATED REVOCABLE TRUS~~
~~88 CHESTNUT HILL RD~~
~~TRUMBULL,CT~~ 06611

Parcel ID: E10-70
MANWARE ROBERT JETT
MANWARE CYNTHIA PAYNE
88 CHESTNUT HILL ROAD
TRUMBULL,CT 06611

Parcel ID: E10-69
SMITH WILLIAM E
100 CHESTNUT HILL ROAD
TRUMBULL,CT 06611

Parcel ID: E10-232
CAPOCCI DIANA J
53 FRANCIS STREET
TRUMBULL,CT 06611

Parcel ID: E10-130
DAMATO ERIN GEDDES &
DAMATO CHRISTIAN M
73 KILLIAN AVENUE
TRUMBULL,CT 06611

Parcel ID: E10-131
GRAY OLIVER &
GRAY KAY ANN C
81 KILLIAN AVE
TRUMBULL,CT 06611

Parcel ID: E10-133
MARSDEN KISH KYLE & LAURA
87 KILLIAN AVENUE
TRUMBULL,CT 06611

Parcel ID: E10-135
GARIGLIANO FRANK
101 KILLIAN AVENUE
TRUMBULL,CT 06611

86 Chestnut Hill Road LLC
94 Henderson Road
Fairfield, CT 06824

RECEIVED
AUG 05 2026
By: _____
TAX ASSESSOR
TOWN OF TRUMBULL

Property Location 86 CHESTNUT HILL ROAD | Map ID E/10 / 00072/ 000/ | Parcel Name | State Use 100
Vision ID 9887 | Account # 00151900 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 8/5/2026 10:50:06 AM

CURRENT OWNER

86 CHESTNUT HILL ROAD LLC

94 HENDERSON RD

FAIRFIELD CT 06824

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID	00151900	Dev Lot:	LOT 44
Census Tr	0903	Survey Ma	
Fire Dist:	L:	Survey Ma	
Border Pro		Section # :	A1
Voting Dist		CB Letter:	
GIS ID	E1-72	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
VAC RS LN	5-1	224,300	157,010
			128,899
Total		224,300	~~157,010~~

6144

TRUMBULL, CT

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
86 CHESTNUT HILL ROAD LLC	1971	0872	07-23-2026	Q	V	200,000	00
NIEDERMEIER CYNTHIA & MAZZARELLA LI	1938	0163	12-02-2024	U	V	0	04
SALCE ANTHONY H SR TR EST	1624	0610	01-25-2013	U	V	0	08
SALCE FAMILY INVESTMENTS LLC &	1624	0609	01-25-2013	U	V	0	08
SALCE FAMILY INVESTMENTS LLC	1621	0770	12-31-2012	U	V	0	04

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2025	5-1	128,899	2024	5-1	128,899	2023	5-1	128,899
Total		128,899	Total		128,899	Total		128,899

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)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	224,300
Special Land Value	0
Total Appraised Parcel Value	224,300
Valuation Method	C
Total Appraised Parcel Value	224,300

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
1				

NOTES

CLEARED LOT

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
10-20-2004	MJB	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	100	Res Vacant Lnd	A	L		0.310	AC	225,000.00	2.68032	4	1.00	110	1.200		VAC	1.0000	723,690	224,300

Total Card Land Units 0.31 AC | Parcel Total Land Area 0.31 | Total Land Value 224,300

Property Location 86 CHESTNUT HILL ROAD | Map ID E/10 / 00072/ 000/ | Bldg Name | State Use 100
Vision ID 9887 | Account # 00151900 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 8/5/2026 10:50:08 AM

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Floor Covering		
Alt. Floor Cover		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		
Total Kitchens		
Total Elec Meter		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	
Year Built	
Effective Year Built	
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	
RCNLD	
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

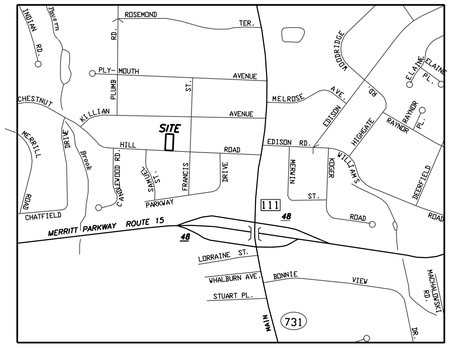
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

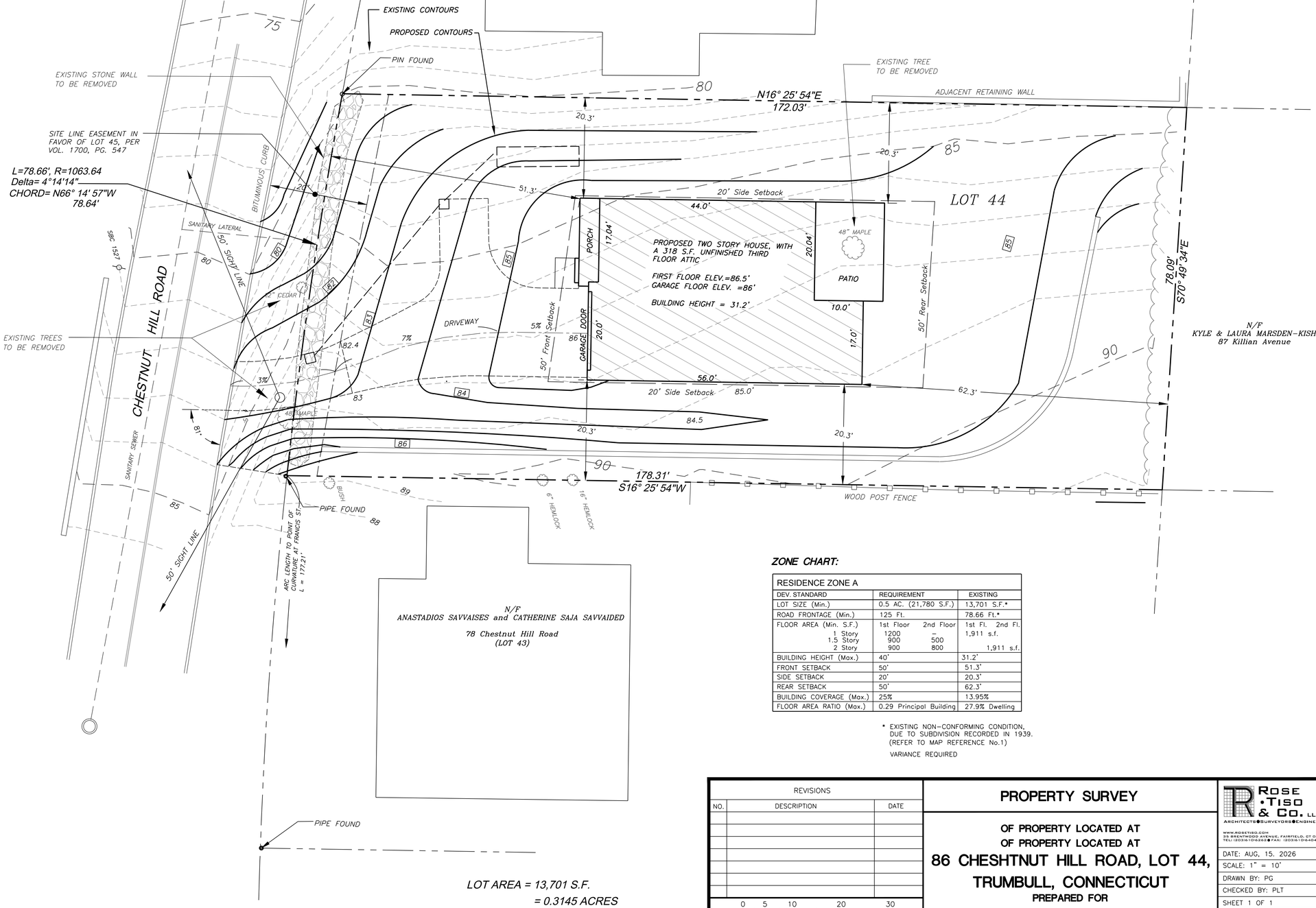
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0



E10-72 04/29/2015



VICINITY MAP
SCALE: 1" = 800'



LEGEND

S.	SIGN
	BOLLARD
	LIGHT POLE
	UTILITY POLE
G.V.	GAS VALVE
W.V.	WATER VALVE
HYD.	HYDRANT
	CATCH BASIN
MH	MAN HOLE
E.O.P.	EDGE OF PAVEMENT
N\F	NOW OR FORMERLY
G	UNDERGROUND GAS LINE
E	UNDERGROUND ELECTRIC LINE
T	UNDERGROUND TELEPHONE LINE
W	EXIST. WATER LINE
	EXIST. SAN. SEWER LINE
	EXIST. STORM SEWER LINE

MAP REFERENCE:

1. PLAN OF BUILDING LOTS IN TRUMBULL, CONN. FOR THE BRIDGEPORT CITY TRUST CO., TRUSTEES., BRIDGEPORT CONN., APR. 16, 1939, SCALE 1 in = 100 ft., PREPARED BY FULLER CO. , INC., RECORED AS MAP 193, IN THE TRUMBULL TOWN CLERKS OFFICE.

NOTES:

1. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20, "THE MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS", AS AMENDED ON OCTOBER 26, 2018. THE TYPE OF SURVEY IS A PROPERTY SURVEY. THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY. THIS SURVEY CONFORMS TO CLASS A-2 HORIZONTAL ACCURACY STANDARDS.
2. ALL MONUMENTATION FOUND OR SET HAS BEEN DEPICTED HEREON.
3. PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF A "DECLARATION OF EASEMENT" FOR SITE LINE IN FAVOR OF LOT 45, PER VOL. 1700, PG. 547, TRUMBULL LAND RECORDS.
4. CONTOURS ARE ON AN ASSUMED DATUM.
5. PROPERTY IS ALSO KNOMN AS E/10, PARCEL 72.
6. THERE IS NO EXISTING WATERCOURSE ON OR NEAR THIS PROPERTY.

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

PHILIP L. TISO, L.S. — CONN. LIC. No. 12324

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE SIGNATURE AND THE EMBOSSED SEAL OF THE ABOVE NAMED LAND SURVEYOR.

ZONE CHART:

RESIDENCE ZONE A			
DEV. STANDARD	REQUIREMENT		EXISTING
LOT SIZE (Min.)	0.5 AC. (21,780 S.F.)		13,701 S.F.*
ROAD FRONTAGE (Min.)	125 Ft.		78.66 Ft.*
FLOOR AREA (Min. S.F.)	1st Floor	2nd Floor	1st Fl. 2nd Fl.
1 Story	1200	–	1,911 s.f.
1.5 Story	900	500	
2 Story	900	800	1,911 s.f.
BUILDING HEIGHT (Max.)	40'		31.2'
FRONT SETBACK	50'		51.3'
SIDE SETBACK	20'		20.3'
REAR SETBACK	50'		62.3'
BUILDING COVERAGE (Max.)	25%		13.95%
FLOOR AREA RATIO (Max.)	0.29 Principal Building		27.9% Dwelling

* EXISTING NON-CONFORMING CONDITION, DUE TO SUBDIVISION RECORDED IN 1939. (REFER TO MAP REFERENCE No.1)

VARIANCE REQUIRED

REVISIONS		
NO.	DESCRIPTION	DATE

0 5 10 20 30
SCALE IN FEET

PROPERTY SURVEY

OF PROPERTY LOCATED AT
OF PROPERTY LOCATED AT

86 CHESHTNUT HILL ROAD, LOT 44, TRUMBULL, CONNECTICUT

PREPARED FOR

86 CHESTNUT HILL ROAD LLC

ROSE •TISO & CO. LLC.
ARCHITECTS•SURVEYORS•ENGINEERS
WWW.ROSETISO.COM
35 BRENTWOOD AVENUE, FAIRFIELD, CT 06825
TEL: (203)610-6262 • FAX: (203)610-6404

DATE:	AUG. 15. 2026
SCALE:	1" = 10'
DRAWN BY:	PG
CHECKED BY:	PLT
SHEET	1 OF 1
DWG:	2999-M1
PATH:	s:\ 2999

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: 17 Wildwood Drive

   Assessor's Map No. D07 Parcel No. 192 Lot No. -

   Trumbull Land Records: Volume(s) 1026 Page(s) 098

   Zoning District: AA

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

   Street Address: 17 Wildwood Drive

   City: Trumbull ST: CT Zip: 06611

   Phone: Day 203-209-2228 Evening 203-209-2228

   SIGNATURE OF APPLICANT _____
   (If agent, state capacity)

4. **Owner of Record**: Barbara Cohen

   Street Address: 17 Wildwood Drive

   City: Trumbull ST: CT Zip: 06611

   SIGNATURE OF OWNER OF RECORD Barbara Cohen

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

A. VARIANCE OF THE TRUMBULL ZONING REGULATIONS

1. **This application relates to:**

_____Setbacks (front, side, rear)
_____Floor Area
_____Lot Area
_____Lot Coverage
_____Damage Reconstruction
_____Parking
_____Extension of enlargement of a non-conforming use or building
__X__Other (explain) Height

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

ARTICLE(S) ~~II, III, IV,~~ VI SECTION(S) 1.1 PARAGRAPH(S) _____

SUBPARAGRAPH(S) _____

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

No

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

4. Explain the requested variance; PLEASE INDICATE DISTANCES FROM PROPERTY WHEN APPLICABLE: Requesting a Garage height variance of 4.2 ft where 15 Ft is required and 19.2 ft is proposed.

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

Modifying the roof height may compromise the structure to plans & neighbors is much higher to the structure and the structure would be much lower and, not visible.

Property Location 17 WILDWOOD DRIVE Account # 0085380
Vision ID 2117 Map ID D/07/001
CURRENT OWNER TOPO
COHEN BARBARA E

CONTACT INFORMATION

Applicant Email Address: scohen@bhcbcpa.com

Property Owner Email Address: freespirit1213@gmail.com

Property Location 17 WILDWOOD DRIVE | Map ID D/07 / 00192/ 000/ | Parcel Name | State Use 101
Vision ID 2117 | Account # 00853800 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 8/6/2026 2:29:57 PM

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION
COHEN BARBARA E				
17 WILDWOOD DRIVE				
TRUMBULL CT 06611				

SUPPLEMENTAL DATA

Alt Prcl ID	00853800	Dev Lot:	LOT 30
Census Tr	0902	Survey Ma	
Fire Dist:	L:	Survey Ma	
Border Pro		Section # :	B1
Voting Dist		CB Letter:	X
	2026 Data Mailer Returned		
GIS ID	00853800	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RES LAND	1-1	242,900	170,030
RES EXCES	1-2	19,400	13,580
DWELLING	1-3	241,600	169,120
	Total	503,900	352,730

6144

TRUMBULL, CT

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
COHEN BARBARA E	1026	0098	10-28-1999	U	I	0	Q

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2025	1-1	170,030	2024	1-1	170,030	2023	1-1	170,030
	1-2	13,580		1-2	13,580		1-2	13,580
	1-3	169,120		1-3	169,120		1-3	169,120
	Total	352,730		Total	352,730		Total	352,730

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)	232,400
Appraised Xf (B) Value (Bldg)	8,100
Appraised Ob (B) Value (Bldg)	1,100
Appraised Land Value (Bldg)	262,300
Special Land Value	0
Total Appraised Parcel Value	503,900
Valuation Method	C
Total Appraised Parcel Value	503,900

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
2				

NOTES

SPL LVL FIN BSMT 1073

SKYLIGHTS

RECEIVED

AUG 06 2026

By: _____ TAX ASSESSOR TOWN OF TRUMBULL

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
RP-25-230	09-04-2025	PL		300		100	09-05-2025	Installing a natural gas line for
RM-25-206	09-04-2025	HA		1,808		100	09-05-2025	Installing a natural gas logset t
PLMB-R-20	01-18-2022	PL	Plumbing	600		100	12-21-2022	RUN 20' OF 1" BLACK PIPE G
ELEC-R-20	01-18-2022	EL	Electric	200		100	12-21-2022	WIRING FOR NEW 22KW GE
BLDG-R-20	01-18-2022	BP	Building Permi	8,000		100	12-19-2022	REMOVAL OF A 7KW GENER
RR3107807	03-30-2010	RE	Remodel	50,000	07-16-2012	100	07-08-2010	REMODEL KITCHEN

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
01-14-2026	VA			65	Datamailer No Change
01-04-2023	MVS			50	Permit Check
12-21-2022	MVS			50	Permit Check
12-19-2021	MVS			50	Permit Check
08-09-2021	MVS	1		64	Datamailer Change
10-02-2015	REV	1	1	61	Data Mailer Return
07-16-2012	PG	2	5	50	Permit Check

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	AA			1.000	AC	202,400.00	1.00000	5	1.00	220	1.200			1.0000	242,880	242,900
1	101	Single Family Re	AA			0.300	AC	20,000.00	2.69759	0	1.00	220	1.200			1.0000	64,742	19,400
					Total Card Land Units	1.30	AC		Parcel Total Land Area	1.30						Total Land Value		262,300

vol 1026 pg 98

QUIT CLAIM DEED

To all People to Whom these Presents shall Come, Greeting:

Know Ye, That STEPHEN B. COHEN of 17 Wildwood Drive, Trumbull, Connecticut 06611 herein designated as the Releasor, for the consideration of ONE AND 00/100 ($1.00) DOLLAR AND OTHER VALUABLE CONSIDERATION received to Releasor's full satisfaction from BARBARA E. COHEN whose mailing address is 17 Wildwood Drive, Trumbull, Connecticut 06611 herein designated as the Releasee, does by these presents remise, release and forever Quit-Claim unto the said Releasee and to the Releasee's heirs, successors and assigns forever, all the right, title, interest, claim and demand whatsoever as the said Releasor has or ought to have in or to

All that certain tract or parcel of land, with the buildings thereon, situated in the town of Trumbull, County of Fairfield and State of Connecticut, bounded and described as follows:

NORTHERLY:	by Wildwood Drive, as shown on said map, 137.36 feet;
NORTHEASTERLY:	by Wildwood Drive, as shown on said map, 100 feet;
SOUTHEASTERLY:	by Lots #32 and 31, each in part, as shown on said map, 245 feet;
SOUTHWESTERLY:	by Lot #29, as shown on said map, 240 feet;
NORTHWESTERLY:	by Twisted Oak Circle, as shown on said map, 186.09 feet;
NORTHWESTERLY AGAIN:	by the intersection of Twisted Oak Circle and Wildwood Drive, as shown on said map, by a curve having a radius of 25.0 degrees, a distance of 18.59 feet.

To Have and to Hold, the premises hereby remised, released and quit-claimed with all the appurtenances unto the said Releasee and to the Releasee's heirs, successors and assigns forever, so that neither the Releasor nor the Releasor's heirs, successors or assigns nor any other

No Conveyance Tax Collected
Vivian L. Burr
Town Clerk of Trumbull

person claiming under or through the Releasor shall hereafter have any claim, right or title in or to the premises or any part thereof, but therefrom the Releasor and they are by these presents, forever barred and excluded.

In all references herein to any parties, persons, entities or corporations the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

In Witness Whereof, the Releasor has signed and sealed this instrument, or if a corporation, it has caused these presents to be signed by its corporate officers and its corporate seal to be hereto affixed this 13th day of October, 1999.

Signed, Sealed and Delivered
in the presence of

Madeleine Murphy

Randy L. Cohen

Stephen B. Cohen L.S.

L.S.

State of Connecticut)
) **ss. Norwalk**
County of Fairfield)

The foregoing instrument was acknowledged before me this 13th day of October, 1999 by

Randy Lynn Cohen
Commissioner of the Superior Court

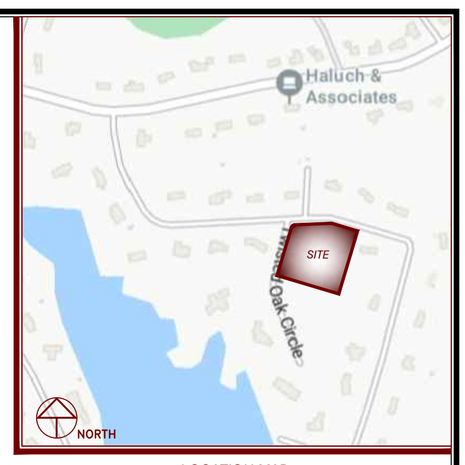
11:31 A. Oct 25, 1999
Gloria F. Murphy
Town Clerk

STANDARD	MINIMUM/REQUIRED MAXIMUM/ALLOWED		EXISTING CONDITIONS		PROPOSED		AS-BUILT	
Minimum Lot Area (Sq. Ft.)	43,560		55,405± SF					
Minimum Lot Frontage (Ft.)	150'		442.1'					
Minimum Floor Area (Sq.Ft.)	1st Floor	2nd Floor	1st Floor	2nd Floor	1st Floor	2nd Floor	1st Floor	2nd Floor
1 Story	1400	---	2,410± SF	N/A	2,410± SF	N/A		
1 1/2 Story	1150	500	N/A	N/A	N/A	N/A		
2 Story	1000	800	N/A	N/A	N/A	N/A		
Maximum Height for a Building or Structure	35'		21.0'		--			
Minimum Front Yard (Ft.)	50'		67.8'		67.8'			
Minimum Side Yard (Ft.)	20'		64.9'		64.9'			
Minimum Rear Yard (Ft.)	50'		127.2'		127.2'			
Maximum Lot Coverage	---		6.3%		9%			
Maximum Height for Accessory Structure	15.0		--		19.2'			

BUILDING ZONE: AA



EROSION CONTROL TO BE MAINTAINED BY:
STEVE COHEN (PROJECT CONTRACTOR)
PHONE: 475-225-0863



LOCATION MAP

GENERAL NOTES:

1. 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.

2. This Survey conforms to Class A-2.

3. The Type of survey performed is a Limited Property / Boundary Survey, and is intended to be Existing Building Location Survey.

4. Boundary determination is based upon a Dependent Resurvey (see MAP REFERENCES and Record Deeds.)

5. North Arrow is based on Connecticut State Plane Coordinates N.A.D 83.

6. This map is NOT VALID without a LIVE SIGNATURE and EMBOSSED SEAL.

7. This map is NOT VALID if altered or used by any party other than the one depicted in title block of this map.

8. Property Lines Established According to Record Deeds as exist

9. Physical Features Such as Stone Walls, Wire Fences, Monuments, Iron Pins or Pipes, Etc. taken under consideration to establish current deed lines.

10. 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.

11. Lot served by Town Sewer System and Public Water Supply.

12. Elevations are based on N.A.V.D. Datum 1988.

MAP REFERENCES:

1. RECORD MAP #912
2. RECORD MAP #742
3. RECORD MAP #1175

SOIL DESCRIPTION OBSERVATION PITS
TEST DATE: 07-15-2026

TEST PIT #101		TEST PIT #102	
0-6"	TOPSOIL	0-6"	TOPSOIL
6-36"	YELLOW/BROWN F-M SAND LI SILT	6-38"	BROWN F-M SAND LI SILT
36-42"	TAN/GREY F-M SAND AND SILT (MOTTLED)	38-78"	BROWN M-C SAND LI SILT, TR GRAVEL
42-78"	BROWN M-C SAND LI SILT, TR GRAVEL		NW
	NW		NL
	NL		MM
	M@36" (PERCHED)		ROOTS TO 48"
	ROOTS TO 48"		

PERCULATION TEST RESULTS
TEST DATE: 07-15-2026

PERC. #101 @ 36"
PRESOAK @ 10:50

TIME	READING	DROP
11:12	15 3/4	N/A
:22	20 3/8	4 5/8
:32	22 1/2	2 1/8
:42	24--	1 1/2
:52	25--	1--
12:02	26--	1--
:12	DRY	--

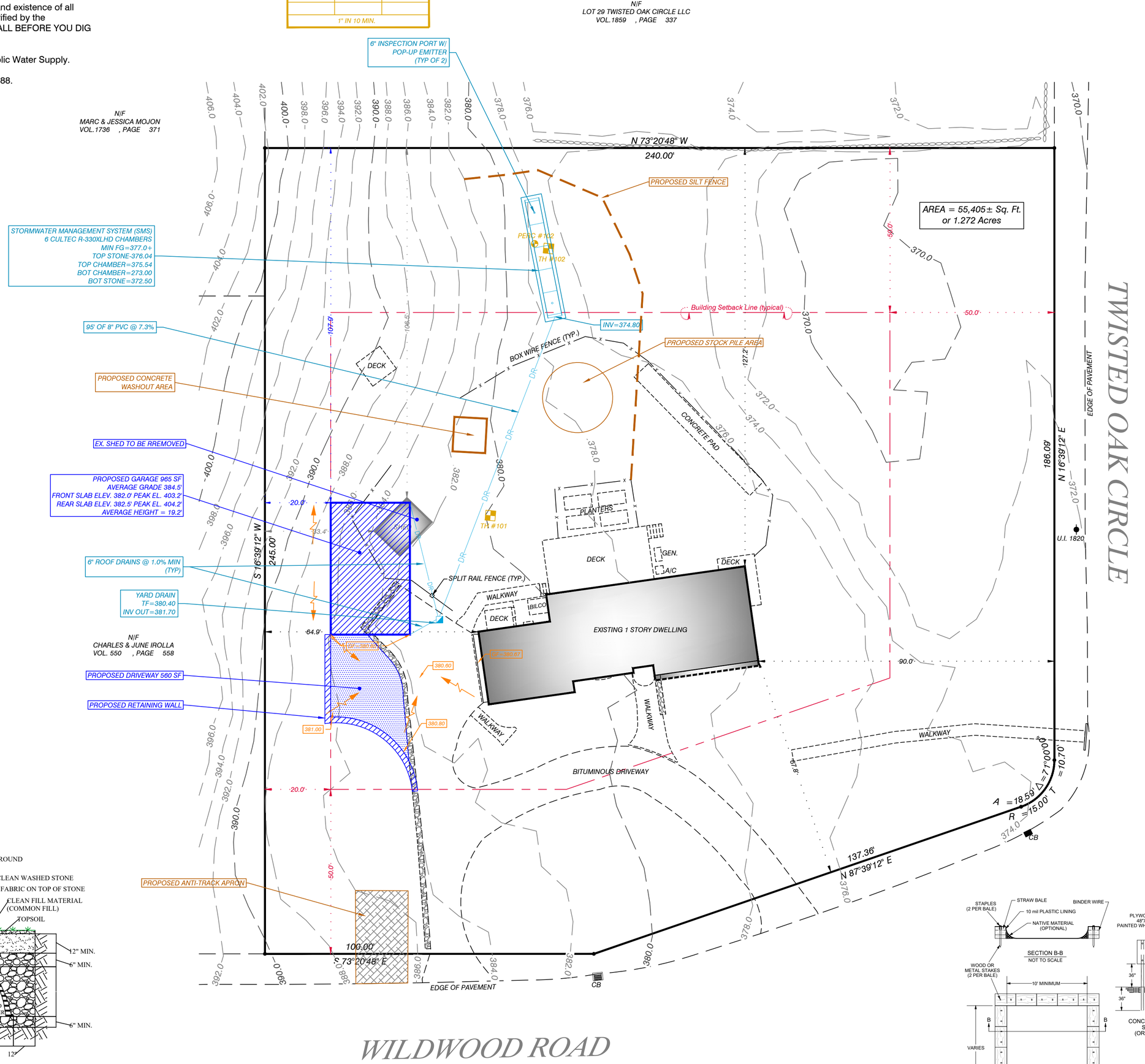
1" IN 10 MIN.

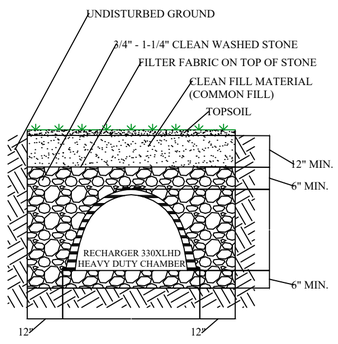
STORMWATER STRUCTURE MAINTENANCE SCHEDULE

THE STORMWATER STRUCTURES NEED REGULARLY SCHEDULED MAINTENANCE AND INSPECTIONS TO MAINTAIN THE PEAK PERFORMANCES REQUIRED FOR THIS SITE. BELOW IS THE INSPECTION TIMETABLE AND CLEANING SCHEDULE FOR EACH STRUCTURE:

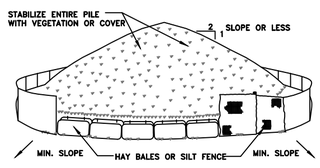
YARD DRAIN:
- MUST BE INSPECTED AT LEAST ONCE EVERY 6 MONTHS IN ORDER TO DETERMINE IF IMMEDIATE CLEAN OUT IS REQUIRED SHOULD SEDIMENTS REACH WITHIN 6" OF THE OUTLET PIPE.
- MUST BE MAINTAINED BY CLEANING OUT SEDIMENTS EVERY OCTOBER REGARDLESS OF SEDIMENT ACCUMULATION.

STORMWATER MANAGMENT SYSTEM:
- MUST BE INSPECTED EACH SPRING AND FALL AT THE INLET AND OUTLET LOCATIONS TO DETERMINE IF IMMEDIATE CLEAN OUT IS REQUIRED FOR SEDIMENT DEPTHS IN EXCESS OF 3 INCHES.
- MUST BE MAINTAINED BY CLEANING OUT SEDIMENTS AND DEBRIS, EVERY OCTOBER REGARDLESS OF BUILDUP.



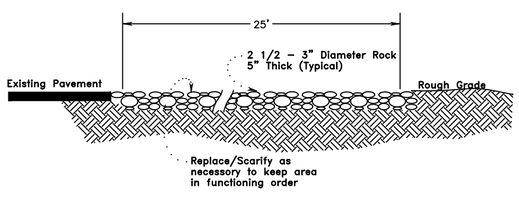


CULTEC R-330XLHD RECHARGER
N.T.S.

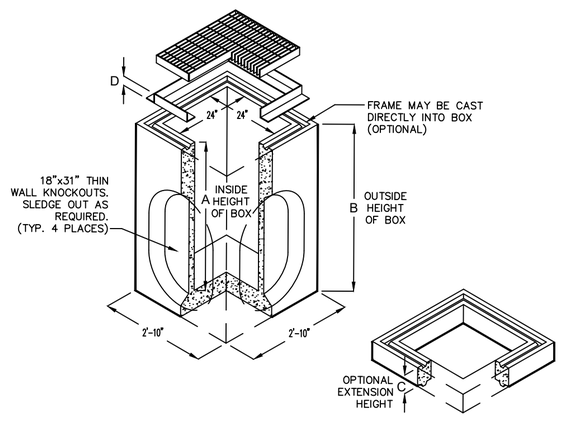


TOPSOIL STOCKPILE (TS)
N.T.S.

INSTALLATION NOTES
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR HAY BALES, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SPECIFICATIONS (THIS SHEET) FOR INSTALLATION OF SILT FENCE.



ANTI-TRACKING APRON
N.T.S.
(At Driveway Entrance)



24" x 24" PRECAST CONCRETE YARD DRAIN (H-20)
N.T.S.

TYPE "ABOVE GRADE" WITH STRAW BALES
CONCRETE WASHOUT
N.T.S.

SILT FENCE DETAIL
N.T.S.

DRAINAGE DESIGN

HK ASSOCIATES, LLC.
20 TOPAZ LANE
TRUMBULL, CT 06611
OFFICE/FAX: 203-459-2471

HEM KHONA PE #9947

LAND SURVEYING SERVICES
Established 1993

1275 POST ROAD, SUITE A-20
FAIRFIELD, CONNECTICUT 06824
TEL: (203) 522-4177
FAX: (203) 615-0123
EMAIL: INFO@A2SURVEY.COM

JOB #	RESEARCH	FIELD CREW	PROPERTY LINES	FINAL MAP
25412	KK	LA/BT	NJ	AK

SURVEY IS NOT VALID UNLESS EMBOSSED WITH SEAL OR FIXED WITH LIVE STAMP

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

STATE OF CONNECTICUT NEAL K. JAIN No. 18139 LICENSED LAND SURVEYOR

NEAL K. JAIN L.S. # 18139

DATE	REVISIONS
07-17-2026	PROPOSED SITE PLAN

IMPROVEMENT LOCATION SURVEY
PREPARED FOR

BARBARA COHEN

17 WILDWOOD DRIVE, TRUMBULL, CONNECTICUT

ASSESSORS MAP # D-07 PARCEL # 192 ZONE: AA

-20 0 20 40

SCALE: 1"= 20'

DATE: JAN. 21, 2026

Y:\DWGS\2025\25412-17-WILDWOOD-DRIVE-TRUMBULL\25412-PROP-17-WILDWOOD-ROAD-TRUMBULL.dwg, 8/11/2026 8:59:02 AM, NJain, 1:20, NEAL, NEAL

17 WILDWOOD DRIVE, TRUMBULL CT

COHEN GARAGE

2026.01

GENERAL NOTES

1. SCOPE & EXISTING CONDITIONS: SOME INFORMATION ON THESE PLANS IS BASED ON EXISTING CONDITIONS PROVIDED BY THE OWNER TO THE ARCHITECT. DUE TO THE PRELIMINARY NATURE AND THE DIFFICULTY IN REVIEWING EXISTING CONDITIONS, CERTAIN ASSUMPTIONS HAVE BEEN MADE. THE CONTRACTOR SHALL THOROUGHLY INSPECT EXISTING CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF WORK.

2. DISCREPANCIES: THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ARCHITECT ANY INCONSISTENCIES FOUND AMONG SITE CONDITIONS, PLANS, AND EXISTING STRUCTURES. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR VERIFYING ALL JOB CONDITIONS AND DIMENSIONS. DO NOT SCALE DRAWINGS; FOLLOW FIGURED DIMENSIONS AT ALL TIMES.

3. ORDER OF PRECEDENCE: IN THE CASE OF DISCREPANCIES BETWEEN DRAWINGS AND SPECIFICATIONS, OR BETWEEN DIFFERENT DRAWINGS, THE MORE STRINGENT REQUIREMENT (I.E., THE HIGHER QUANTITY, HIGHER QUALITY, OR MORE RESTRICTIVE CODE REQUIREMENT) SHALL GOVERN UNTIL CLARIFIED BY THE ARCHITECT.

4. CODE COMPLIANCE: ALL WORK SHALL BE PERFORMED BY LICENSED SUBCONTRACTORS IN STRICT COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES, INCLUDING THE CURRENTLY ADOPTED CONNECTICUT STATE BUILDING CODE AND FIRE SAFETY CODE.

5. ENERGY CODE: CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE STATE ENERGY CODES AND STANDARDS (IECC).

6. DEFINITIONS:
- "AS REQUIRED" SHALL MEAN AS REQUIRED TO PRODUCE A FULLY COMPLETED PROJECT OR RESULT TO THE SATISFACTION OF THE ARCHITECT.
- "ASSURE" SHALL MEAN TO PROVIDE A MINIMUM COMPONENT OR PROVIDE AS REQUIRED TO MEET PERFORMANCE STANDARDS.
- "VERIFY" OR "CONFIRM" SHALL MEAN TO CHECK FIELD CONDITIONS AND PROVIDE CONFIRMATION TO THE ARCHITECT.

7. WORKMANSHIP: WORK SHALL BE EXECUTED ACCORDING TO MANUFACTURER'S DIRECTIONS IN THE BEST WORKMANLIKE MANNER BY SKILLED MECHANICS TO MEET INDUSTRY STANDARDS. IF JOB CONDITIONS MAKE IT IMPOSSIBLE TO PRODUCE WORK MEETING THESE STANDARDS, OR SHOULD CONFLICTS APPEAR AMONG CONTRACT DOCUMENTS, THE CONTRACTOR SHALL INFORM THE ARCHITECT IMMEDIATELY AND REQUEST INTERPRETATION BEFORE PROCEEDING.

8. MEANS & METHODS: THE ARCHITECT AND OWNER ARE NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. SITE SAFETY IS THE SOLE AND EXCLUSIVE RESPONSIBILITY OF THE CONTRACTOR.

9. HAZARDOUS MATERIALS: THE ARCHITECT'S SCOPE OF SERVICES DOES NOT INCLUDE THE IDENTIFICATION, DETECTION, ABATEMENT, OR REMOVAL OF HAZARDOUS MATERIALS (INCLUDING BUT NOT LIMITED TO ASBESTOS, LEAD PAINT, MOLD, OR PCBS). IF SUSPECT MATERIALS ARE ENCOUNTERED, THE CONTRACTOR SHALL CEASE WORK IN THAT AREA IMMEDIATELY AND NOTIFY THE OWNER.

10. INTERPRETATION: WHERE SPECIAL CONDITIONS OCCUR, OR WHERE THERE IS UNCERTAINTY AS TO INTERPRETATION, INFORM THE ARCHITECT BEFORE EXECUTING WORK. DETAIL DRAWINGS DEPICT MOST, BUT NOT ALL, JOB CONDITIONS. THE BALANCE OF THE WORK SHALL BE DONE ASSUMING REASONABLE INFERENCE OF THE DETAILS SHOWN AND APPLICABLE CODE REQUIREMENTS.

11. STRUCTURAL & FRAMING:
- FOR STRUCTURAL DESIGN CRITERIA AND LOADS, REFER TO STRUCTURAL DRAWINGS.
- STRUCTURAL METAL CONNECTORS (E.G., SIMPSON STRONG-TIE OR APPROVED EQUAL) SHALL BE PROVIDED AS SHOWN ON DRAWINGS OR AS REQUIRED BY STRUCTURAL CONDITIONS AND CODE.
- CONTRACTOR TO INSTALL ALL REQUIRED FIRE BLOCKING, WOOD GROUNDS, AND BLOCKING FOR MILLWORK, CABINETRY, AND FIXTURES.

12. INSULATION & SEALING:
- FILL ALL CAVITIES BETWEEN EXTERIOR OPENINGS/PENETRATIONS AND WALLS WITH SPRAY FOAM INSULATION PER CODE.
- PROVIDE SPRAY FOAM INSULATION OR FIRE-STOPPING AROUND ALL MECHANICAL DUCTS AND PHYSICAL PENETRATIONS BETWEEN FLOORS/SPACES PER CODE.
- ALL EXTERIOR OPENINGS SHALL BE FLASHED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS TO PREVENT WATER INFILTRATION.

13. SMOKE/CO DETECTORS: SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE MAINTAINED AND PROTECTED FROM DUST DURING CONSTRUCTION. NEW DETECTORS SHALL BE INSTALLED PER CODE PRIOR TO FINAL INSPECTION.

14. ATTACHMENTS: MISCELLANEOUS METAL WORK SHALL BE CUT, PUNCHED, DRILLED, AND TAPPED AS REQUIRED FOR THE ATTACHMENT OF OTHER WORK AS INDICATED OR REQUIRED.

15. OWNER-SUPPLIED ITEMS: ALL PLUMBING FIXTURES, VANITIES, LIGHT FIXTURES, OR OTHER OWNER-SUPPLIED MATERIALS SHALL BE REVIEWED AND CONFIRMED ON SITE PRIOR TO ROUGH PLUMBING AND ELECTRICAL INSTALLATION.

16. SITE PROTECTION: AT THE END OF EACH DAY'S WORK, ALL CONSTRUCTION OPENINGS SHALL BE COMPLETELY CLOSED AND PROTECTED. MATERIALS AND EQUIPMENT SHALL BE NEATLY STORED TO PERMIT MAXIMUM USE OF THE PROPERTY AND PREVENT HAZARDS.

17. CALL BEFORE YOU DIG: CONTRACTOR SHALL COMPLY WITH ALL "CALL BEFORE YOU DIG" (CBYD) REQUIREMENTS PRIOR TO ANY EXCAVATION OR SITE WORK. DIAL 811.

CT CODE TABLE

CONNECTICUT STATE BUILDING CODE (2022 EDITION; BASED ON 2021 ICC; EFFECTIVE OCTOBER 1, 2022)

CONNECTICUT STATE FIRE SAFETY CODE (CSFSC, 2022; 2021 IFC AND 2021 NFPA 101 BASE)

RESIDENTIAL CODE OF CONNECTICUT (2022 CSBC; 2021 IRC BASE)

BUILDING CODE OF CONNECTICUT (2022 CSBC; 2021 IBC BASE)

EXISTING BUILDING CODE OF CONNECTICUT (2022 CSBC; 2021 IEBC BASE)

MECHANICAL CODE OF CONNECTICUT (2022 CSBC; 2021 IMC BASE)

PLUMBING CODE OF CONNECTICUT (2022 CSBC; 2021 IPC BASE)

ENERGY CONSERVATION CODE OF CONNECTICUT (2022 CSBC; 2021 IECC BASE)

ELECTRICAL CODE OF CONNECTICUT (2022 CSBC; 2020 NFPA 70 BASE)

ICC A117.1 " ACCESSIBLE AND USABLE BUILDINGS & FACILITIES " 2017 EDITION

BUILDING THERMAL ENVELOPE ENERGY NOTES
CONNECTICUT STATE BUILDING CODE (2022 CSBC, 2021 IECC BASE)

ROOF:
REQUIRED R-VALUE: R-60

BASEMENT SLAB:
REQUIRED R-VALUE: R-5 HEATED SLAB INSULATION (FULL AREA) + R-10 PERIMETER.
PROPOSED: R-16 +/- WITH 4" CONCRETE SLAB INCLUDING 1.6 LB FORTE FIBER ADMIXTURE PER CU. YD. OF CONCRETE AND 3" RIGID INSULATION BENEATH SLAB. EXCEEDS REQUIREMENT.

WALLS:
PROPOSED: ICF CONCRETE WALL, NOMINAL R-24 WITH PERFORMANCE EQUIVALENT APPROX. R-40. COMPLIES VIA PERFORMANCE PATH / RESCHECK.

FENESTRATION:
REQUIRED MAX U-FACTOR: 0.30.

BLOWER DOOR TEST:
TO BE PERFORMED BY THIRD PARTY. REQUIRED AIR LEAKAGE < 3.0 ACH50.
EXPECTATION: 0.6 +/-

SHEET LIST

Sheet #	Sheet Name
-CS	COVER SHEET
A1.0	PROPOSED FLOOR PLANS
A1.1	PROPOSED SCHEDULES, ROOF PLAN
A2.0	PROPOSED ELEVATIONS
A3.0	BUILDING SECTION
A4.0	ELECTRICAL LAYOUT

Sheet List

Sheet Number	Sheet Name
-S-1.F	PROPOSED FOUNDATION PLAN
S-1.2	PROPOSED ROOF FRAMING PLAN
S-2.1	PROPOSED STRUCTURAL DETAILS
S-2.2	PROPOSED STRUCTURAL DETAILS
S-3.0	PROPOSED ICF WALL STRUCTURAL ELEVATION NOTES AND DETAILS
S-3.1	PROPOSED STRUCTURAL ELEVATIONS
S-3.2	PROPOSED STRUCTURAL ELEVATIONS

AREA SCHEDULE

Name	Area Type	Area
PROPOSED UNCONDITIONED GARAGE	Floor Area	960 SF
TOTAL UNCONDITIONED SF		960 SF



1 AERIAL AND REAR PERSPECTIVE





2 FRONT PERSPECTIVE

PROJECT TEAM

SURVEYOR	STRUCTURAL	GEOTECHNICAL
LAND SURVEYING SERVICES, LLC 1275 POST ROAD; SUITE A-20 FAIRFIELD, CT 06824 O: (203)522-4177	DRM ENGINEERING SERVICES, LLC - DOUGLAS R. MCGOUGH, PE 9 EARLY DAWN CIRCLE WINDSOR, CT 06095 860 944 4780	- - -

DESIGN BY:

OA

OVERLAND ARCHITECT

WWW.LDOVERLAND.COM | 110 Shoreham Terrace, Fairfield CT 06824 | INFO@LDOVERLAND.COM

Leigh Overland Architect, LLC

THESE DRAWINGS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAW AS AN "ARCHITECTURAL WORK" PURSUANT TO SECTION 102 OF THE U.S. COPYRIGHT ACT, 17 U.S.C., AS AMENDED BY THE ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990. THIS INCLUDES, BUT IS NOT LIMITED TO, THE OVERALL FORM, LAYOUT, AND ARRANGEMENT OF SPACES AND DESIGN ELEMENTS. ANY UNAUTHORIZED USE, COPYING, OR CONSTRUCTION BASED ON THESE DRAWINGS—IN WHOLE OR IN PART—IS A VIOLATION OF COPYRIGHT LAW AND MAY RESULT IN LEGAL ACTION, INCLUDING COURT INJUNCTIONS, STATUTORY DAMAGES, AND/OR MONETARY COMPENSATION TO LEIGH OVERLAND ARCHITECT LLC.

QUESTIONS??

CALL LEIGH DOUGLAS OVERLAND : 203.794.9001

HOMEOWNER INFORMATION:

NAME: Steve and Barbara Cohen

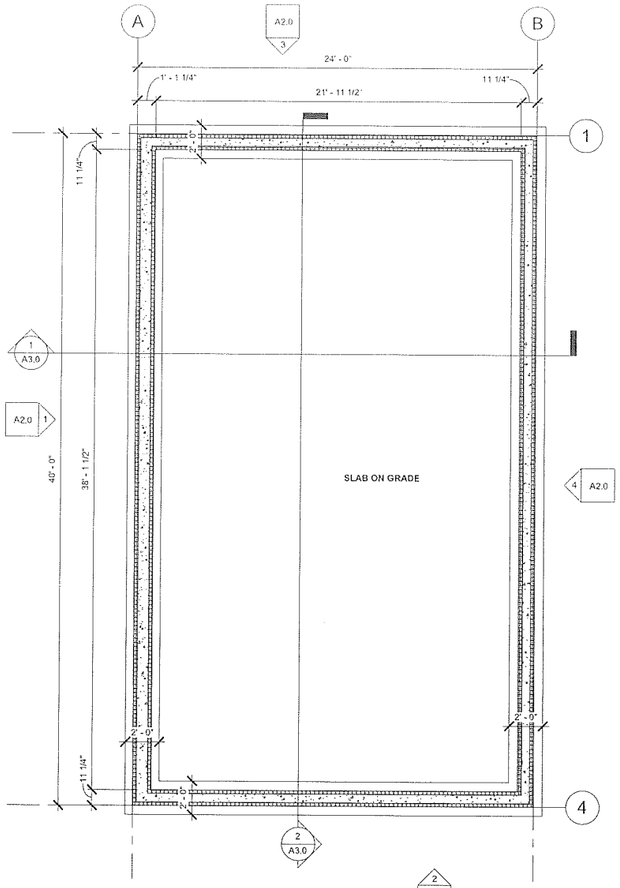
CURRENT ADDRESS:
17 Wildwood Road
Trumbull, CT 06611

CONTACT INFO:
Mr. Steve Cohen Scohen@bhcbcpa.com 203-209-2228

PROJECT DESCRIPTION:
PROPOSED 2 CAR GARAGE (24'-0"x40'-0") WITH CLEAR STOREY SPACE

NO	REVISIONS DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		

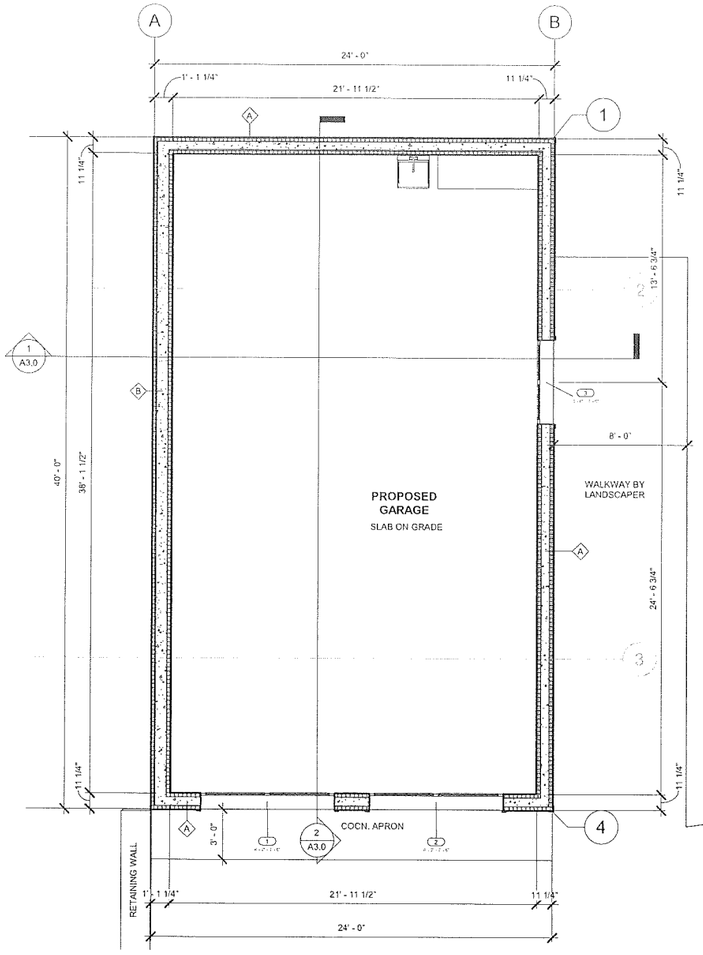
DATE:
PERMIT ISSUE:
DRAWN BY: SP
CHECKED BY: LDO
SHEET #
CS



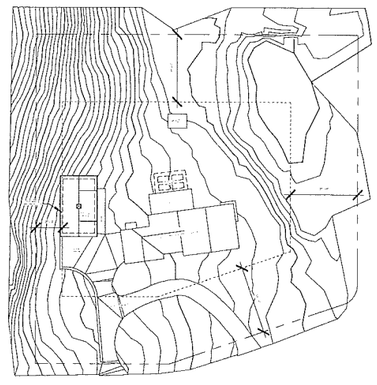
1 PROPOSED FOUNDATION PLAN
1/4" = 1'-0"

NOTE: FOOTING DRAIN AT WHERE WALL IS RETAINING THE SOIL

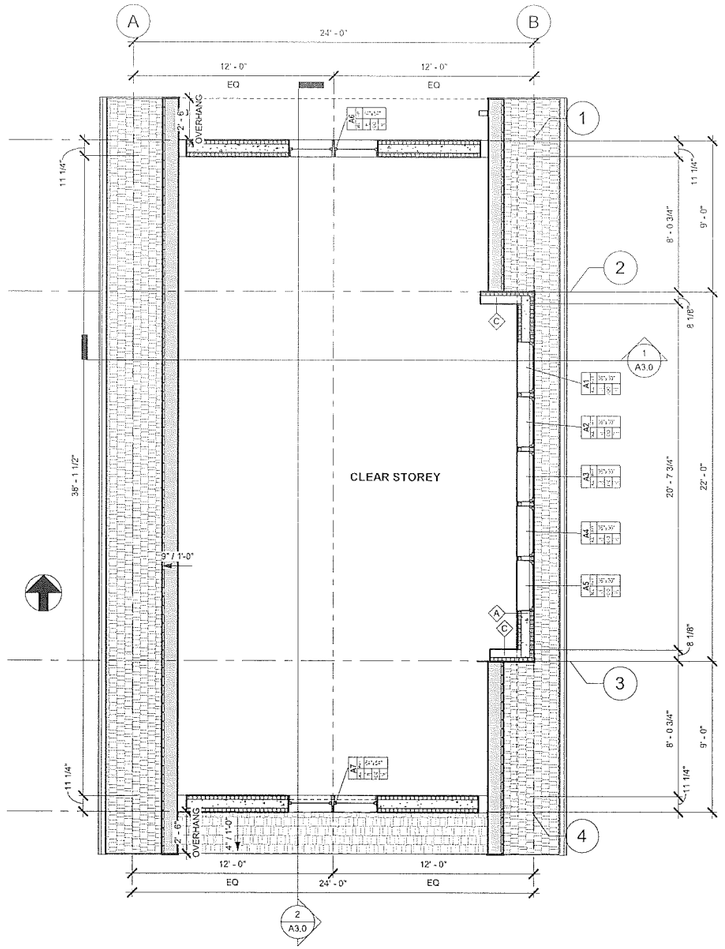
2
A2.0



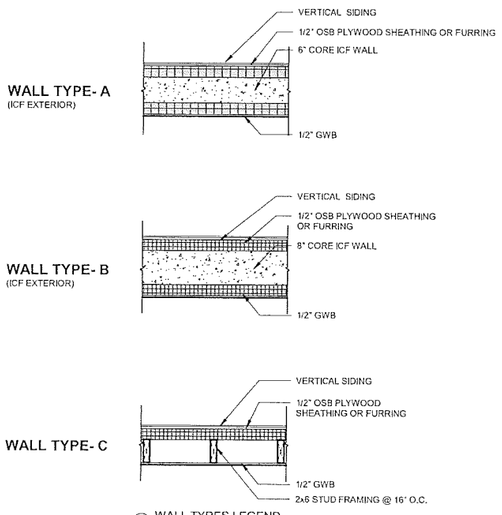
2 PROPOSED GARAGE LEVEL PLAN
1/4" = 1'-0"



4 CONCEPTUAL SURVEY PLAN
1" = 50'-0"
SEE LAND SURVEYING PLAN



3 PROPOSED STOREY PLAN
1/4" = 1'-0"



WALL TYPES LEGEND
3/4" = 1'-0"

ROOM & FINISH SCHEDULE

ROOM #	ROOM NAME	FLOOR FINISH		BASE	INTERIOR WALL FINISH		AREA	CEILING MATERIAL	CEILING FINISH	NOTES
		SUBSTRATE	FLOOR		SUBSTRATE	WALL				
101	PROPOSED GARAGE	CONC.	CONC.	WD	G.B.	PAINT	832 SF	G.B.	PAINT	Glass-mat drywall (Gold bond eXP)

GENERAL NOTES

1. ALL DIMENSIONS ARE TO F.O. STUD UNLESS OTHERWISE NOTED.

OA

17 WILDWOOD DRIVE, TRUMBULL CT

COHEN GARAGE

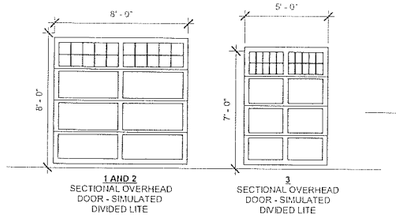
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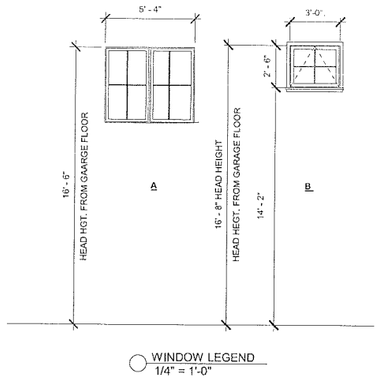
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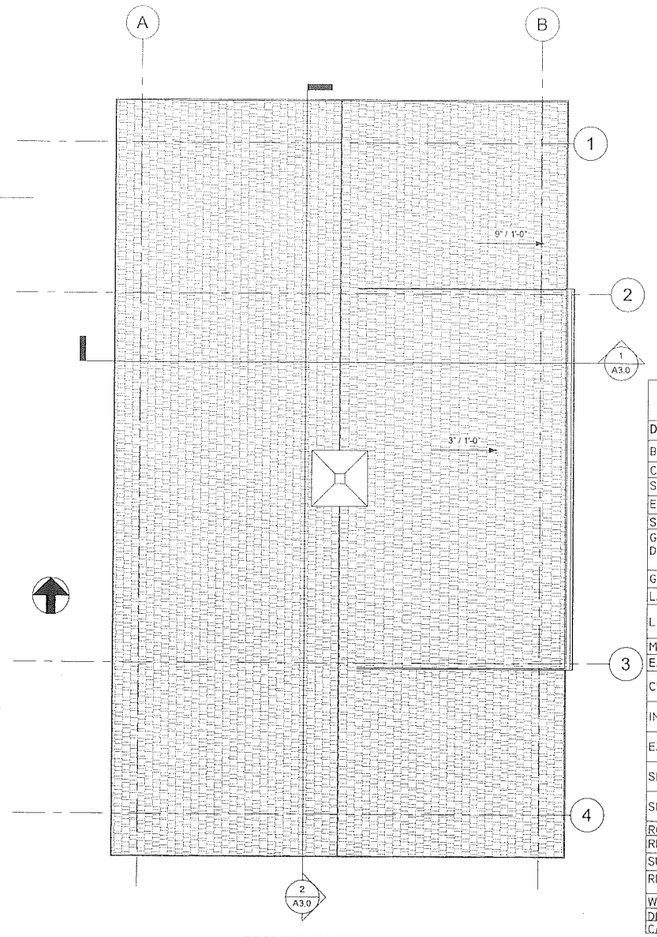
PROPOSED
FLOOR PLANS

A1.0





WINDOW LEGEND
1/4" = 1'-0"



1 PROPOSED ROOF PLAN
1/4" = 1'-0"

COHEN GARAGE MATERIAL SCHEDULE

DESCRIPTION	ROOM / LOCATION	SUPPLIED BY	ALLOWANCE	INSTALLED BY	REMARKS
BASE AND CASE TRIM	-	GC	-	GC	-
CABINETRY	GARAGE	CLIENT	-	GC	SELECTED BY CLIENT
SPACE HEATER	GARAGE	CLIENT	-	GC	SELECTED BY CLIENT
EXTERIOR DOORS	DOOR 1, 2 AND 3	CLIENT	-	GC	SELECTED BY CLIENT - CONFIRM HOOK UP REQUIREMENTS
SIDE WALK	EXTERIOR / SIDE	-	-	CLIENT	BY CLIENT'S LANDSCAPER
GARAGE DOORS & MOTOR, SIDE DOOR	GARAGE	CLIENT	-	GC	SELECTED BY CLIENT PREPARATION BY G.C. MATERIAL AND INSTALLATION BY CLIENT. ROUGH AND FINISH FRAMING, TRIM, AND OTHER COORDINATION BY G.C.
GUTTERS AND LEADERS	-	GC	-	GC	-
LANDSCAPE	EXTERIOR	CLIENT	-	CLIENT LANDSCAPER	NOT IN CONTRACT
LIGHT FIXTURES	-	CLIENT		GC	COORDINATE FINAL SELECTION WITH GC / ELECTRICIAN / WIFI AS REQUIRED. CONFIRM SWITCHING AND LAYOUT WITH CLIENT.
MEP DESIGN	-	GC	-	GC	-
EXTERIOR FINISHES	-	GC	-	GC	-
CUPOLA	EXTERIOR	GC	-	GC	SELECTED BY CLIENT
INTERIOR LIGHT FIXTURES	INTERIOR	GC	-	GC	-
EXTERIOR LIGHT FIXTURES	EXTERIOR	CLIENT	-	GC	-
SIDING AND TRIM	-	GC	-	GC	SELECTED BY CLIENT
SINK AND FAUCET	GARAGE	CLIENT	-	GC	SELECTED BY CLIENT
ROOFING	GC	GC	-	GC	SELECTED BY CLIENT
RETAINING WALL	EXTERIOR FINISH	CLIENT	-	CLIENT	CLIENT
SURVEYORING AND STAKING	-	CLIENT		COORDINATED BY GC /...	
RETENTION SYSTEM	-	CLIENT	-	GC	SEE CIVIL ENGINEER'S PLAN
WINDOWS	-	CLIENT	-	GC	SELECTED BY CLIENT - SUMBIT SHOPS & COORDINATE OPENINGS.
DRIVEWAY	-	GC	-	GC	CONFIRM APRON MATERIAL
CAMERAS	EXTERIOR	CLIENT	-	GC	COORDINATE SELECTION WITH GC / ELECTRICIAN / WIFI AS REQUIRED

DOOR AND FRAME SCHEDULE - cordinate with client interior designer, door supplier etc. Submit shop drawing

NUMBER	LOCATION	DOOR SIZE W	DOOR SIZE H	DOOR SIZE T	DOOR MANUFACTURER	DOOR TYPE	DOOR MATERIAL	DOOR FINISH	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	HARDWARE SADDLE	HARDWARE TYPE	HARDWARE CLOSER	RATING	REMARKS
1	PROPOSED GARAGE	8' - 0"	7' - 6"	CONFIRM	CONFIRM					SYNTHETIC	PAINT					A SIDE MOUNT AND LOW HEADROOM TRACK AND CONFIRM LIMITATION BY FUTURE 2ND FLOOR
2	PROPOSED GARAGE	8' - 0"	7' - 6"	CONFIRM	CONFIRM					SYNTHETIC	PAINT					
3	PROPOSED GARAGE	5' - 0"	7' - 1"	CONFIRM	CONFIRM					SYNTHETIC	PAINT					

DOOR/HARDWARE NOTES:

1	CONSULT DOOR SCHEDULE FOR DOOR TYPES, FINISHES AND HARDWARE SPECIFICATIONS - CONFIRM SIZE - SUBMIT SHEDULE AND SAMPLES
2	ALL DOORS AND FRAMES TO BE INSTALLED PLUMB AND LEVEL ACCURATELY ALIGNED AND SECURELY ANCHORED. ALL DOORS AND HARDWARE TO BE ADJUSTED FOR SMOOTH OPERATION.

WINDOW SCHEDULE

LEVEL	MARK	HEAD HEIGHT	UNIT WIDTH	ROUGH WIDTH	UNIT HEIGHT	ROUGH HEIGHT	STYLE	MANUFACTURER	MODEL NO.	REMARKS
GARAGE LEVEL	A1	16' - 8"	3' - 0"	3' - 0 3/8"	2' - 6"	2' - 6 1/2"	AWNING	ANDERSEN 400 SERIES	CONFIRM	CONFIRM ROUGH OPENING
GARAGE LEVEL	A2	16' - 8"	3' - 0"	3' - 0 3/8"	2' - 6"	2' - 6 1/2"	AWNING	ANDERSEN 400 SERIES	CONFIRM	CONFIRM ROUGH OPENING
GARAGE LEVEL	A3	16' - 8"	3' - 0"	3' - 0 3/8"	2' - 6"	2' - 6 1/2"	AWNING	ANDERSEN 400 SERIES	CONFIRM	CONFIRM ROUGH OPENING
GARAGE LEVEL	A4	16' - 8"	3' - 0"	3' - 0 3/8"	2' - 6"	2' - 6 1/2"	AWNING	ANDERSEN 400 SERIES	CONFIRM	CONFIRM ROUGH OPENING
GARAGE LEVEL	A5	16' - 8"	3' - 0"	3' - 0 3/8"	2' - 6"	2' - 6 1/2"	AWNING	ANDERSEN 400 SERIES	CONFIRM	CONFIRM ROUGH OPENING
GARAGE LEVEL	A6	16' - 6"	5' - 4"	5' - 4 3/8"	5' - 0"	4' - 6 3/8"	DOUBLE CASEMENT	ANDERSEN 400 SERIES	CONFIRM	CONFIRM ROUGH OPENING
GARAGE LEVEL	A7	16' - 6"	5' - 4"	5' - 4 3/8"	5' - 0"	4' - 6 3/8"	DOUBLE CASEMENT	ANDERSEN 400 SERIES	CONFIRM	CONFIRM ROUGH OPENING

NOTE:
- UNIT DIMENSION ALLOWED FOR 3/8" SHIM SPACE AND 1/2" BACKER ROD WITH OPEN CELL INSULATION - CONFIRM
- CONFIRM ALL UNIT DIMENSIONS AND ACCESSORIES INCLUDING METAL SILL WITH WEEP HOLES ETC.

GENERAL NOTES

1. ALL DIMENSIONS ARE TO F.O. STUD UNLESS OTHERWISE NOTED.

WINDOW NOTE "

A	PROVIDE TEMPERED GLAZING

OA

17 WILDWOOD DRIVE, TRUMBULL CT

COHEN GARAGE

2026.01

DRAWN BY:

CHECKED BY:

PERMISSION

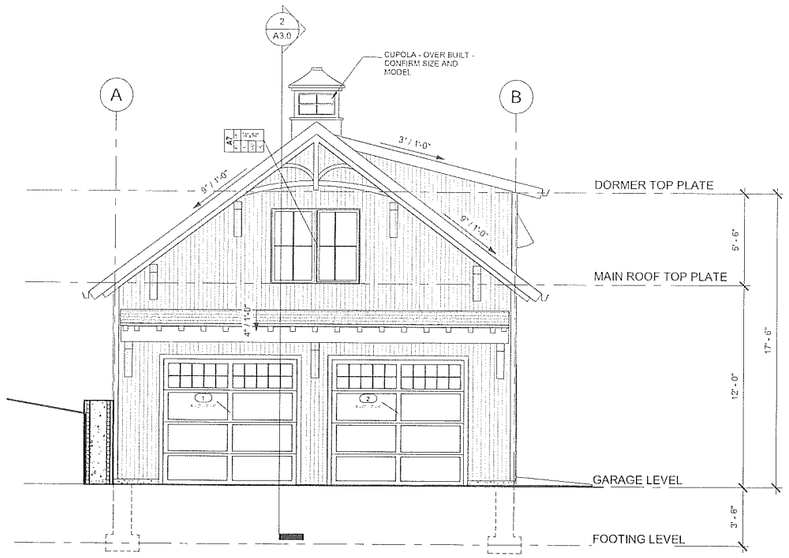
ISSUED FOR:

DATE ISSUED:
06/24/2026

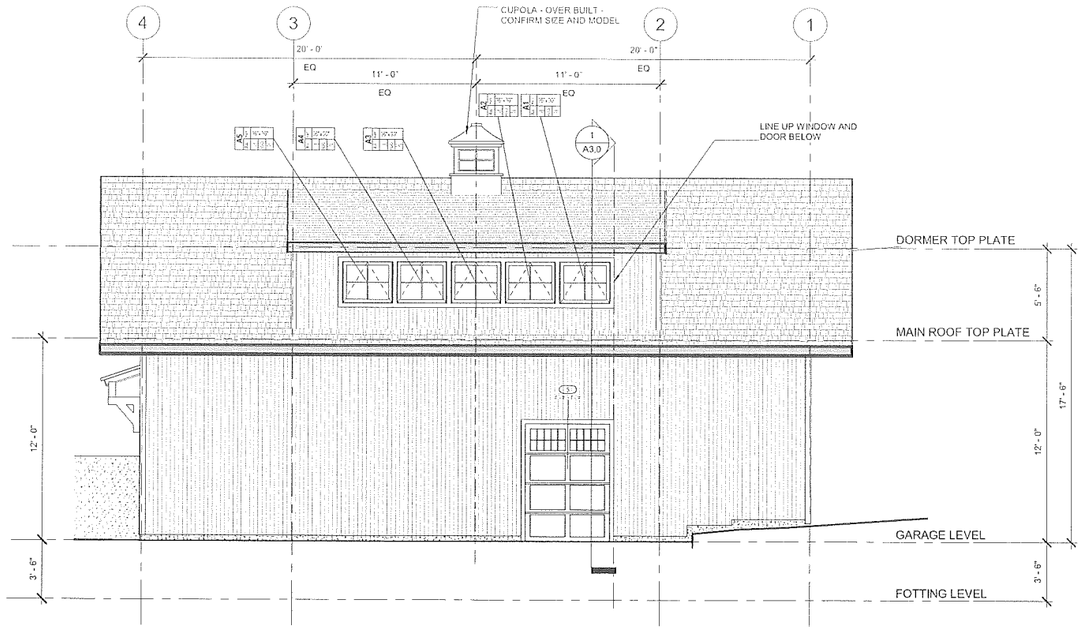
SHEET NO:

PROPOSED SCHEDULES, ROOF PLAN

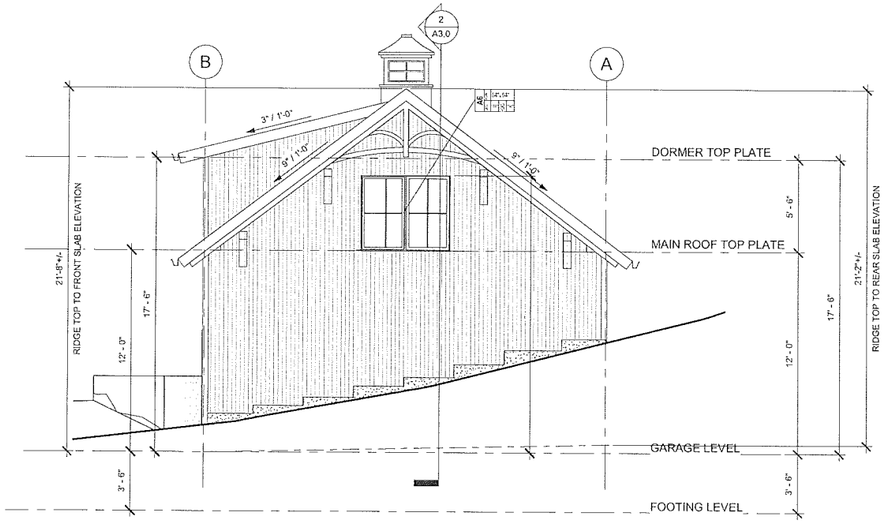
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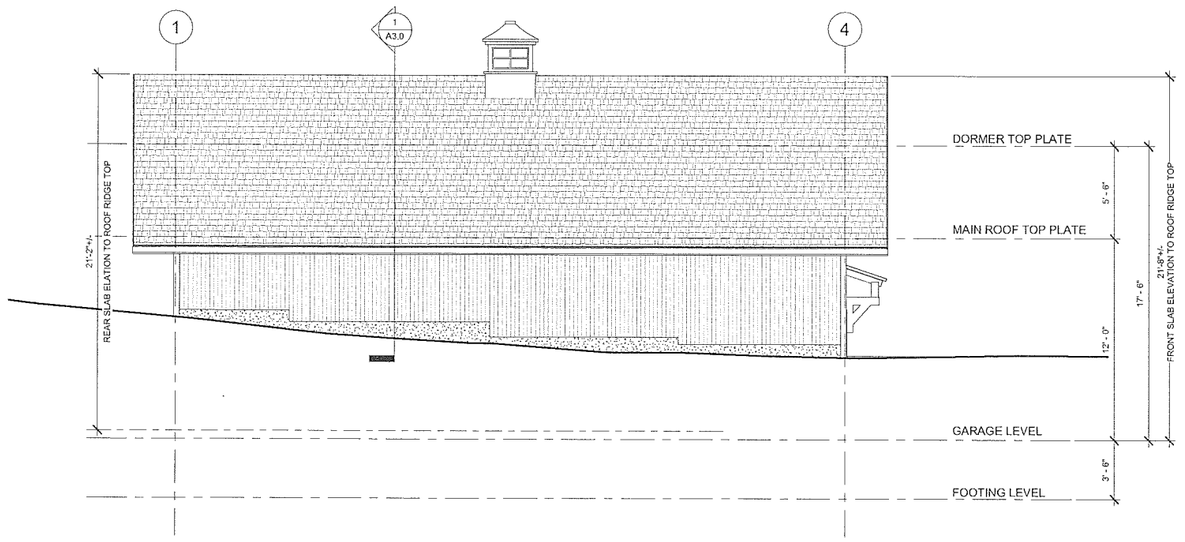
2 PROPOSED FRONT ELEVATION
1/4" = 1'-0"



4 PROPOSED RIGHT ELEVATION
1/4" = 1'-0"



3 PROPOSED REAR ELEVATION
1/4" = 1'-0"



1 PROPOSED LEFT ELEVATION
1/4" = 1'-0"

OA

17 WILDWOOD DRIVE, TRUMBULL CT

COHEN GARAGE

2026.01

06/28/2026

BID SET

PROPOSED ELEVATIONS

A2.0

Date Received: _____ Application #: 21-22

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: _____
   Assessor's Map No. E11 Parcel No. 155 Lot No. _____
   Trumbull Land Records: Volume(s) 1899 Page(s) 736
   Zoning District: A

3. **Name of Applicant:** Wilson Sanchez
   Street Address: 18 Botsford Pl.
   City: Trumbull ST: CT Zip: 06611
   Phone: Day 475-422-4628 Evening _____
   SIGNATURE OF APPLICANT _____
   (If agent, state capacity)

4. **Owner of Record:** Wilson Sanchez
   Street Address: 18 Botsford Pl.
   City: Trumbull ST: CT Zip: 06611
   SIGNATURE OF OWNER OF RECORD _____

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

A. VARIANCE OF THE TRUMBULL ZONING REGULATIONS

1. **This application relates to:**

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

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

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

SUBPARAGRAPH(S)_____

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

A special permit was submitted for a 1 bedroom accessory apartment located in the basement

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: Requesting variance of 12.8' where 50' is required. This area is a pre-existing non-conforming lot.

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:

I am in a pre-existing non-conforming lot.

CONTACT INFORMATION

Applicant Email Address: wsanchez@wtech22.com

Property Owner Email Address: same as above

ITEM	REQUIRED	EXISTING	PROPOSED
ZONE	"A"	"A"	NC
FRONT	50'	29.4'	29.4'
SIDE	20'	43.8'/45.4'	29'/45.4'
REAR	50'	51.1'/64.2'	51.1'/54.6'
BUILDING COVERAGE	25%	12.77%	16.08%
AREA	21,780 S.F.	22,070 S.F.	22,070 S.F.
MAXIMUM FLOOR AREA RATIO	.29	.105	.163
MINIMUM FLOOR AREA	1,200 S.F.	2,318	3,608
FRONTAGE	125'	168.5'	168.5'

REFER TO LOT #1 ON MAP #811 ON FILE AT TRUMBULL TOWN CLERKS OFFICE

REFER TO MAP #3465 ON FILE AT TRUMBULL TOWN CLERKS OFFICE

BUILDING COVERAGE

HOUSE - 1,681 S.F.
GARAGE - 437 S.F.
DECKS - 447 S.F.
PORCH - 99 S.F.
BAS - 23 S.F.
SHED - 101 S.F.
TOTAL = 2,818/22,070 = 12.768%

BOTSFORD PLACE

MAP #3465

U.I. CO #2641

1.59' N75°05'24"E

SNET CO #2642

N72°13'24"E 166.90'

I. PIPE FOUND 0.3' NORTH OF ANGLE POINT

175.00' TO FOUND I. PIPE

37.2'

29.4'

43.8'

29'

45.4'

ROOFED OPEN PORCH 99 S.F.

14.94'

WALK

GARAGE 437 S.F.

1 STORY HOUSE #18 1,681 S.F.

A.C.

PROPOSED ADDITION 130 S.F. 560 SECOND FLOOR

14.80'

WALK

DRIVE

STAIRS 14 S.F.

DECK 337 S.F.

DECK 110 S.F.

BAS. 23 S.F.

N11°48'48"W 126.88'

S17°46'36"E 126.00'

NOW OR FORMERLY LAND OF 4950¢ 5010 MAIN STREET LLC

NOW OR FORMERLY LAND OF KIM SEONG CHAN

LOT #2

LOT #1
22,070 S.F.

54.6'

51.1'

64.2'

SHED 101 S.F.

2.4'

L9°18' M,51.11,215

NOW OR FORMERLY LAND OF MADAR ROBERT K ¢ LYNN M

NOW OR FORMERLY LAND OF CAMPFIELD BERNICE

NOW OR FORMERLY LAND OF RANGER CECILY M.

SCALE 1"=10'

0 10 20

DEPENDENT RESURVEY

THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN THAT WHICH WAS ORIGINALLY INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARERS DECLARATION NULL ¢ VOID.

UNDERGROUND IMPROVEMENTS OR UNDERGROUND ENCROACHMENTS IF ANY ARE NOT SHOWN.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE SURVEYORS STAMP OR SEAL, RENDERS ANY DECLARATION SHOWN HEREON NULL AND VOID.

THE SURVEY AND DECLARATION SHOWN HEREON IS NULL AND VOID WITHOUT THE LICENSED SURVEYORS ORIGINAL STAMP OR EMBOSSED SEAL.

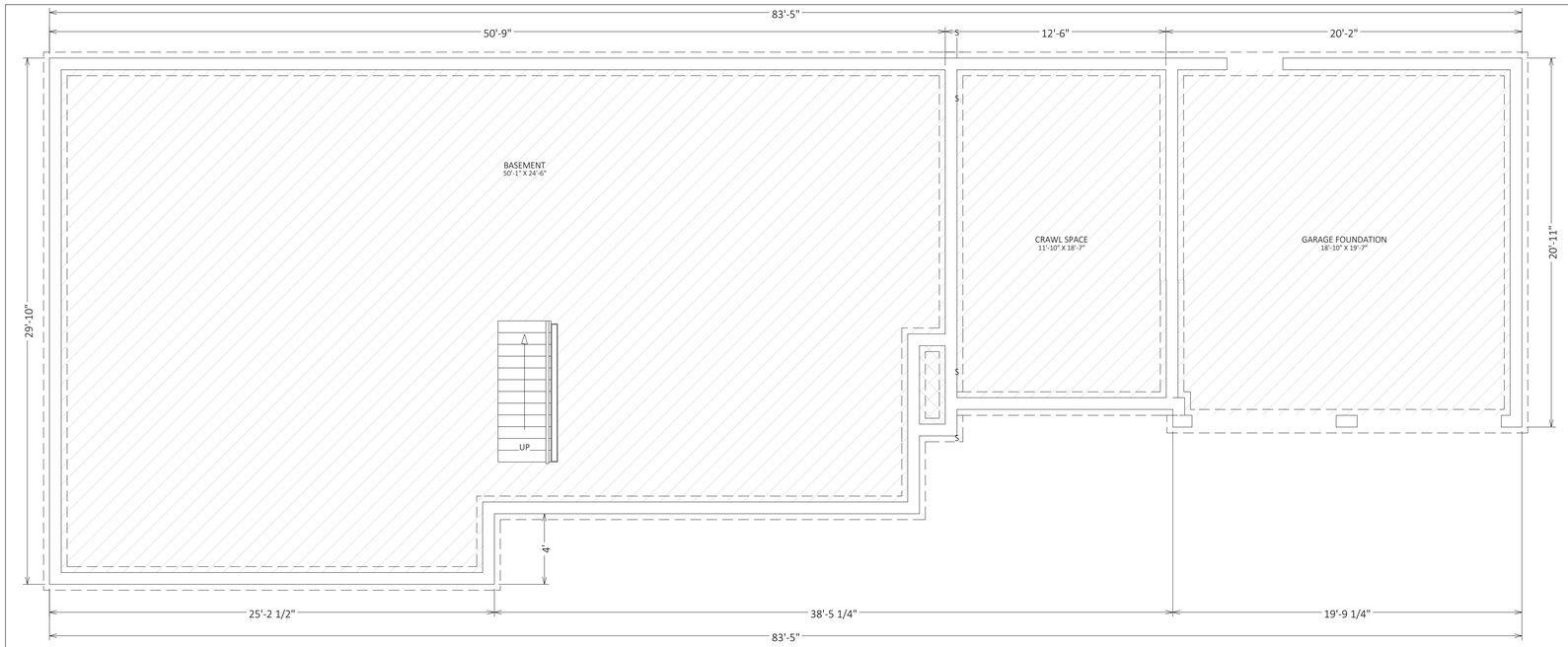
THIS MAP DOES NOT CONSTITUTE EITHER A SUBDIVISION OR A RESUBDIVISION UNDER THE TERMS OF SECTION 8-18 OF THE CONNECTICUT GENERAL STATUES, AS AMENDED.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SURVEY AND MAP WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF ACCURACY OF A CLASS A-2 SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS OF ACCURACY OF SURVEYS AND MAPS ADOPTED JUNE 21, 1996 AS AMENDED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INCORPORATED.

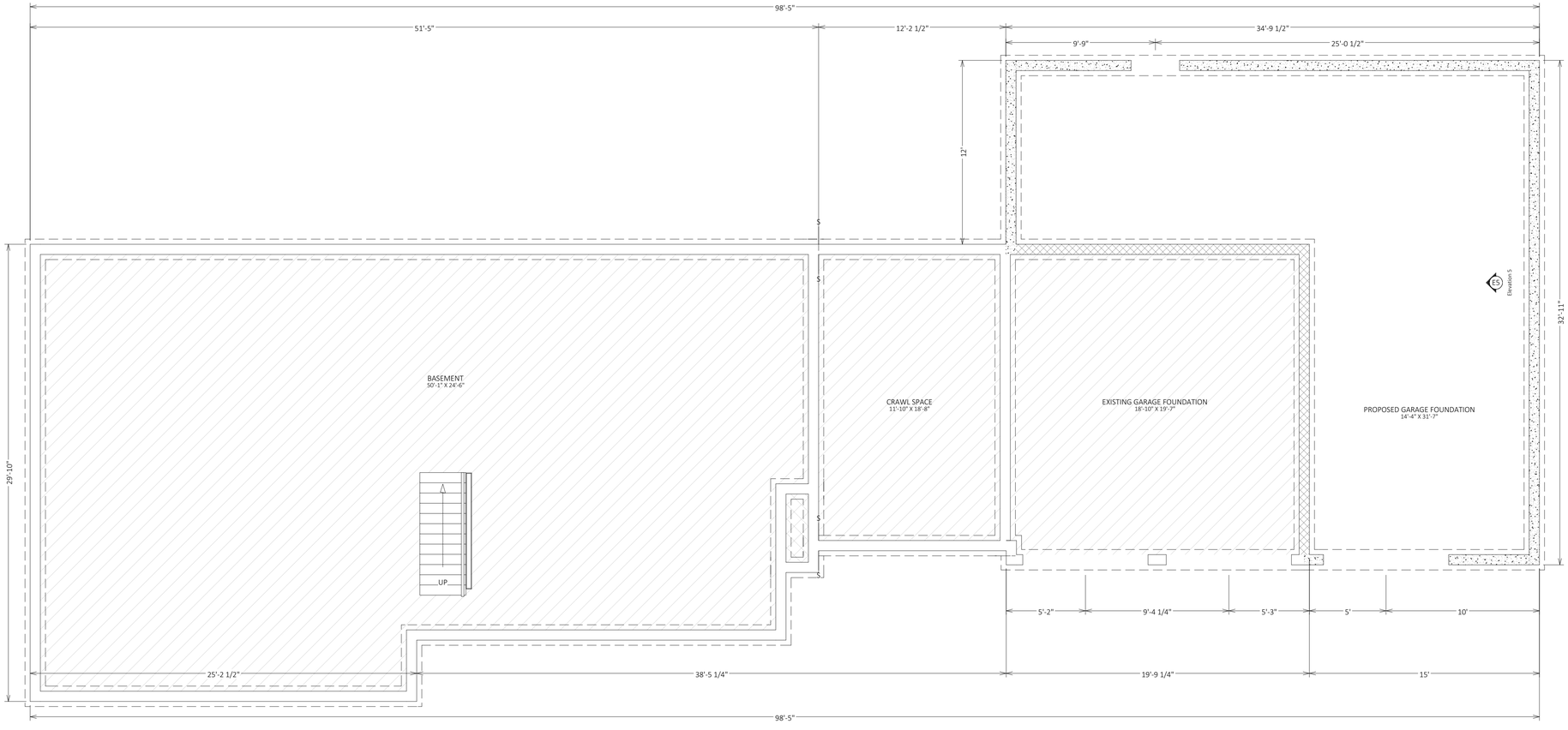
MICHAEL L. McELROY, L.L.S. No. 17250

PLOT PLAN
OF
18 BOTSFORD PLACE
PREPARED FOR
WILSON SANCHEZ
FEBRUARY 13, 2025 SCALE: 1" = 10'
REV. 8-27-2025
TRUMBULL, CONNECTICUT

BLACK ROCK SURVEYORS
1089 CHURCH HILL ROAD
FAIRFIELD, CONNECTICUT
(203) 371-0003



Existing Foundation



Proposed Foundation/ Basement

PROPOSED ALTERATION SINGLE FAMILY HOME
18 BOTSFORD , TRUMBULL CT 06611

JOB DESCRIPTION:

NEW ADDITION ON THE SIDE OF THE EXISTING GARAGE TO ACCOMMODATE:

FOUNDATION:
- -NEW GARAGE BAY SLAB FOUNDATION

FIRST FLOOR:
- -NEW GARAGE BAY
- -NEW STAIRCASE TO SECOND FLOOR
- -NEW LAUNDRY AND HALF BATHROOM

ATTIC / HALF STORY FLOOR:
- -NEW OFFICE AND MUSIC ROOM AND MAN CAVE
- -NEW BATH 3,

EXISTING FOUNDATION WALL
PROPOSED FOUNDATION WALL
EXISTING EXTERIOR WALL TO BE DEMOLISHED
EXISTING INTERIOR WALL TO BE DEMOLISHED
EXISTING EXTERIOR WALL
EXISTING INTERIOR WALL
PROPOSED EXTERIOR WALL
PROPOSED INTERIOR WALL

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

SHEET TITLE:
TITLE SHEET - EXISTING BASEMENT/ FOUNDATION FLOOR PLAN

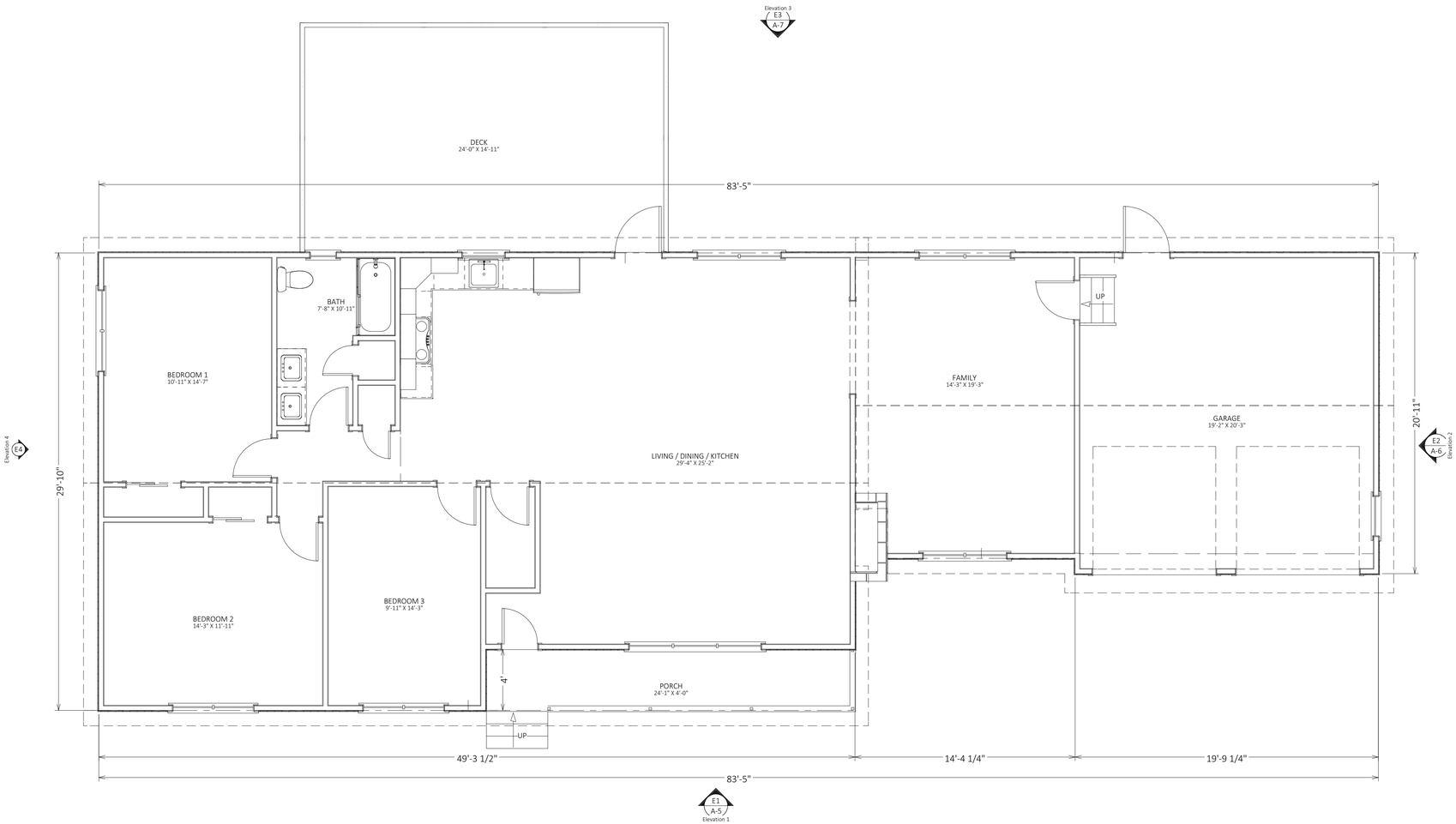
PREPARED FOR:
SANCHEZ RESIDENCE
18 BOTSFORD PLACE, TRUMBULL, CT

DRAWINGS PROVIDED BY:

DATE:
8/20/2025

SCALE:
1/4" = 1'0"

SHEET:
A-1



Existing 1st Floor

- EXISTING FOUNDATION WALL
- PROPOSED FOUNDATION WALL
- EXISTING EXTERIOR WALL TO BE DEMOLISHED
- EXISTING INTERIOR WALL TO BE DEMOLISHED
- EXISTING EXTERIOR WALL
- EXISTING INTERIOR WALL
- PROPOSED EXTERIOR WALL
- PROPOSED INTERIOR WALL

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

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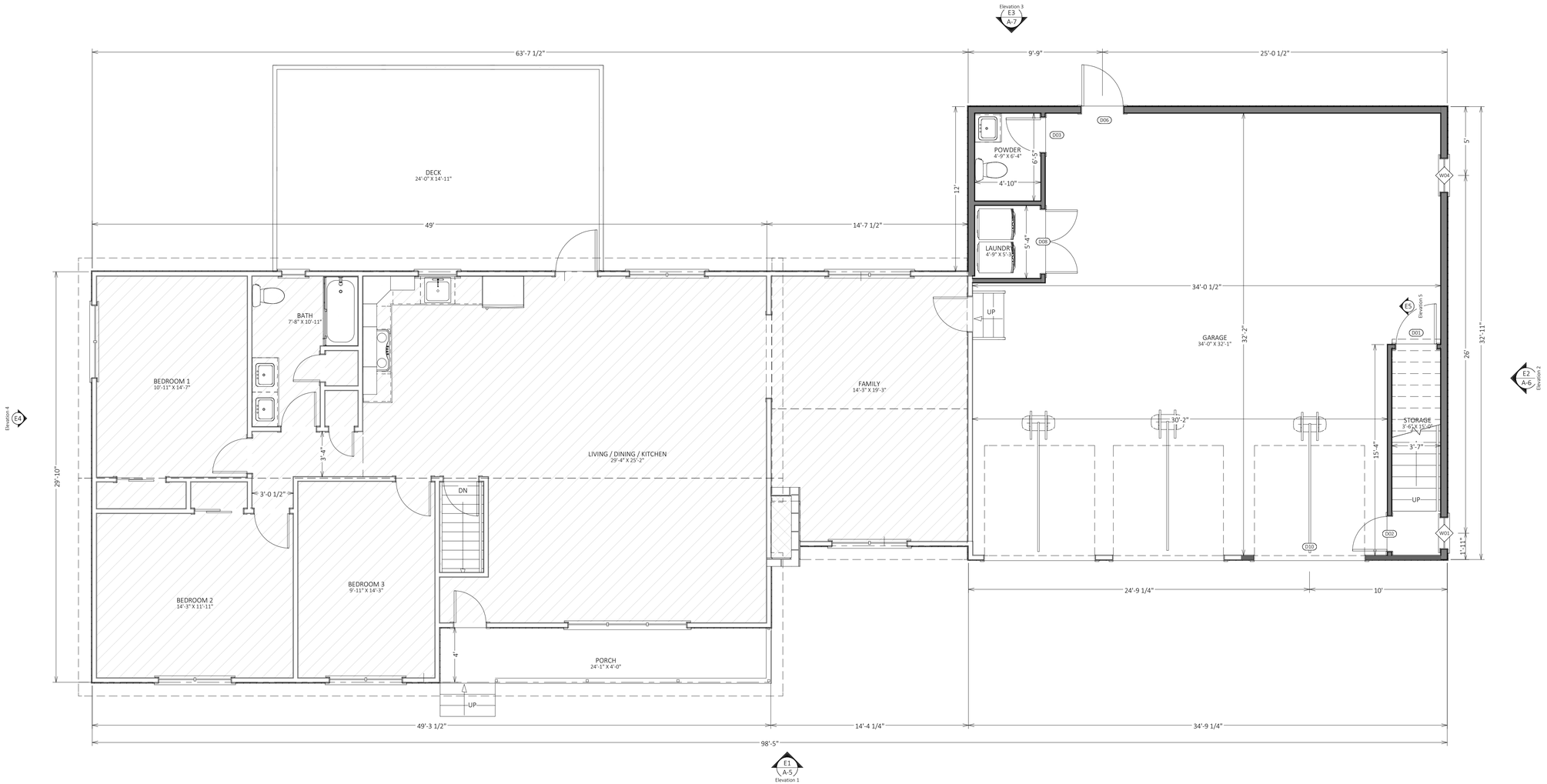
PREPARED FOR:
SANCHEZ RESIDENCE
18 BOTSFORD PLACE, TRUMBULL, CT

DRAWINGS PROVIDED BY:

DATE:
8/20/2025

SCALE:
1/4" = 1'0"

SHEET:
A-2



Proposed 1st Floor

- EXISTING FOUNDATION WALL
- PROPOSED FOUNDATION WALL
- EXISTING EXTERIOR WALL TO BE DEMOLISHED
- EXISTING INTERIOR WALL TO BE DEMOLISHED
- EXISTING EXTERIOR WALL
- EXISTING INTERIOR WALL
- PROPOSED EXTERIOR WALL
- PROPOSED INTERIOR WALL

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

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PROPOSED 1ST FLOOR PLAN

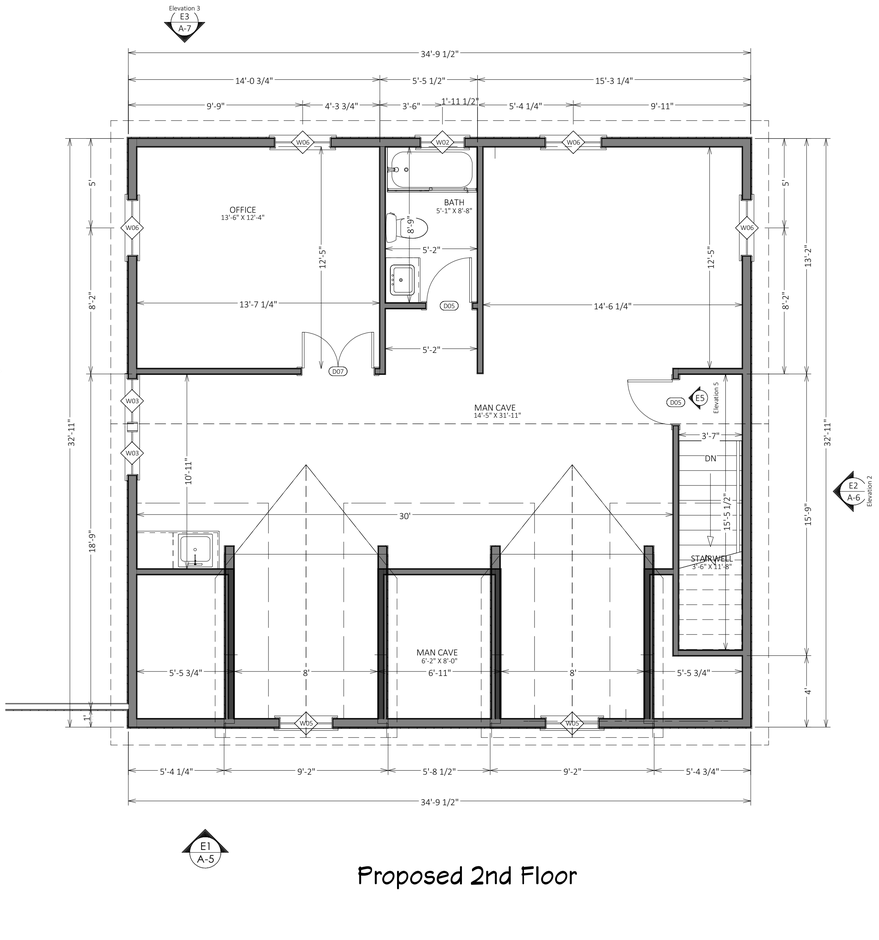
PREPARED FOR:
SANCHEZ RESIDENCE
18 BOTSFORD PLACE, TRUMBULL, CT

DRAWINGS PROVIDED BY:

DATE:
8/20/2025

SCALE:
1/4" = 1'0"

SHEET:
A-3



Proposed 2nd Floor

DOOR SCHEDULE							
NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	DESCRIPTION	HEADER
D01	21168	1	1	21168 R EX	37"X83"	EXT. HINGED-DOOR E21	2X6X40" (2)
D02	2668	1	1	2668 L EX	32"X83"	EXT. HINGED-DOOR E21	2X6X35" (2)
D03	2668	1	1	2668 R EX	32"X83"	EXT. HINGED-PANEL	2X6X35" (2)
D05	2668	2	2	2668 R IN	32"X82 1/2"	HINGED-DOOR P04	2X6X35" (2)
D06	3068	1	1	3068 L EX	38"X83"	EXT. HINGED-DOOR E21	2X6X41" (2)
D07	4068	1	2	4068 L/R IN	50"X82 1/2"	DOUBLE HINGED-GLASS PANEL	2X6X53" (2)
D08	4768	1	1	4768 L/R EX	57 3/8"X83"	EXT. DOUBLE HINGED-PANEL	2X8X60 3/8" (2)
D10	8080	1	1	8080	98"X99"	GARAGE-GARAGE DOOR CHD05	2X12X104" (2)

WINDOW SCHEDULE									
NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	EGRESS	DESCRIPTION	HEADER	U-FACTOR
W01	2440DH	1	1	2440DH	29"X49"		DOUBLE HUNG	2X6X32" (2)	0.3
W02	2616DC	1	2	2616DC	31"X19"		DOUBLE CASEMENT-LHL/RHR	2X6X34" (2)	0.3
W03	2630DH	2	2	2630DH	31"X37"		DOUBLE HUNG	2X6X34" (2)	0.3
W04	2640DH	1	1	2640DH	31"X49"		DOUBLE HUNG	2X6X34" (2)	0.3
W05	3044DH	2	2	3044DH	37"X53"		DOUBLE HUNG	2X6X40" (2)	0.3
W06	3242DH	4	2	3242DH	39"X51"	YES	DOUBLE HUNG	2X6X42" (2)	0.3

EXISTING FOUNDATION WALL

PROPOSED FOUNDATION WALL

EXISTING EXTERIOR WALL TO BE DEMOLISHED

EXISTING INTERIOR WALL TO BE DEMOLISHED

EXISTING EXTERIOR WALL

EXISTING INTERIOR WALL

PROPOSED EXTERIOR WALL

PROPOSED INTERIOR WALL

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

SHEET TITLE:
PROPOSED HALF STORY - WINDOWS AND DOOR SCHEDULE

PREPARED FOR:
SANCHEZ RESIDENCE
18 BOTSFORD PLACE, TRUMBULL, CT

DRAWINGS PROVIDED BY:

DATE:
8/20/2025

SCALE:
1/4" = 1'0"

SHEET:
A-4



Proposed Elevation 1



Existing Elevation 1

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

SHEET TITLE:
EXISTING AND PROPOSED ELEVATIONS

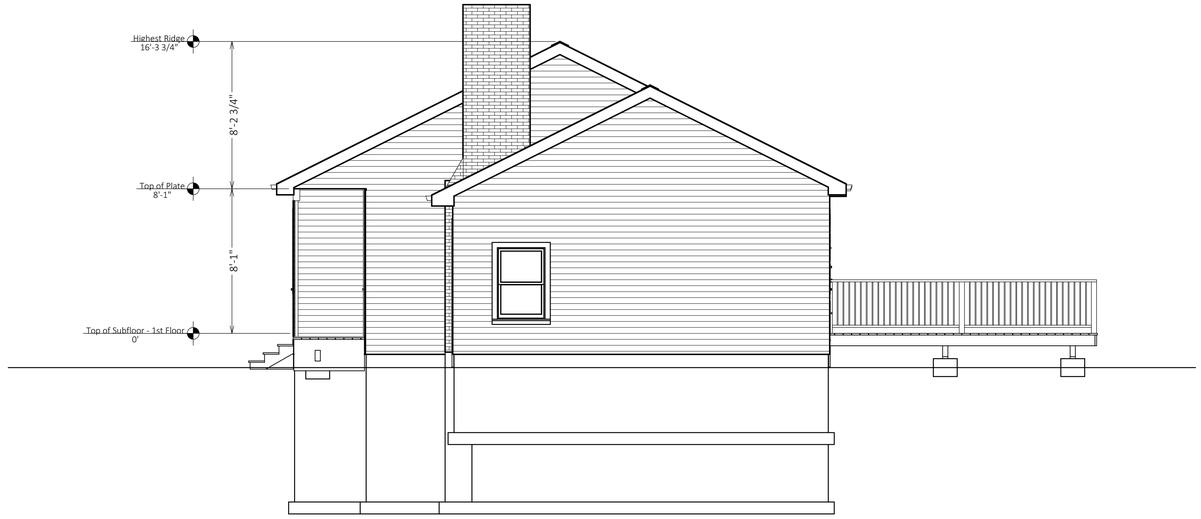
PREPARED FOR:
SANCHEZ RESIDENCE
18 BOTSFORD PLACE, TRUMBULL, CT

DRAWINGS PROVIDED BY:

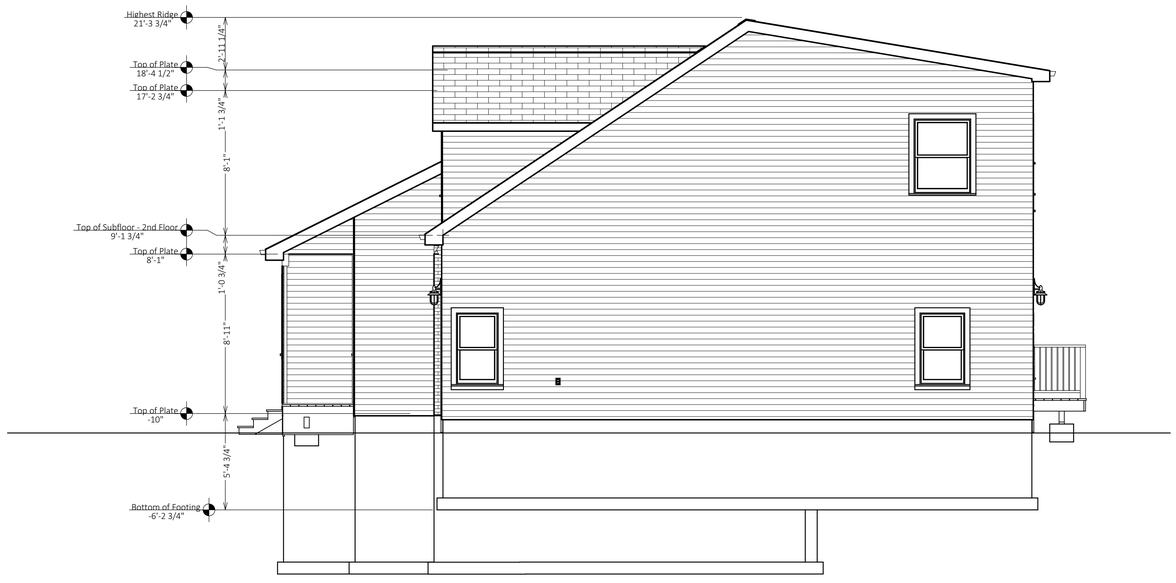
DATE:
8/20/2025

SCALE:
1/4" = 1'0"

SHEET:
A-5



Existing Elevation 2



Proposed Elevation 2

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

SHEET TITLE:
EXISTING AND PROPOSED ELEVATIONS

PREPARED FOR:
SANCHEZ RESIDENCE
18 BOTSFORD PLACE, TRUMBULL, CT

DRAWINGS PROVIDED BY:

DATE:
8/20/2025

SCALE:
1/4" = 1'0"

SHEET:
A-6



Existing Elevation 3



Elevation 3 Proposed

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

SHEET TITLE:
EXISTING AND PROPOSED ELEVATIONS

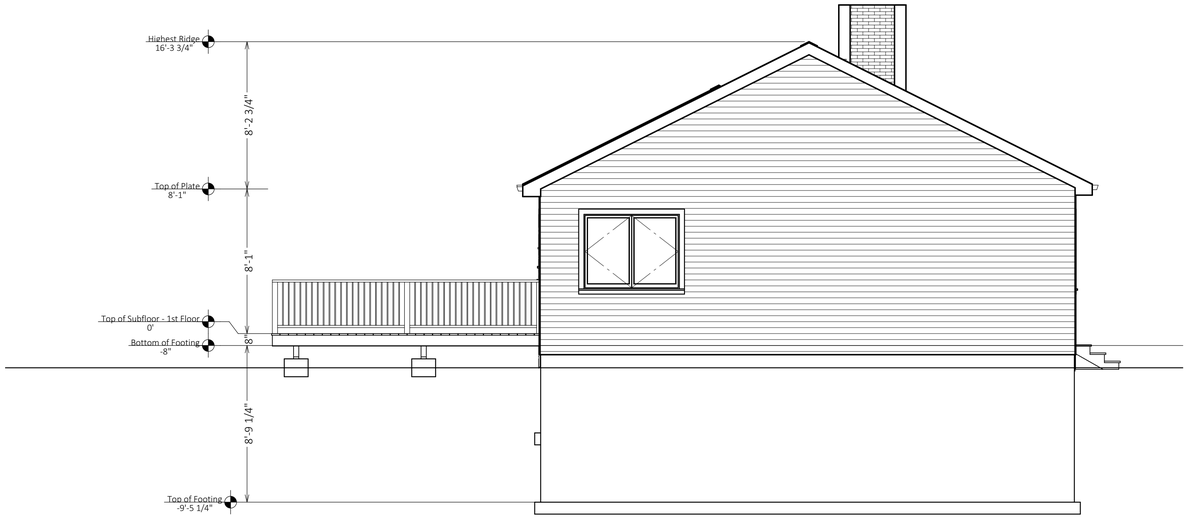
PREPARED FOR:
SANCHEZ RESIDENCE
18 BOTSFORD PLACE, TRUMBULL, CT

DRAWINGS PROVIDED BY:

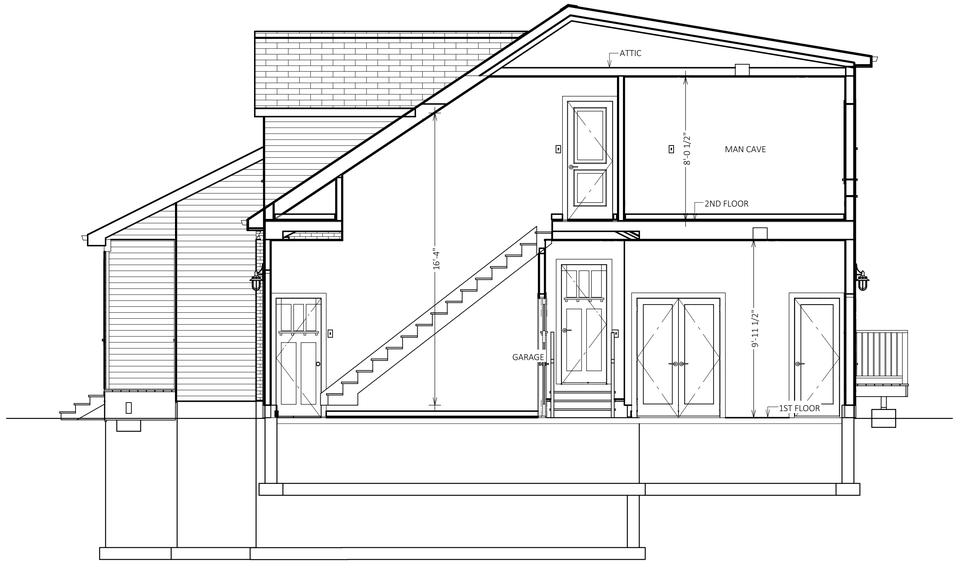
DATE:
8/20/2025

SCALE:
1/4" = 1'0"

SHEET:
A-7



Existing Elevation 4



Cross Section 1



Proposed Elevation 4

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

SHEET TITLE:
EXISTING AND PROPOSED ELEVATIONS

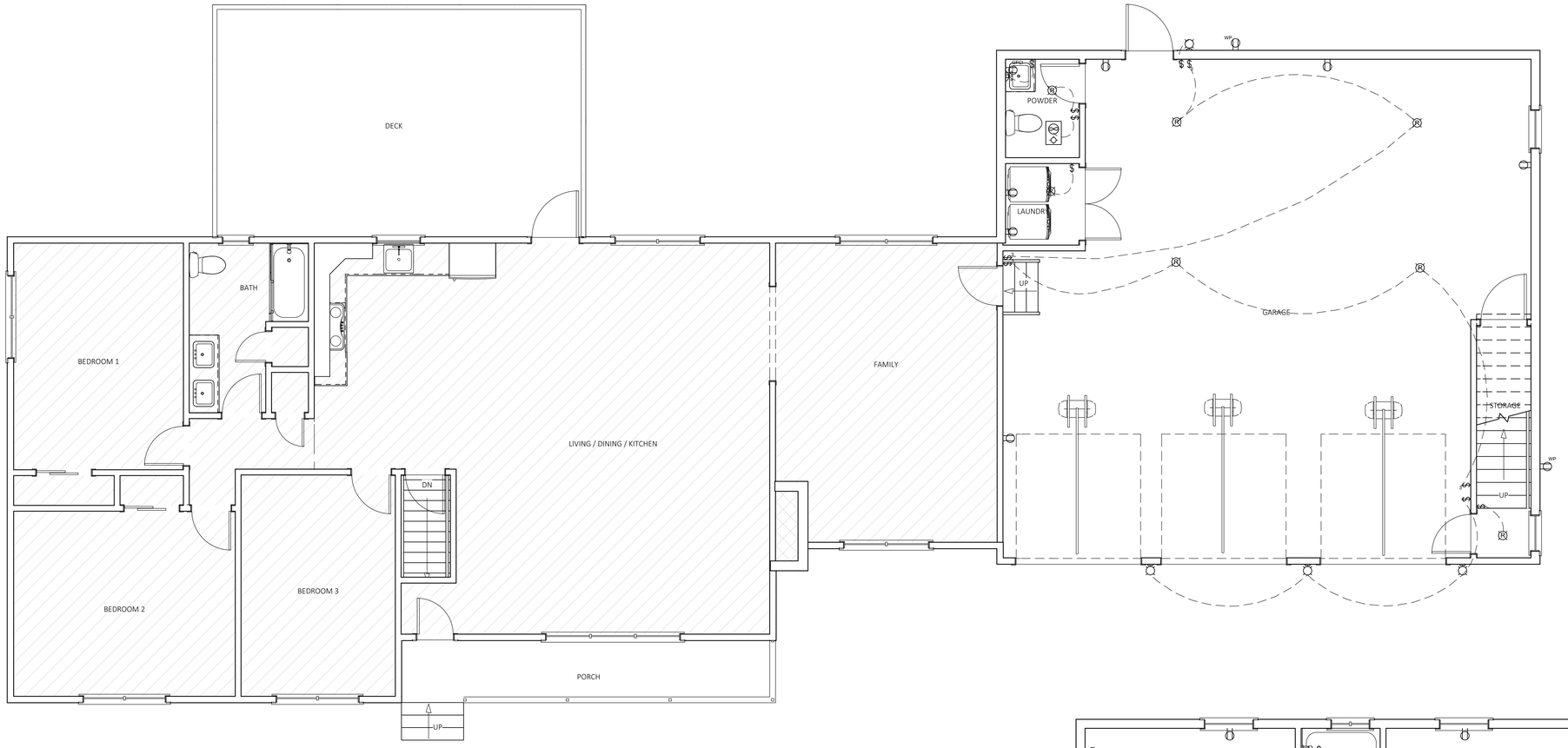
PREPARED FOR:
SANCHEZ RESIDENCE
18 BOTSFORD PLACE, TRUMBULL, CT

DRAWINGS PROVIDED BY:

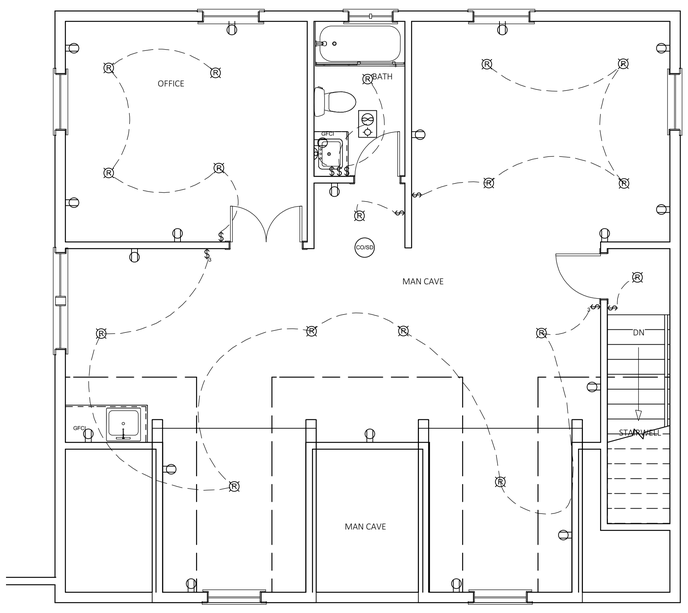
DATE:
8/20/2025

SCALE:
1/4" = 1'0"

SHEET:
A-8



1st Floor - Electrical Plan



2nd Floor - Electrical Plan

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

SHEET TITLE:

PREPARED FOR:
SANCHEZ RESIDENCE
18 BOTSFORD PLACE, TRUMBULL, CT

DRAWINGS PROVIDED BY:

DATE:
8/20/2025

SCALE:
1/4" = 1'0"

SHEET:
A-9

Property Location 18 BOTSFORD PLACE | Map ID E/11 / 00155/ 000/ | Parcel Name | State Use 107
Vision ID 11239 | Account # 00188400 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 8/11/2026 11:26:53 A

CURRENT OWNER

SANCHEZ WILSON
SANCHEZ VERONICA
18 BOTSFORD PLACE
TRUMBULL CT 06611

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID	00188400	Dev Lot:	LOT 1
Census Tr	0904	Survey Ma	
Fire Dist:	L:	Survey Ma	
Border Pro		Section # :	A1
Voting Dist		CB Letter:	
GIS ID	00188400	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RES LAND	1-1	166,500	116,550
DWELLING	1-3	201,100	140,770
	Total	367,600	257,320

6144
TRUMBULL, CT

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
SANCHEZ WILSON	1899	0736	10-11-2022	U	I	501,000	25
THOMAS JOHN & THOMAS PARASKEVI	0495	0125	08-03-1983	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2025	1-1	116,550	2024	1-1	116,550	2023	1-1	116,550
	1-3	140,770		1-3	140,770		1-3	140,770
	Total	257,320		Total	257,320		Total	257,320

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
1				

NOTES

RECEIVED
AUG 11 2026
By: _____
TAX ASSESSOR
TOWN OF TRUMBULL

IG

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	165,300
Appraised Xf (B) Value (Bldg)	35,800
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	166,500
Special Land Value	0
Total Appraised Parcel Value	367,600
Valuation Method	C
Total Appraised Parcel Value	367,600

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
07-05-2005	RM			10	Measu/LtrSnt-Letter Sent n
10-25-2004	MJB	1	5	07	Measur/Inf/Dr-Info taken at
10-18-2004	MJB	1		01	Measured

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	107	SFR w/Accessor	A			0.510	AC	202,400.00	1.79198	5	1.00	620	0.900		1.0000	326,430.7	166,500

Total Card Land Units 0.51 AC | Parcel Total Land Area 0.51 | Total Land Value 166,500

Property Location 18 BOTSFORD PLACE | Map ID E/11 / 00155/ 000/ | Bldg Name | State Use 107
Vision ID 11239 | Account # 00188400 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 8/11/2026 11:26:54 A

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	01	Ranch
Model	01	Residential
Grade:	10	C+1
Stories:	1	1 Story
Occupancy	1	
Exterior Wall 1	25	Vinyl Siding
Exterior Wall 2		
Roof Structure:	03	Gable
Roof Cover	03	Asph/F Gls
Interior Wall 1	05	Drywall
Interior Wall 2		
Floor Covering	12	Hardwood
Alt. Floor Cover		
Heat Fuel	03	Gas
Heat Type:	05	Hot Water
AC Type:	03	Central
Total Bedrooms	03	3 Bedrooms
Total Bthrms:	2	2 Full Baths
Total Half Baths	1	1 Half Bath
Total Xtra Fixtrs		
Total Rooms:	6	6 Rooms
Bath Style:	02	Average
Kitchen Style:	02	Average
Total Kitchens	2	
Total Elec Meter	1	

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

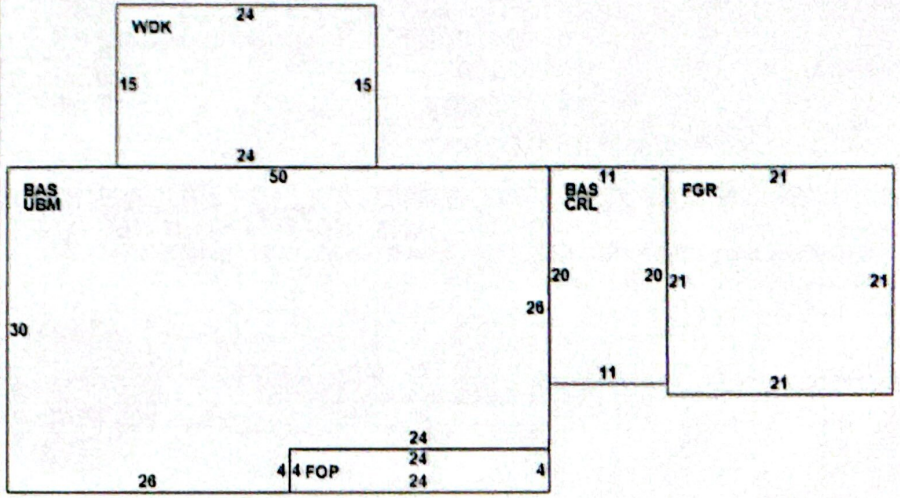
CONDO DATA

Parcel Id		C		Owne
			B	S

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	217,542
Year Built	1955
Effective Year Built	1997
Depreciation Code	G
Remodel Rating	
Year Remodeled	1978
Depreciation %	24
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	76
RCNLD	165,300
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL	Fireplace	B	1	5000.00	1997		76	00	1.00	3,800
FBM	FBsmt	B	1,404	30.00	1997	A	76	3	1.00	32,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,624	1,624	1,624	89.89	145,982
CRL	Crawl Space	0	220	0	0.00	0
FGR	Attached Garage	0	441	176	35.87	15,821
FOP	Open Porch	0	96	19	17.79	1,708
UBM	Unfinished Basement	0	1,404	281	17.99	25,259
WDK	Wood Deck	0	360	36	8.99	3,236
	Tl Gross Liv / Lease Area	1,624	4,145	2,136		192,006



E11-155 04/29/2015

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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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.

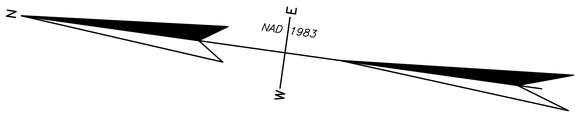
Wall Section	Applicable Regulation	Wall Cannot Exceed (ft)	Height of Wall (ft)	Required Variance (ft)	Applicable Regulation	Total Height of Railing & Wall Cannot Exceed (ft)	Height of railing on top of wall	Total Height of Railing & Wall	Required Variance (ft)
1. Rear Retaining wall	5.2.2	6	10.2’	4.2’	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	

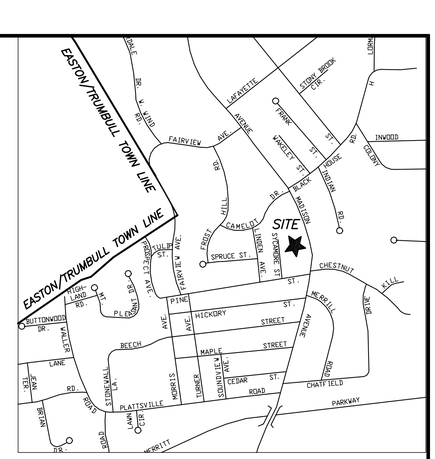
SETBACK VARIANCE REQUEST

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’

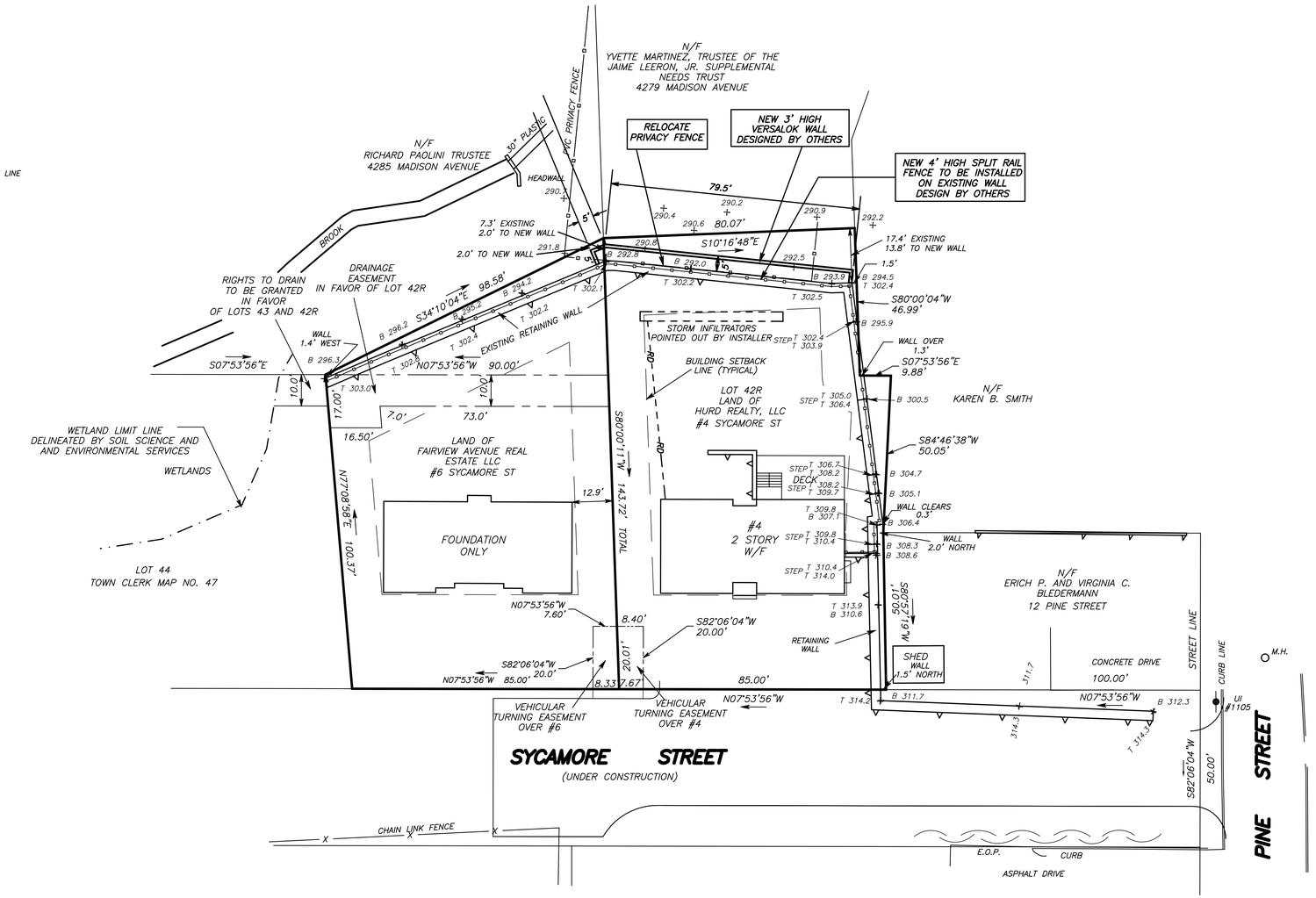




VICINITY MAP
SCALE: 1"= 800'

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

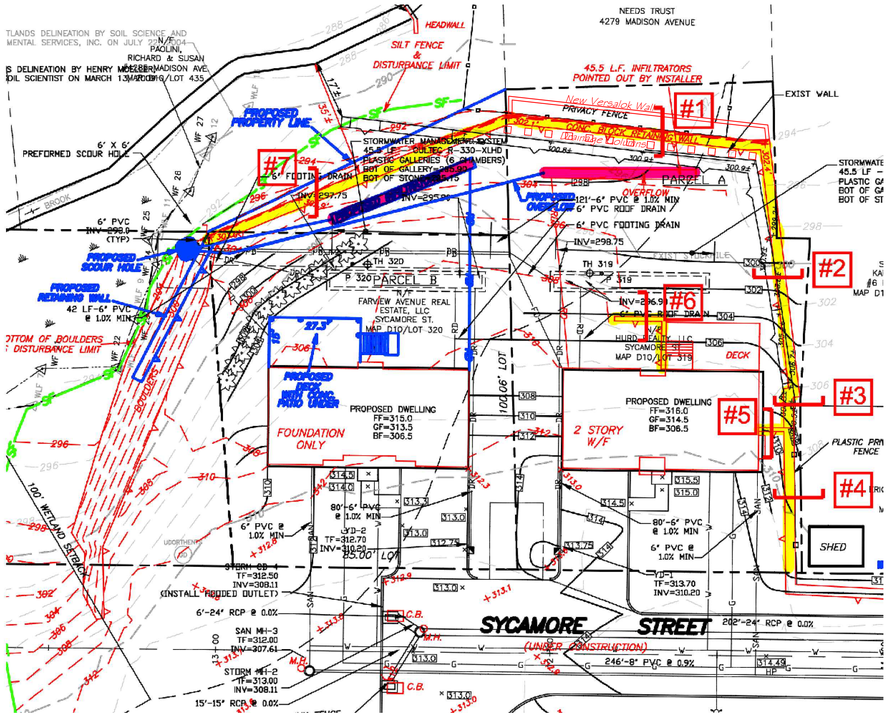
VISIT / CHANGE HISTORY

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:

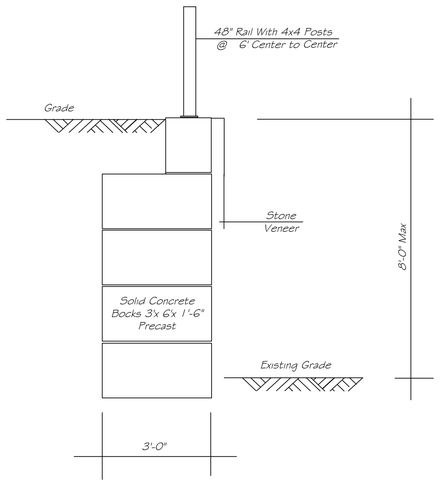
13. BLOCKS WEIGH APPROX. 4,000 LBS EACH.
14. USE PROPER EQUIPMENT FOR BLOCK PLACEMENT.
15. STACK BLOCKS PLUMB, LEVEL, AND INTERLOCKED AS DESIGNED.
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VERSA–LOK WALL NOTES:

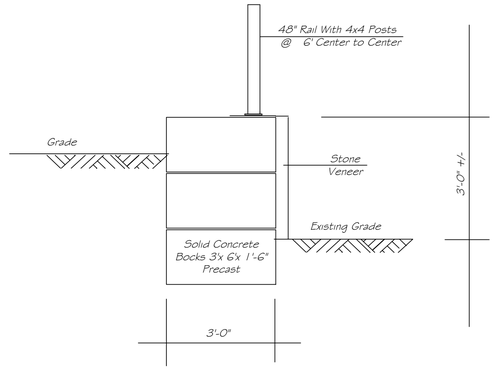
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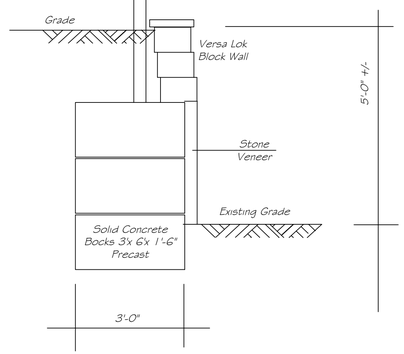
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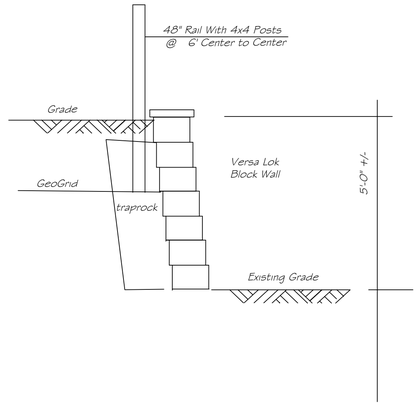
Section @ # 2



Section @ # 3



Section @ # 4



Section @ # 5 & 6

Sycamore St(Lot 4)
Trumbull, CT

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

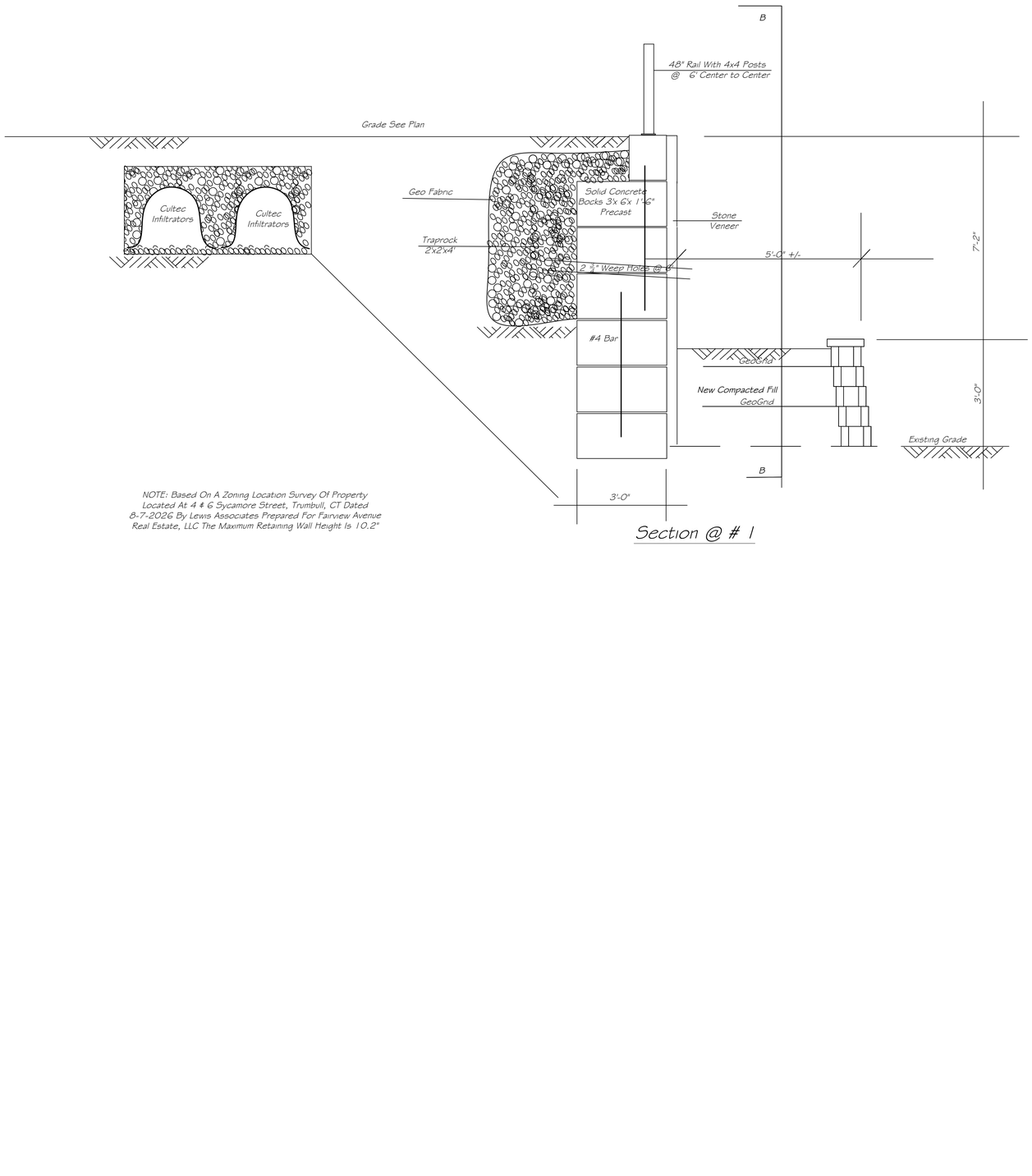
Retaining Walls

1	Retaining wall 1 Rev	8-15-26

May 25, 2025		S-101.00
JM	JM	

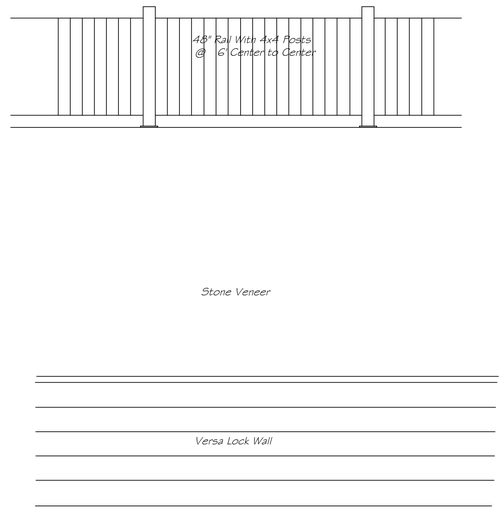
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PRODUCED BY AN AUTODESK STUDENT VERSION
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PRODUCED BY AN AUTODESK STUDENT VERSION



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
_____ 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 +/- 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

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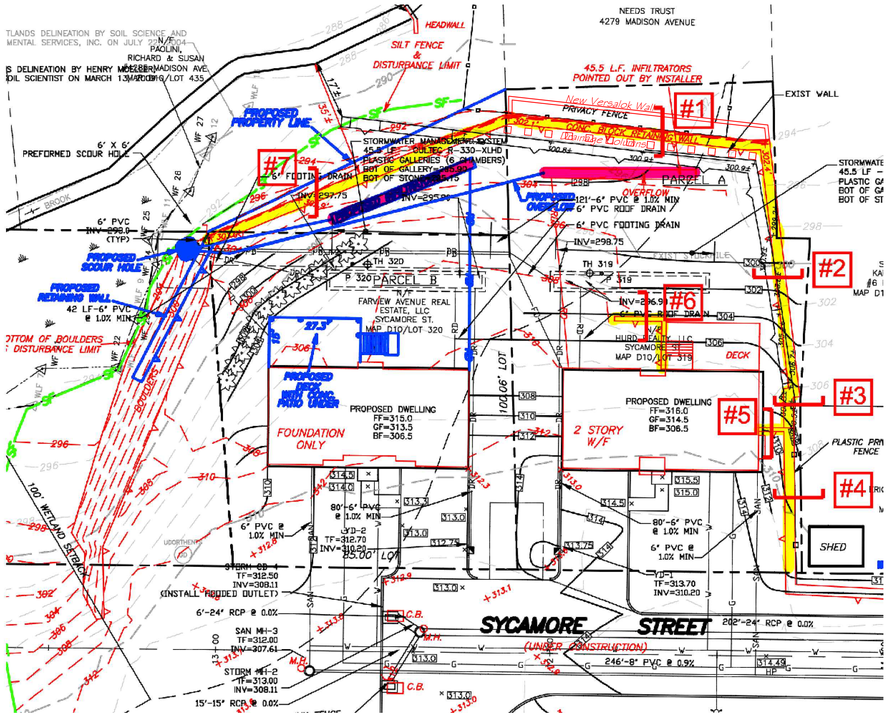
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RETAINING WALL GENERAL NOTES:

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:

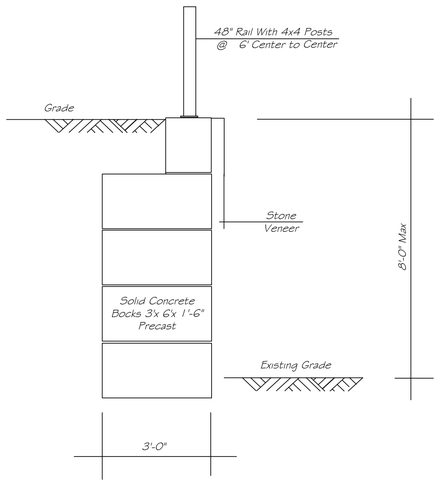
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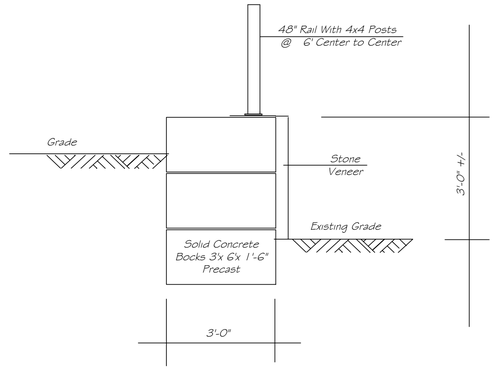
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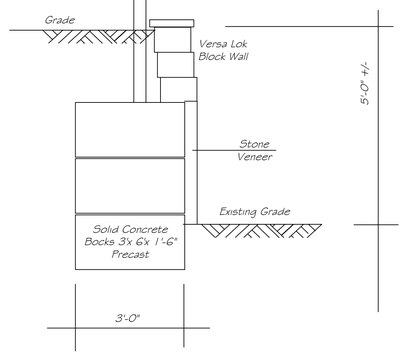
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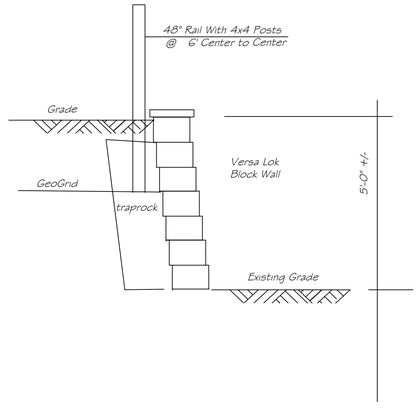
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Section @ # 4



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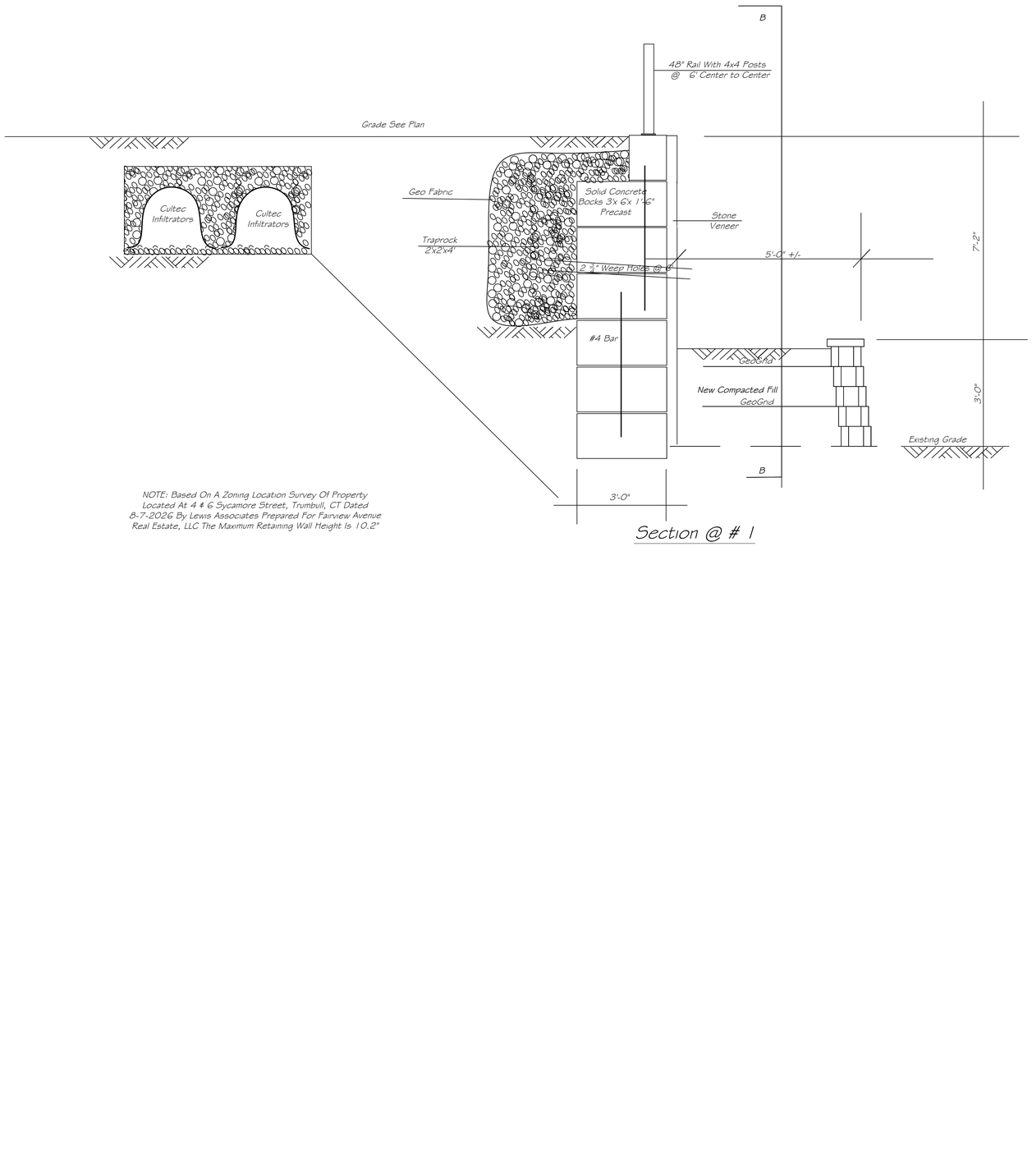
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JM	JM	

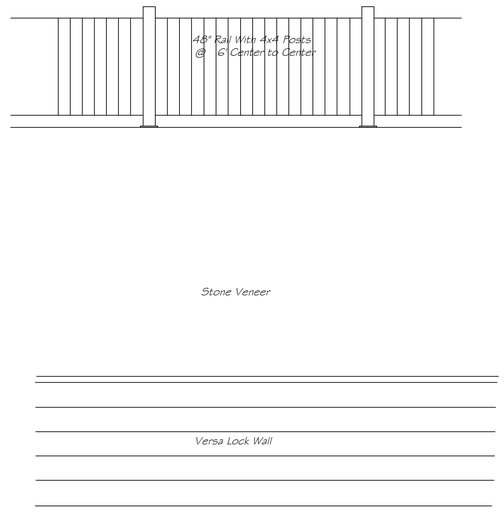
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Section @ # 1



Elevation B

Sycamore St(Lot 6)
Trumbull, CT

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

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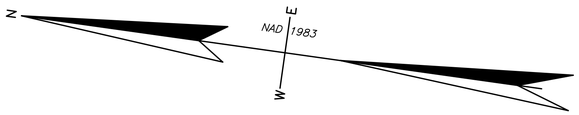
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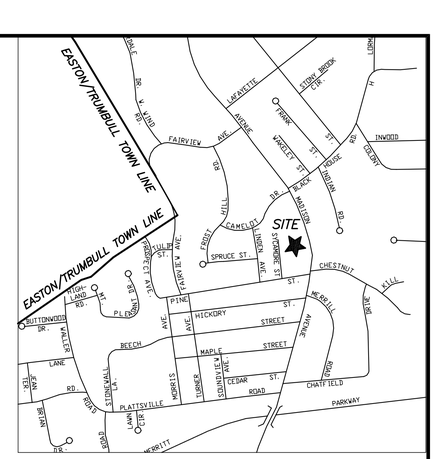
July 1, 2026

JM	JM

S-102.00

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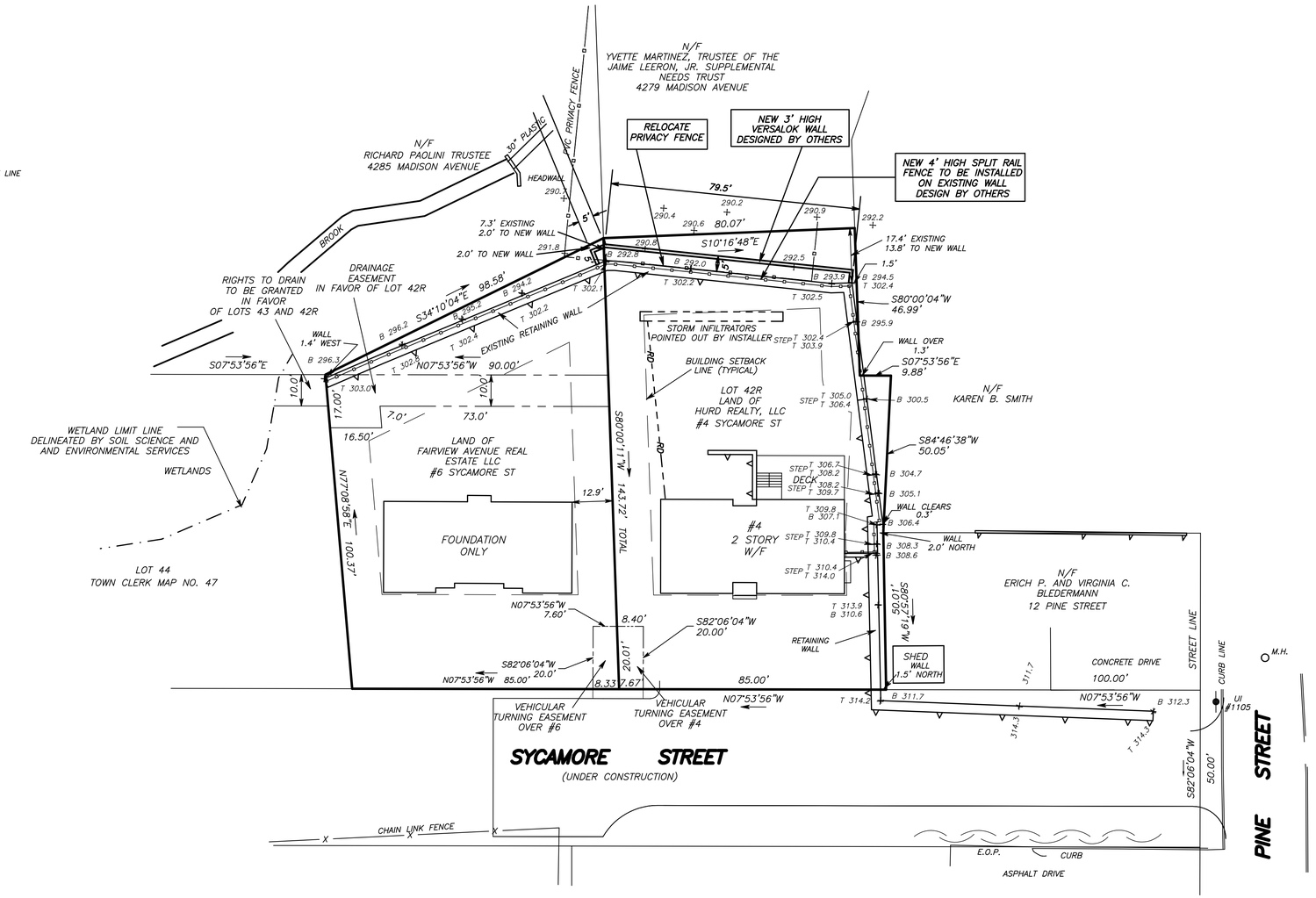




VICINITY MAP
SCALE: 1"= 800'

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 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