MINUTES REGULAR MEETING ZONING BOARD OF APPEALS LISBON TOWN HALL TUESDAY, FEBRUARY 24, 2015 7:15 P.M.

1. Call to Order

The Special Meeting of the Zoning Board of Appeals was called to order by Steven Beck, Chairman, at 7:17 pm.

MEMBERS PRESENT: Steven Beck, Ronald Babbitt, Leo MacDonald, Robert Jencks, Kirk Miles (Alt) MEMBERS ABSENT: Frederick Kral. ALTS: Richard Strnad, Robert Chubka OTHERS PRESENT: Carl Brown, Town of Lisbon, Zoning Enforcement Officer / Building Inspector

2. Reading of previous minutes:

A motion was made by R. Jencks second by L. MacDonald to approve previous minutes with the following ammendment: Agenda Item #6: "Motion by R. Jencks second F. Kral to appoint Steven beck as Chairman and Frederick Kral as Vice Chairman of the Lisbon Zoning Board of Appeals" should be corrected to read: "Motion by R. Jencks second F. Kral to appoint Steven Beck as Chairman and Leo MacDonald as Vice Chairman of the Lisbon Zoning Board of Appeals."

VOTE: UNANIMOUS MOTION CARRIED

- 3. Correspondence NONE
- 4. Bills and action thereon NONE
- 5. Old Business
 - a. Application #15-01 Michelle Allyn, 40 Rex Road Motion by L. MacDonald second by R. Jencks to approve the application as presented.

VOTE: UNANIMOUS MOTION CARRIED

- 6. New Business NONE
- 7. Any other business which may come before the Board NONE
- 7. Adjournment Motion was made by L. MacDonald second by R. Babbitt to adjourn at 7:24 PM.

 VOTE: UNANIMOUS MOTION CARRIED

APPROVED:

Steven Beck, Chairman

APPLICATION" ZONING BOARD OF APPEALS Town of Lisbon

APPEAL NUMBER: 15-0

DATE FILED: VIZ 15

1.	I/We hereby appeal to the Town of Lisbon Zoning Board of Appeals from the decision of the Planning and Zoning Commission and/or the Zoning Enforcement Officer whereby it he granted denied an application to		
	AUSEERECTALTERADD TOOCCUPYOTHER B LAND ONLYSTRUCTURE OR BUILDINGOTHER C. FOR USE AS:FAMILY RESIDENCEBUSINESSINDUSTRY ACCESSORY BUILDINGOTHER		
2.	Location of affected premises: LOT NUMBER O96 40 Rex Rd TITLE OF SUBDIVISION MAP R- 40 60 80 ZONE ASSESSOR'S MAP NUMBER 12 LOCATED ON THE SIDE OF R- R- 40 60 80 ZONE SIDE OF R- R- 40 60 80 ZONE THE INTERSECTION OF K, m ball Rd.		
	Owner Michelle Allya Address 4 Real Lishan (Tol351 Applicant Mones Pulls 116 Address 93 N Bacakam Hary Lishan C Lessee Address Agent Address		
3.	PREVIOUS APPEALS have been made with respect to this property as follows: Application Number(s) Date(s)		
4.	This appeal relates to: USE AREA VARD DIMENSIONS HEIGHT STREET FRONTAGE NUMBER OF FAMILY UNITS OTHER DESCRIBE BRIEFLY Existing home burned by Fire New footings		
	Decressary due to failed stab + Footings / Replace with meation		
5.	VARIANCE of the following Section of the Zoning Regulations is requested:		
	Section 8 +9		
	A. Strict application of the regulations would produce UNDUE HARDSHIP because:		
	ACCORDING TO CHARENT ZONING REGILATIONS		
	B. The hardship created is UNIQUE and not shared by all properties alike in the neighborhood because:		
	This is a corner lot with 2 front yard set backs and		
	With the change in Zaning to Rho the lot is norton forming. C. The variance would change the CHARACTER OF THE NEIGHBORHOOD because:		
5.	The ISSUANCE OF PERMIT NO for the above named premises by the Building Inspector is APPEALED because:		
	DIGINILE MANUEL COLLEGE OF P&Z CHAIR)		
	Manker Stance Vilsica		

TOWN OF LISBON

PLANNING AND ZONING COMMISSION ZONING BOARD OF APPEALS

CERTIFICATE OF APPROVAL: GRANTING OF VARIANCE, SPECIAL PERMIT OR SPECIAL EXCEPTION

Owner of Records: Michelle Allyn - 40 Rex Ro	рад		
Applicant(s): Homes "R" Us - 93 North Burnham Highway			
Regulation(s) Sections 8 & 9 varied/cited:			
Variance//Special Permit GRANTED: To replace non-conforming lot.	ce a burned home on a		
Date Adopted: 2/24/2015	Petition Number: 15-01		
The <u>Connecticut General Statutes</u> require that this certificate be recorded in the land records in the office of the Town Clerk and the statutory recording fee be paid before the variance or special permit shall be lawfully effective.			
	Certified: Steven Beck, Chairman Lisbon Zoning Board of Appeals		
Received for Record:	at		
Attest Laurie Tirocchi, Town Clerk			

Town of Lisbon, Connecticut

RECEIVED FOR RECORD AT LISBON

CT ON 08/00/2015 AT 12:00,
ATTEST. LAURIE TIROCCHI, TOWN CLERK



ZONING BOARD OF APPEALS TOWN OF LISBON

1 Newent Road Lisbon, Connecticut 06351

NOTICE OF DECISION

Town of Lisbon Zoning Board of Appeals

At the regular meeting of the Town of Lisbon Zoning Board of Appeals held on Tuesday, February 24, 2015 the commission took the following action:

1. Application 15-01: Michelle Allyn (Homes "R" Us, LLC – agent), Map #12 Lot Number 096, Volume 121, page 967 (40 Rex Road), seeking variance of Sections 8 and 9 of the Zoning Regulations to replace a burned home on a non-conforming lot.

APPROVED

Dated at Lisbon, Connecticut this 2nd day of March, 2015.

Steven Beck, Chairman Lisbon Zoning Board of Appeals

RECEIVED FOR RECORD AT LISBON
CT ON 03/00/00/15 AT 12:00P
ATTEST, LAURIE TIROCCHI, TOWN CLERK