

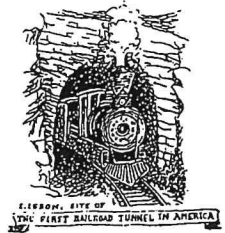


TOWN OF LISBON

INCORPORATED 1786

OFFICE OF TOWN CLERK

1 NEWENT ROAD
LISBON, CONN. 06351
TEL. (860) 376-2708



To: Zoning Board of Appeals

Town of Lisbon

TCZBA#: 21-2

Application #: _____

On May 24, 2021 at 12:50 am/pm, the following checked items were received by the Lisbon Town Clerk.

1. _____ Property Owner: Tammy Eaton
Applicant's Name: Tammy Eaton
Address: 41 Bundy Hill Rd
Map/Block/Lot #: 8 184 Vol/Pg: 126 1220

2. _____ Payment in the amount of \$ 385⁰⁰ received.
Check #: 1708 Town application fee: \$ 385
Receipt #: 20540 State fee: \$ 60

3. ☒ 1. hand drawn map
of Maps: _____ # Copies: _____

4. _____ Other: Barn Yard garage spec sheet & picture sheet

Dated at Lisbon, Connecticut, this 24th day of May, 2021.

Laurie Tirocchi
Laurie Tirocchi

Lisbon Town Clerk

APPLICATION
ZONING BOARD OF APPEALS
Town of Lisbon

APPEAL NUMBER: _____

DATE FILED: 5-24-21

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

A. ___ USE ☒ ERECT ___ ALTER ___ ADD TO ___ OCCUPY ___ OTHER
B. ___ LAND ONLY ☒ STRUCTURE OR BUILDING ___ OTHER
C. FOR USE AS: ___ FAMILY RESIDENCE ___ BUSINESS ___ INDUSTRY
___ ACCESSORY BUILDING ☒ OTHER Pre fab garage

2. Location of affected premises: LOT NUMBER 08-084-0000
TITLE OF SUBDIVISION MAP _____ R- 40 (60) 80 ZONE
ASSESSOR'S MAP NUMBER 8 LOCATED ON THE _____ SIDE
OF _____ STREET _____ FEET DISTANT FROM
THE INTERSECTION OF _____

Owner <u>Tommy Eaton</u>	Address <u>41 Bundy Hill Rd Lisbon, CT 06351</u>
Applicant <u>Tommy Eaton</u>	Address <u>41 Bundy Hill Rd Lisbon, CT 06351</u>
Lessee _____	Address _____
Agent _____	Address _____

3. PREVIOUS APPEALS have been made with respect to this property as follows: N/A
Application Number(s) _____ Date(s) _____

4. This appeal relates to: ___ USE ___ AREA ☒ YARD DIMENSIONS ___ HEIGHT
___ STREET FRONTAGE ___ NUMBER OF FAMILY UNITS ___ OTHER
DESCRIBE BRIEFLY Placing PreFab Garage (12'x24') 30 ft from Bundy Hill Rd.

5. VARIANCE of the following Section of the Zoning Regulations is requested:

8.5 Requesting 30ft Variance from Rd (Bundy Hill)

A. Strict application of the regulations would produce UNDUE HARDSHIP because:

Due to the layout of the property, to stay within R60 zone regulations would cause garage to be placed over existing driveway thus eliminating 2 parking spots and would be covering underground power lines

B. The hardship created is UNIQUE and not shared by all properties alike in the neighborhood because:

The unique hardship created, not shared by all properties in the neighborhood, would be due to the properties unique layout and placement of underground power lines.

C. The variance would change the CHARACTER OF THE NEIGHBORHOOD because:

Does not change character of the neighborhood

6. The ISSUANCE OF PERMIT NO. _____ for the above named premises by the Building Inspector is APPEALED because: _____

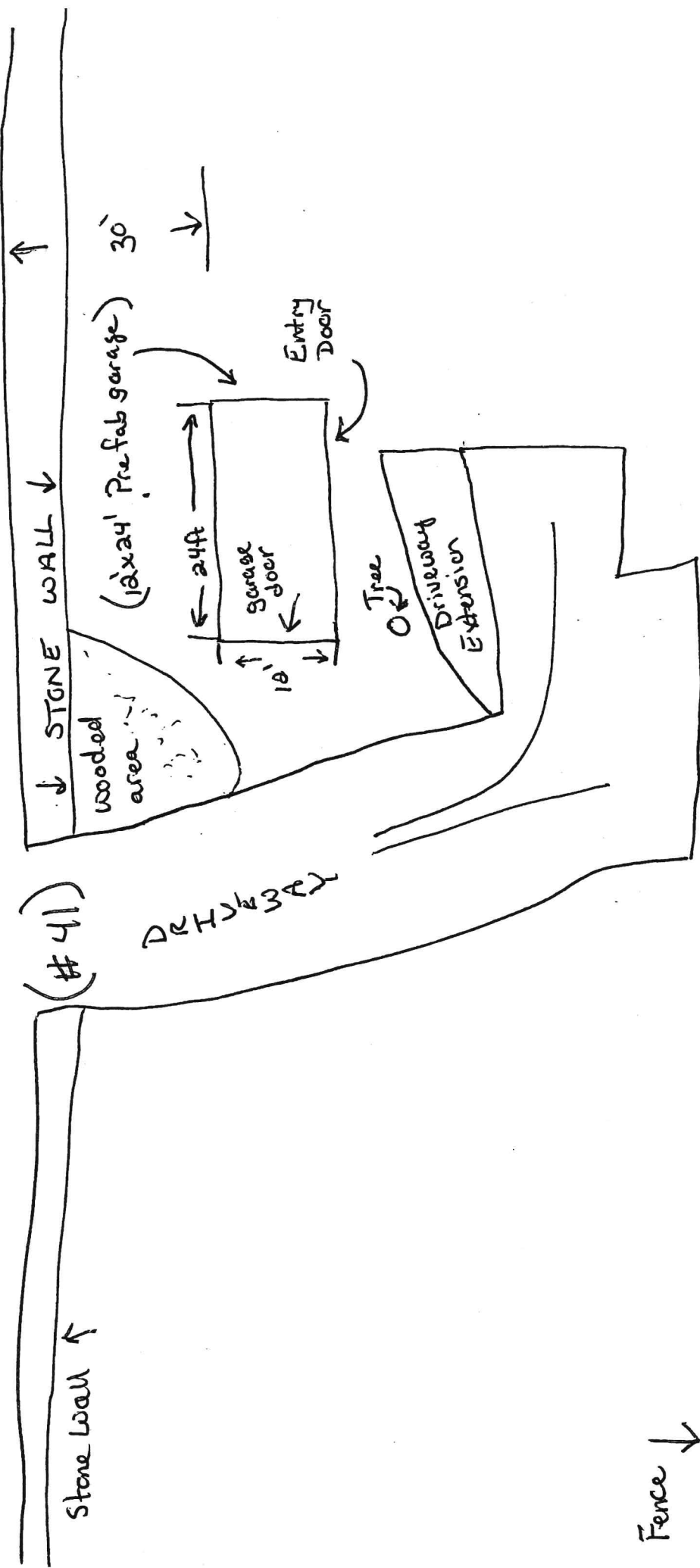
Tommy Eaton
(APPLICANT/AGENT)

Paul R. Burr 5/24/21
(ZONING ENFORCEMENT OFFICER or P&Z CHAIR)

To Blissville Rd

BUNDY HILL Rd.

To Rte 12



(#41)

Stone Wall ↑

↓ STONE WALL ↓

wooded area

(12x24' Prefab garage)

garage door

Entry Door

Tree

Driveway Extension

30'

24ft

10'

Fence ↓

Pool

House

(41 Bundy Hill Rd)
(Tammy Ector)

Attached one Car Garage



Date: 05-23-2021

Store: Ellington

Order: 76190 Tammy & Jeff Eaton

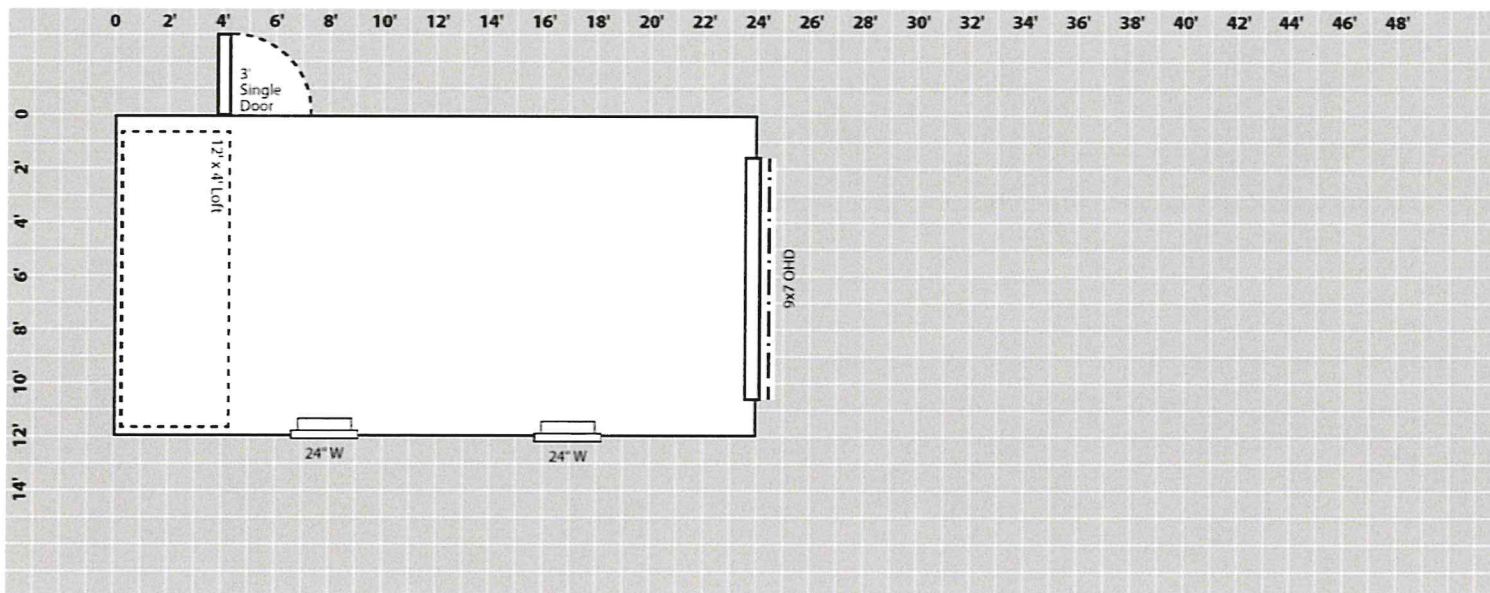
12x24 Traditional Cape Garage

Color: Almond	Siding: Vinyl
Trim: Metal	Roof: Architectural Shingles
Trim: White	Window Style: 24x36 4/4 (2)
Roof: Rustic Redwood	Shutters: Louvered [12in]
Window: White	Door Size: 3' Single Door (1)
Shutter: Hunter Green	Door Trim: Square
Door: White	Overhead door Size: 9' x 7' (1) Standard with Square Glass
Overhead Door: White	Overheader Door Opening: 45 Degree
	Pressure Treated Ramp: 8' (1)
	Additional Options: 4' Loft (1), Super Floor 8in O.C. (1)

Customer Signature:

Date:

Layout:



Garage | SERIES



12'x24' A-Frame Garage
(1) 9'x7' Garage Door, (1) Entry Door, 7' Walls, Floor Joists 12" O.C.
Beige Siding, Brown Trim, Tan Roof



12'x24' Barn Garage
(1) 9'x7' Garage Door, (1) Entry Door, Floor Joists 12" O.C.
(1) Window in Back Wall - Cape Cod Siding, White Trim, White Roof



12'x24' Dutch Garage
(1) 9'x7' Garage Door, Includes (1) Entry Door and Windows
Clay Siding, White Trim, Slate Roof



12'x24' A-Frame Vinyl Garage
Clay Siding, Almond Trim, Brown Roof



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				6073 Lisbon, CT								
		1 Level	5 Well 6 Septic	1 Paved		Description	Code	Appraised	Assessed									
EATON TAMMY A						RES LAND	1-1	58500	40,950									
41 BUNDY HILL RD						RES EXCES DWELLING	1-2	250	180									
						RES OUTBL	1-3	162590	113,810									
							1-4	13080	9,160									
LISBON	CT 06351	Alt Parcel ID	ASSOC PID#															
		Census																
		P.Property Call Back																
		I&E received TC Map																
		Gis ID																
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
EATON TAMMY A		126 220	05-11-2006	U	V		320,000	29	Year	Code	Assessed							
TYLER JONATHAN D & JEAN M		50 491	04-02-1986	U			0	29	2020	1-1	45,500							
										1-2	180							
										1-3	93,890							
										1-4	9,160							
									Total	148730								
This signature acknowledges a visit by a Data Collector or Assessor																		
ASSESSING NEIGHBORHOOD																		
NBHD	NBHD Name	Street Index Name	Parcel Number	Batch														
0001	0001																	
NOTES																		
CON 138/438																		
TAN																		
4/21 REAR EST FENCED																		
APPRAISED VALUE SUMMARY																		
Appraised Bldg. Value (Card) 162,590																		
Appraised XF (B) Value (Bldg) 0																		
Appraised OB (B) Value (Bldg) 13,080																		
Appraised Land Value (Bldg) 58,750																		
Special Land Value 0																		
Total Appraised Parcel Value 234,420																		
Valuation Method C																		
Exemption 0																		
Adjustment																		
Total Appraised Parcel Value 234,420																		
BUILDING PERMIT RECORD																		
Permit ID	Issue Date	Type	Description	Amount	% Comp	Date Comp	Comments	Date	Type	Cd	Result							
21-4427	01-06-2021	BP	Building Permit	5,079	75		PATIO DOOR	04-27-2021	BP Measure No Int.	05								
20-4342	10-31-2020	SO		9,800	100		SOLAR PANELS	04-24-2021	BP Measure No Int.	05								
20-4341	10-31-2020	EL		4,200	100		SOLAR ELECTRICA	02-22-2021	Data Mailer Sent	12								
DM Returned- No Chan 14																		
Call Back 02																		
Measured 01																		
LAND LINE VALUATION SECTION																		
B	Use co	Description	Zone	D	Fronta	Depth	Units	Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes	Special Pricing Spec Use Spec Calc S Adj	Land Value	
1	1010	Single Family	R-60				1.380 AC	56,700	0.747	5		1.00	200	1.00		0	1,000	58,500
1	1010	Single Family					0.100 AC	2,500	1.000	0		1.00		1.00		0	1,000	250
Total Card Land Units 1,480												Parcel Total Land Area: 1.4800		Total Land Value		58,750		

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style	04	Cape Cod					
Model	01	Residential					
Grade	09	C+					
No. of Stories	1.75						
Occupancy	1						
Exterior Wall 1	25	Vinyl Siding					
Exterior Wall 2							
Roof Structure	03	Gable					
Roof Cover	03	Asphalt					
Interior Wall 1	05	Drywall					
Interior Wall 2							
Interior Fir 1	14	Carpet					
Interior Fir 2							
Heat Fuel	02	Oil					
Heat Type	05	Hot Water					
AC Type							
Total Bedrooms	03	3 Bedrooms					
Total Bathrms	2						
Total Half Baths							
Xtra Fixtrs.							
Total Rooms	5						
Bath Style	03	Average					
Kitchen Style	03	Average					
Wood Fireplace							
Gas Fireplaces							
Rental Unit							
Fin. Basement							
Fin. Bsmnt. Qu							
Mobile Complex							
Bsmnt Garage							
Foundation	03	Concrete					
Int vs Ext	04	Unknown					
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)				Cost to Cure Ovr Comment			
Code	Description	Su	Sub Type	Units	Unit Price	Year	Pct Depre
SPL2	Inground Vin		L	720	30.00	1991	50
PAT2	Patio-Cement		L	720	3.00	1991	50
SHD1	Shed		L	96	25.00	1995	50
				A			
				A			
				A			