



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

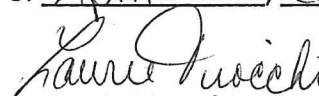
TCZBA#: 20-2

Application #: _____

On 4/22/2020 at 11:20 am/pm, the following checked items were received by the Lisbon Town Clerk.

1. _____ Property Owner: Robert Roark
Applicant's Name: Robert Roark
Address: 5 Sylvandale Rd
Map/Block/Lot #: 21-019 Vol/Pg: 174/146
2. _____ Payment in the amount of \$ 385 received.
Check #: 469 Town application fee: \$ 325⁰⁰
Receipt #: _____ State fee: \$ 60
3. _____ # of Maps: / # Copies: /
4. _____ Other: deed description / field card / assessor map

Dated at Lisbon, Connecticut, this 22 day of April, 2020.


Laurie Tirocchi

Lisbon Town Clerk

\$385.00 5 Sylvandale Rd
860 234 4442

APPLICATION
ZONING BOARD OF APPEALS
Town of Lisbon

APPEAL NUMBER: _____

DATE FILED: 4/22/2020

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 DECK

2. Location of affected premises: LOT NUMBER 21-019-000
TITLE OF SUBDIVISION MAP _____ R-40 60 80 ZONE
ASSESSOR'S MAP NUMBER 21 LOCATED ON THE _____ SIDE
OF 5 SYLVANDALE STREET _____ FEET DISTANT FROM
THE INTERSECTION OF _____
Owner ROBERT ROARKE Address 5 SYLVANDALE
Applicant ROBERT ROARKE Address " "
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 ☒ YARD DIMENSIONS ___ HEIGHT
___ STREET FRONTAGE ___ NUMBER OF FAMILY UNITS ___ OTHER
DESCRIBE BRIEFLY _____

8.5 Rear set back from Property Line 5 Sylvandale

VARIANCE of the following section of the Zoning Regulations is requested:

to be able to build deck attached to home (BACK)
(REQUIRED: 20 FOOT SET BACK)

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

wouldn't be able to enjoy my back yard

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

Property set back lines

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

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

Rev.10/17/06

(APPLICANT/AGENT)

(ZONING ENFORCEMENT OFFICER OR P&Z CHRM.)

RECEIVED
Lisbon Building Inspector
APR 22 2020
1 Newent Road
Lisbon, CT 06351

Lisbon Parcel Viewer

▼

🔍

☰ Legend 🗒 Layers 🗺 Basemap gallery ⓘ Details 🖨 Print



5 Sylvan Dale Rd

TOWN OF LISBON

(For single and two-family homes and accessory buildings or uses.)

NO: _____

Date: 4/22/2020

720-0251

To be filled in by the Applicant:

Application is hereby made for a Zoning Permit for the use described herein and shown in the accompanying plans.

Applicant Robert P Roark Address: 5 Sylvan Dale Rd Lisbon, CT

Phone Number: 860 234 4442

Property Owner: Robert P Roark Address: same ↑

Location of Property: 5 Sylvan Dale Rd Lisbon, CT

Land Records Book: Volume 21-019-000 Page _____ Land Records Map: _____ Lot _____

Lot Size in Sq. Feet 1 Acre Total Building Floor Area in Sq. Feet: _____ Zone: _____

Existing Use of Land or Building: Residence

Proposed Use of Land or Building: Construct L shaped deck to back of house
17x16

APPROVAL FROM TOWN SANITARIAN REQUIRED PER SECTION
19-13-B100a CT. DEPT OF PUBLIC HEALTH

(Applications for permitted single-family/two-family dwellings and accessory buildings or expansions or additions of such buildings on residential lots shall comply with the provisions on the reverse side of this form.)

***** ATTENTION *****

A permit issued on the basis of this application certifies conformance with the LISBON ZONING REGULATIONS. Other permits may be required, such as those concerning driveways, wetlands and water and sewer facilities, fire protection, building code and health code. (Obtaining the additional permits is the responsibility of the Applicant.)

Signature of Applicant: Robert P Roark Date: 04-02-2020

Signature of Owner: _____ Date: _____
(If different than applicant.)

To be filled in by the Zoning Enforcement Officer: FEE COLLECTED BY BUILDING OFFICIAL
UPON ISSUING OF BUILDING PERMIT FEE.

Approved: _____ Disapproved: ☒ Date: _____ Fee Paid: \$1600

Reason for Disapproval: 1/2 yard set back

Signature: [Signature]
Zoning Enforcement Officer

PAID 4/22/20
CASH CHECK # 1608
AMOUNT: \$1600
DATE: 4/22/2020
RECEIVED BY: [Signature]

RECEIVED
Lisbon Building Dept
APR 22 2020
1 Newent Road
Lisbon CT 06351

Return To:
Sherry Roark
Robert Roark
5 Sylvandale Road
Lisbon, CT 06351

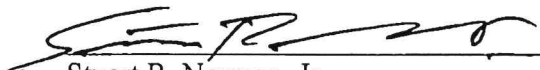
WARRANTY DEED - STATUTORY FORM

THAT, **TEAM BASSETT, LLC**, a Connecticut Limited Liability Company with its office located in the Town of Lisbon, County of New London and State of Connecticut, hereinafter referred to as "Grantors" for consideration paid, grant to **SHERRY ROARK and ROBERT ROARK as joint tenants with full rights of survivorship**, both of the Town of Myrtle Beach and State of South Carolina, hereinafter referred to as "Grantees" with **WARRANTY COVENANTS**

A certain tract or parcel of land, with any buildings and improvements thereon, known as 5 Sylvandale Road located in the Town of Lisbon, County of New London and State of Connecticut, bounded and described in **Schedule "A"** attached hereto.

Signed this 15th day of January, 2020.

Witnessed by:


Stuart R. Norman, Jr.

 L.S.
TEAM BASSETT, LLC
BY: **GEORGE BASSETT IV, member**


STATE OF CONNECTICUT

ss. NEW LONDON

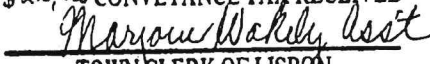
January 15, 2020


COUNTY OF NEW LONDON)

Personally appeared **GEORGE BASSETT, IV, Member of TEAM BASSETT, LLC**, Signer and Sealer of the foregoing instrument, and acknowledged the same to be his free act and deed, before me,

State \$1575⁰⁰ Town \$525⁰⁰

\$210,000 CONVEYANCE TAX RECEIVED


TOWN CLERK OF LISBON


Stuart R. Norman Jr.
Commissioner of the Superior Court

SCHEDULE "A"

A certain tract or parcel of land, with the buildings thereon, situated in the Town of Lisbon, County of New London and State of Connecticut, bounded and described as follows, viz:

Commencing at a stone bound on the westerly side of the old turnpike road leading from Norwich to Providence at the southerly corner of James E. Roberts land; thence by and along said turnpike road 104 feet to an oak tree; thence westerly, abutting on land now or formerly of Edward F. Burleson 39 feet to a stone bound; thence northerly by land now or formerly of Edward F. Burleson 107 feet to a stone bound; thence easterly abutting on land of said James E. Roberts 60 feet to the place of beginning.

RECEIVED FOR RECORD AT LISBON CT
ON Jan 16, 2020 10:50A
ATTEST: LAURIE J. TIROCCHI, TOWN CLERK
INST# 00016210

19

#5

0.1 AC

18

#7

0.1 AC

17

#11

0.1 AC

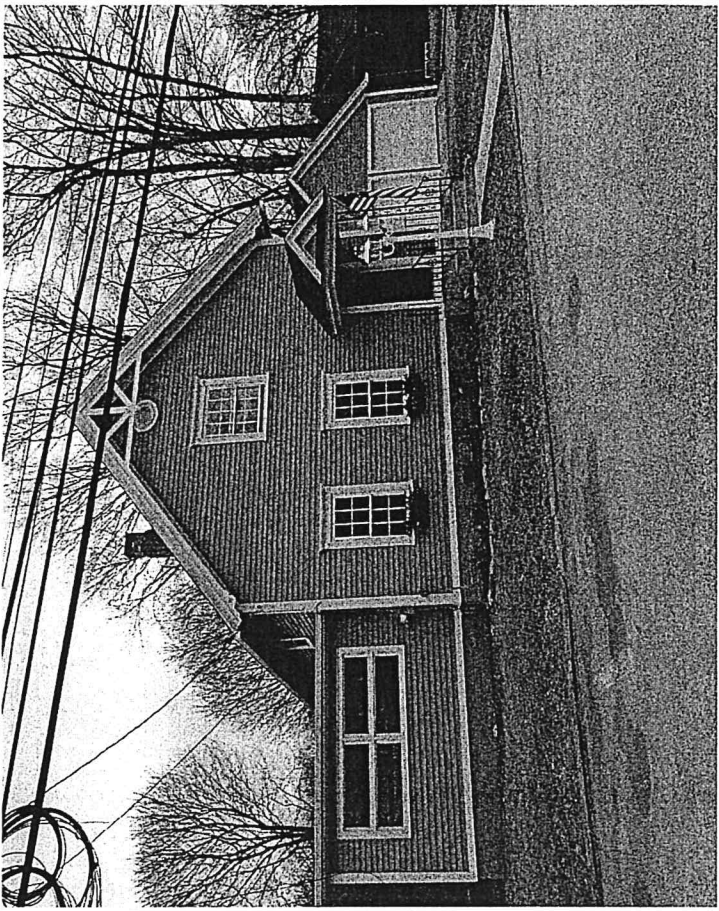
Sylvandale rd

#1

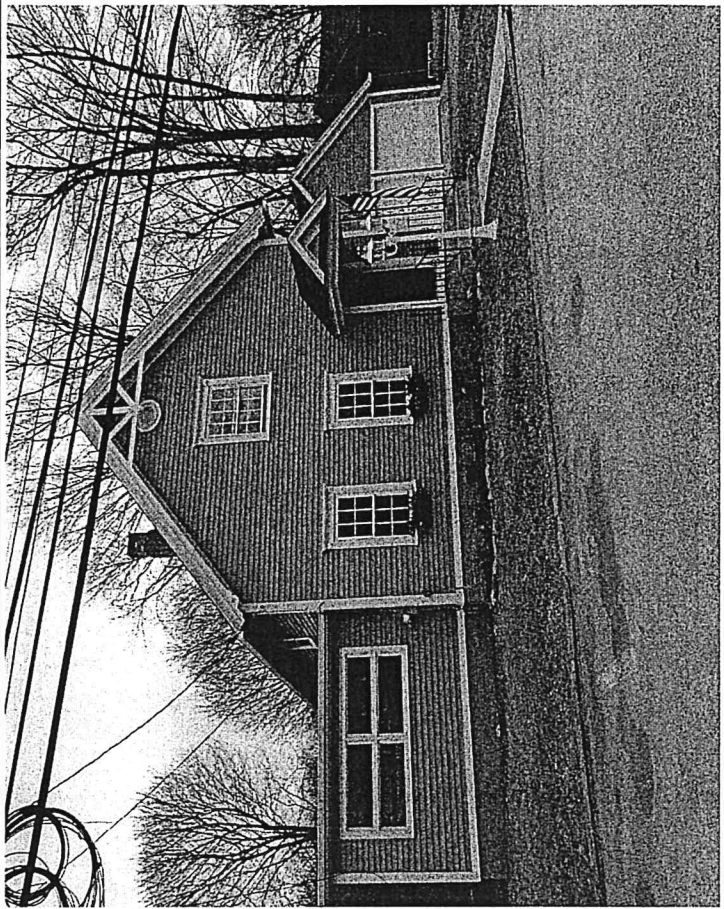
CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description						
Style	06	Conventional									
Model	01	Residential									
Grade	09	C+									
No. of Stories	1.75										
Occupancy	1										
Exterior Wall 1	11	Clapboard									
Exterior Wall 2											
Roof Structure	03	Gable									
Roof Cover	03	Asphalt									
Interior Wall 1	03	Plastered									
Interior Wall 2	05	Drywall									
Interior Flr 1	12	Hardwood									
Interior Flr 2	14	Carpet									
Heat Fuel	02	Oil									
Heat Type	05	Hot Water									
AC Type	01	None									
Total Bedrooms	03	3 Bedrooms									
Total Bathrms	1										
Total Half Baths	1										
Xtra Fixtrs.	0										
Total Rooms	6										
Bath Style	03	Average									
Kitchen Style	04	Remodeled									
Wood Fireplace	0										
Gas Fireplaces											
Rental Unit											
Fin. Basement	0										
Fin. Bsmnt. Qu											
Mobile Complex											
Bsmnt Garage	0										
Foundation	07	Stone									
Int vs Ext	02	Same									
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)				Cost to Cure Ovr Comment							
Code	Description	Su	Sub Type	Lan Units	Unit Price	Year	Pct Depre	Conditio	Qu	Apprais Va	
FGR1	Garage		L	400	28.00	1935	75	0.00	G	0.00	8,400
BUILDING SUB-AREA SUMMARY SECTION											
Subarea	Description	Living		Gross	Eff Area	Unit Cost	Undeprec Value				
BAS	First Floor	832		832			0				
BSM	Basement	0		0			0				
CRL	Crawlspace	0		0			0				
FEP	Finished Enclosed Porch	0		0			0				
FOP	Open Porch	0		0			0				
PAT	Patio	0		0			0				
TQS	Three Quarter Story	449		449			0				
Totl Gross Liv / Lease Area				1,281		2,358					

BAS BSM		7		6	
TQS BAS BSM		26		7	
FEP		6		6	
FOP		6		6	
PAT		6		6	

BAS CRL		16		23	
		12			



BAS	BSM	7	6
FEP		6	6
FOP		6	3
PAT		6	7



SUMMARY DATE: April 30, 2020

TOWN PLANNING STAFF SUMMARY SHEET FROM: Michael J. Murphy, AICP, 860-885-8697/mmurphy@seccog.org

APPLICATION / PROJECT NAME
Roark Rear Yard Setback Variance

APPLICANT / PROPERTY OWNER
Robert and Sherry Roark

PUBLIC HEARING / DECISION TIMEFRAMES

Expected May 20th

PROPERTY ADDRESS / LOCATION INFORMATION

5 Sylvandale Road, Lisbon

BRIEF SUMMARY OF REQUEST

The applicant is apparently asking for relief from the 20' setback requirement in the R-40 zone to construct a deck. The ZEO told this planner he anticipates the deck to be roughly 12' x 16' in size and would extend from the existing house. Project size and scope still needs to be confirmed by the applicant.

WAIVER REQUESTS: N/A

Roark Variance Request
Application materials have already
been provided to the commission by
staff.

MAP SOURCE: Application Materials

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-40	Residential	North: res/R-40 South: res /R-40 East: res/r-40 West: river/res/R-80	Proposed accessory deck	.10 acre(4356 sf +/-)

PLANNING STAFF ANALYSIS AND RECOMMENDATIONS

<p>COMPATIBILITY / COMPLIANCE with the POCD-2016 and other appropriate plans, policies or studies:</p> <p>This area is slated to remain as moderate density residential. Several of the lots in this area nonconforming but conform to the permitted uses in the R-40 zone.</p>	<p>PROJECT HISTORY AND BACKGROUND:</p> <p>This neighborhood area is nestled between Route 12 and the riverine flows to the east and west. The site is substantially developed for a small residential site of .10 acre. The 100 year and 500-year flood plains associated with the Quinebaug River encroach into roughly ½ of the rear portion of the property according to resource mapping.</p> <p>This planner is providing this staff report relative to the ZBA referral of the application to the entire Planning and Zoning Commission.</p>
<p>LAND USE/ DEVELOPMENT COMPATIBILITY with APPLICABLE REGULATIONS AND/OR DESIGN STANDARDS:</p> <p>While the applicant has focused his request on obtaining relief from the 20' setback requirement in the R-40 zone, which would apply to the rear and side yard setbacks, several other issues appear worthy of review with respect to Town requirements. This planner is providing these comments in the interest of informing the process before the application is heard by the ZBA so all requirements can be assessed that might apply to the project. I offer the following items for consideration:</p> <p>Setback Variances: The lack of a specific plan and survey does not allow confirmation of the existing side or rear yard setbacks. Knowing these setbacks will permit the applicant to request <u>specific relief</u> from the 20' requirement in section 8. If the proposed deck is already within the 20' side yard setback restriction, the request would also need to be weighed against sections 9.5 a and b which relate to already non-conforming structures. A detailed plan would also show the location of the existing septic system and other utilities to confirm any other impacts from development of the deck.</p>	

Building Coverage: The existing building coverage appears to be at about 20.7 % on site, which would exceed existing zoning, although this is subject to more careful review by the applicant and the zoning official. This planner reviewed the property card dimensions against the presumed land area in the application. If the deck is not to be covered and will not constitute building area subject to coverage requirements, then building coverage might not be affected. It will add to the development of the site though. A detailed plan of the height, size and construction of the deck should be provided with the application and coverage percentage confirmed.

Impervious Coverage: Impervious coverage is limited to 25% in this zone. A review of the existing conditions on site with respect to the dimensions of the house, garage, additions, parking areas and the anticipated deck addition indicates that the 25% limit may well be exceeded with this project. I believe it will be close based on what has been provided. The total impervious area planned should be verified with the ZEO and the application reconsidered and/or revised. This will confirm whether or not a variance is needed from section 8.7.2, or if the increase of impervious area can be mitigated to conform. Either way, the situation will be clear and the process transparent.

Flood Plain: The property is in a 100-year **special flood hazard area** (AE) with additional designation in the 500 year flood plain. Once the plan is developed to show all development activity, the flood zone base flood elevation (BFE) should be reviewed and confirmed to certify that work is outside the flood zone and/or complies with all requirements of flood (zoning) regulations in section 10.15. Given the small lot size and the lack of detailed survey and engineering information about flood elevations provided, it could be difficult for the ZBA and ZEO to have necessary information to allow adequate review.

Inland Wetland Issues: The activity, although not specifically shown with respect to encroachment on wetlands or the watercourse, would appear to require a permit (or at least some preliminary review and/or finding) from the Conservation Commission or its staff. This should not affect the timing of the ZBA action on any variance. It would, however, be necessary before issuance of any subsequent permit by the Building and Zoning Official.

In summary, it is difficult for this planner to confirm the extent of land use impacts of the proposal at this time given the limited information provided.

RECOMMENDED ACTIONS, INCLUDING ANY MODIFICATIONS, CONDITIONS, REASONS FOR APPROVAL OR DENIAL, ETC.:

This planner will provide this report to the ZEO and the applicant in the interest of the limited time available before the legal ad is to be advertised (first publication 5/12). I recommend that the PZC Chairman authorize the forwarding of this report to the ZBA along with any consensus or comments from the Planning and Zoning Commission. This planner will follow the application in the event the applicant addresses the items raised in this report and revises the application.

ATTACHMENTS (CIRCLE):

SUBMITTED PLANS

APPLICATION FORM(S)

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENT(S)

AGENCY COMMENTS

APPLICANT RESPONSE

STUDY EXCERPTS

OTHER (DESCRIBE):