

TOWN OF LISBON
ZONING PERMIT APPLICATION

PLEASE CHECK THE APPROPRIATE LINE(S) AND COMPLETE THE REQUIRED APPLICATION(S):

- SITE PLAN REVIEW OF PROPOSED DEVELOPMENT IN ACCORDANCE WITH SECTION 2.5 AND SECTION 12
- PLANNING AND ZONING COMMISSION ADMINISTRATIVE REVIEW OF CHANGES TO COMMERCIAL/INDUSTRIAL BUILDINGS AND PROPERTIES IN ACCORDANCE WITH SECTION 2.8 AND SECTION 10.13
- SITE PLAN REVIEW OF ASSOCIATED SIGNAGE IN ACCORDANCE WITH SECTION 15.8

PROJECT DESCRIPTION:

Converting the existing garage To a living space

PROJECT NAME: Conversion of existing garage ACREAGE: 4.13 ZONING DISTRICT: R 40
LOT IN SQUARE FEET: 179902.8 TOTAL FLOOR AREA IN SQUARE FEET: 3996

PARCEL IDENTIFICATION INFORMATION

STREET ADDRESS OF PROPERTY IF AVAILABLE: 166 Strawberry st, Lisbon, CT, 06351
MAP /BLOCK /LOT: 17/005
VOLUME/ PAGE: 160/487

CORRESPONDENCE WILL BE SENT TO APPLICANT OR DESIGNATED AGENT. ALSO SEE NOTES 1, 2 AND 3 BELOW:

- > APPLICANT: Amjad Trabawlsi
TELEPHONE: 860 949 5751 EMAIL: amjad2282@yahoo.com
- > APPLICANT'S AGENT (IF ANY):
TELEPHONE: EMAIL:
- > OWNER / TRUSTEE: Amjad Trabawlsi
TELEPHONE: 860 949 5751 EMAIL: amjad2282@yahoo.com
- > ENGINEER/ SURVEYOR/ARCHITECT: Fred Marzec
TELEPHONE: 860 213 1519 EMAIL: fred@fredmarzec.com

1. TO BE ACCEPTED BY THE PLANNING AND ZONING COMMISSION, THIS ENTIRE APPLICATION MUST BE COMPLETED, SIGNED BY THE PARTIES LISTED BELOW, AND SUBMITTED WITH THE REQUIRED FEE(S) AND MAP(S) PREPARED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS AND ORDINANCES.

2. THE SUBMITTAL OF THIS APPLICATION CONSTITUTES THE PROPERTY OWNER'S PERMISSION FOR THE COMMISSION, ITS STAFF, OR ITS CONSULTANT TO ENTER THE PROPERTY FOR THE PURPOSE OF INSPECTION.

3. I HEREBY, AGREE TO PAY ALL ADDITIONAL FEES AND/OR ADDRESS SUCH COSTS DEEMED NECESSARY BY TOWN STAFF UNDER THE LAND USE FEES ORDINANCE.

SIGNATURE OF APPLICANT/AGENT  PRINTED NAME OF APPLICANT/AGENT Amjad Trabawlsi
DATE: 10/28/21

SIGNATURE/RECORD OWNER  PRINTED NAME/RECORD OWNER Amjad Trabawlsi
DATE: 10/28/21

APPLICATION SUBMITTAL DATE: _____ FEE(S) PAID: _____
OFFICIAL DAY OF RECEIPT: _____
*P & Z COMMISSION ACTION: _____ DATE: _____
CHAIR'S SIGNATURE: _____

UPON APPROVAL OF THIS APPLICATION BY THE PZC, AND COMPLIANCE WITH ANY DIRECTIVES, MODIFICATIONS AND/OR CONDITIONS REQUIRED, THE ZONING ENFORCEMENT OFFICER MAY ISSUE THE ZONING PERMIT.

Zoning Enforcement Officer DATE: _____

(* Any modifications, directives or conditions attached to PZC action, or any reasons for denial, shall be reflected in the record and attached)



Town of Lisbon, CT

Property Listing Report

Map Block Lot

17/005/0078

Building # 1

PID

1023

Account

L0101100

Property Information

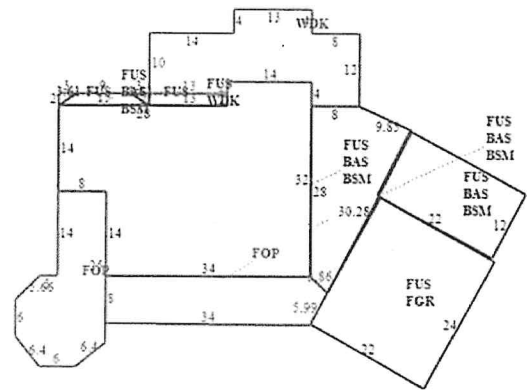
Property Location	166 STRAWBERRY ST
Owner	TRABOULSI AMJAD
Co-Owner	
Mailing Address	166 STRAWBERRY ST LISBON CT 06351
Land Use	1010 Single Family
Land Class	R
Zoning Code	R-40
Census Tract	

Neighborhood	500
Acreage	4.13
Utilities	
Lot Setting/Desc	
Fire District	
Book / Page	160/487
Additional Info	

Photo



Sketch



Primary Construction Details

Year Built	1994
Building Desc.	Single Family
Building Style	Colonial
Building Grade	B+
Stories	2
Occupancy	1.00
Exterior Walls	Vinyl Siding
Exterior Walls 2	NA
Roof Style	Gable
Roof Cover	Asphalt
Interior Walls	Drywall
Interior Walls 2	NA
Interior Floors 1	Hardwood
Interior Floors 2	

Heating Fuel	Oil
Heating Type	Hot Water
AC Type	03
Bedrooms	5 Bedrooms
Full Bathrooms	4
Half Bathrooms	0
Extra Fixtures	2
Total Rooms	9
Bath Style	Average
Kitchen Style	Average
Fin Bsmt Area	NA
Rec Rm Area	NA
Bsmt Gar	NA
Fireplaces	NA

(*Industrial / Commercial Details)

Building Use	Residential
Building Condition	A
Sprinkler %	NA
Heat / AC	NA
Frame Type	NA
Baths / Plumbing	NA
Ceiling / Wall	NA
Rooms / Prtns	NA
Wall Height	NA
First Floor Use	NA
Foundation	NA



RECEIVED @11:55am NOV 04 2021 *Lauree Koch* TOWN CLERKS OFFICE TOWN OF LISBON *314*

APPLICATION TO CONSTRUCT AN ADDITION, DECK, POOL OR GARAGE OR TO CHANGE THE USE OF A BUILDING

Owner's Name: Amjad Traboulsi Phone Number: 860-949-5751

Owner's Address: 166 Strawberry Street, Lisbon, CT 06351

Email address: amjad2282@yahoo.com

Property Address: 166 Strawberry Street Town: Lisbon

No. of Bedrooms Existing: 5 Bedrooms No. of Bedrooms after renovation/addition: 5 Bedrooms

Request approval to:

Construct an addition: Number of rooms: _____ Size of addition: _____

Use of addition: _____

Construct a deck: Size of deck: _____

Construct a shed: Size of shed: _____ Type of foundation: _____

Install a pool: In-ground Above-ground Size of pool: _____

Construct a garage: Size of garage: 20' by 20' detached garage

Other: Description and dimensions: _____

Change the use of the building or rooms in the building: Description of change:

Convert existing garage to kitchen and living space (no additional bedrooms)

- * A plot plan showing the location of the existing building, any proposed additions, decks, garages, pools, etc., the septic system and the well must be submitted.
- * For an addition, a floor plan of the existing house and the proposed addition must also be submitted.
- * If test hole and percolation test data is not available, then a test hole(s) must be dug and a percolation test performed.
- * If the exact location of the septic tank & leaching field is not available, the owner must have them located, if deemed necessary, to ensure that all separating distance requirements are met.

→ Owner's or Agent's Signature: _____ Date: _____

Review Fee \$50.00

Site Investigation Fee \$75.00 Total Fee \$ _____ Fee Paid \$ _____

Cash Credit Card Check # _____ Receipt # _____



UNCAS HEALTH DISTRICT

September

Carl Brown
Lisbon Building Official
1 Newent Road
Lisbon, CT 06351

RE: 166 Strawberry Street (Traboulsi Property)

Dear Mr. Brown:

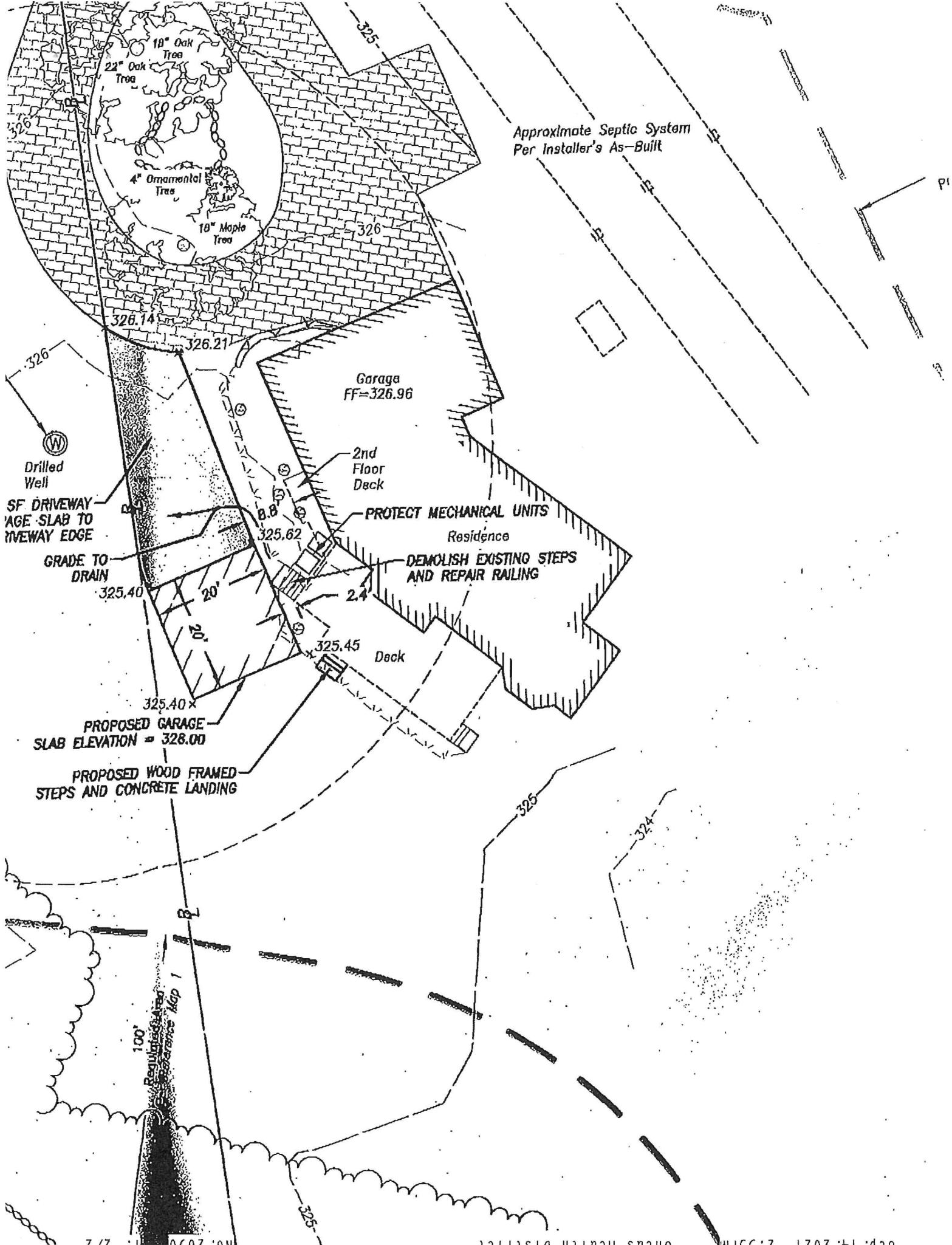
The above property meets the requirements of Section 19-13-B100a of the CT Public Health Code. Therefore, the proposed 20x20 foot garage is allowed to be built in accordance with the enclosed sketch.

Sincerely,

Albert Gosselin
Registered Sanitarian

Enclosure

Cc: Boundaries



Approximate Septic System
Per Installer's As-Built

Garage
FF=326.96

2nd
Floor
Deck

PROTECT MECHANICAL UNITS

Residence

DEMOLISH EXISTING STEPS
AND REPAIR RAILING

Deck

Drilled
Well

SF DRIVEWAY
DRIVEWAY SLAB TO
DRIVEWAY EDGE

GRADE TO
DRAIN

PROPOSED GARAGE
SLAB ELEVATION = 328.00

PROPOSED WOOD FRAMED
STEPS AND CONCRETE LANDING

100'
Required Area
Reference Map 1