

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 Jammy Eaton Address 41 Bundy Hill Rd Lisbon, CT 06351

Applicant Jammy Eaton Address 41 Bundy Hill Rd Lisbon, CT 06351

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 undergrou 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

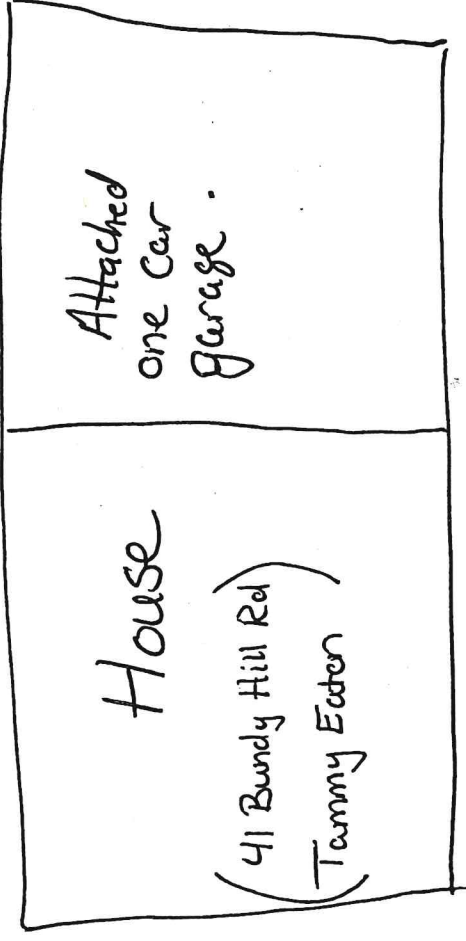
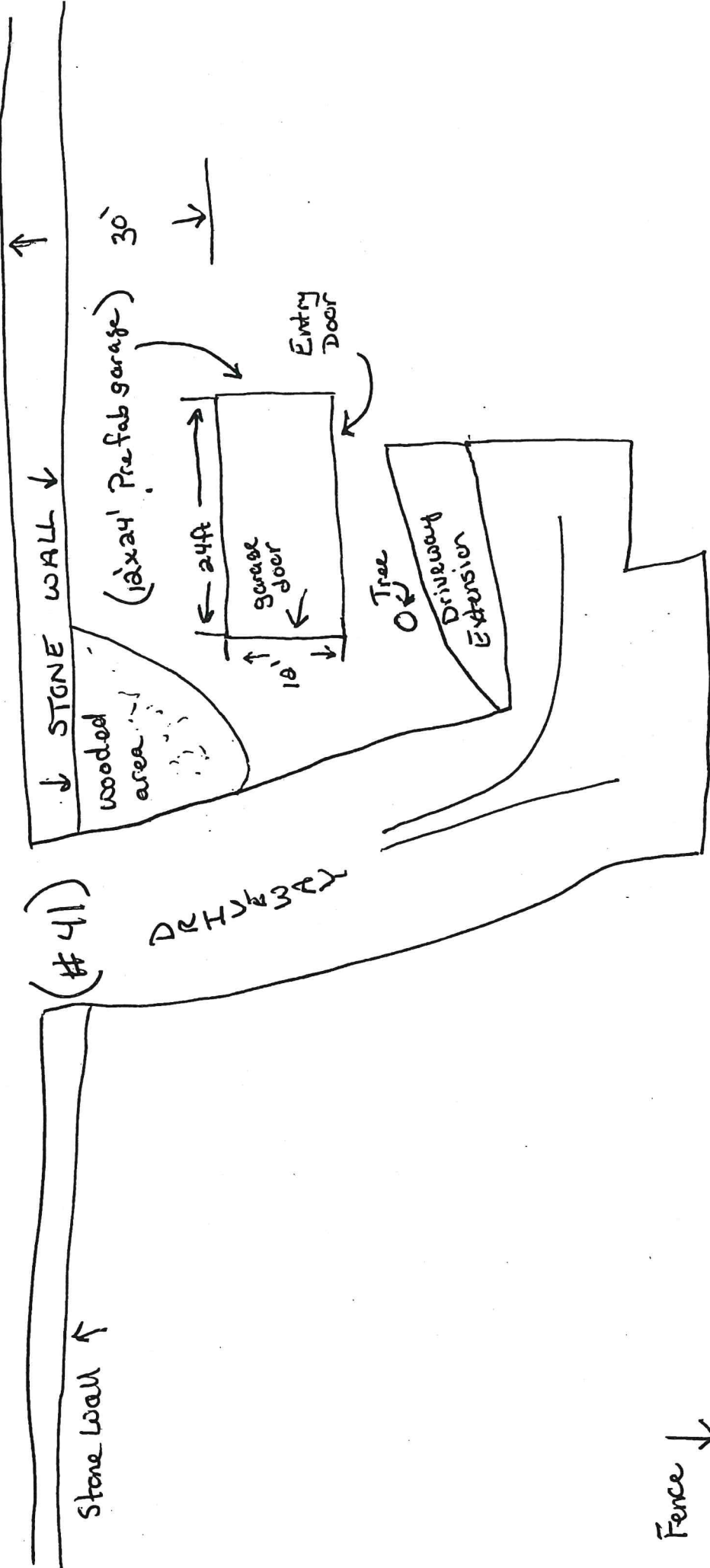
6. The ISSUANCE OF PERMIT NO. \_\_\_\_\_ for the above named premises by the Building Inspector is APPEALED because: \_\_\_\_\_

Jammy Eaton  
(APPLICANT/AGENT)

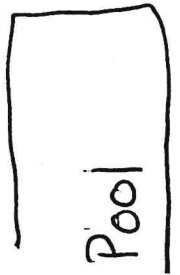
Paul B. Brun 5/24/21  
(ZONING ENFORCEMENT OFFICER or P&Z CHAIR)

To Blissville Rd ← BUNDY HILL Rd.

To Rte 12 →



Fence ↓



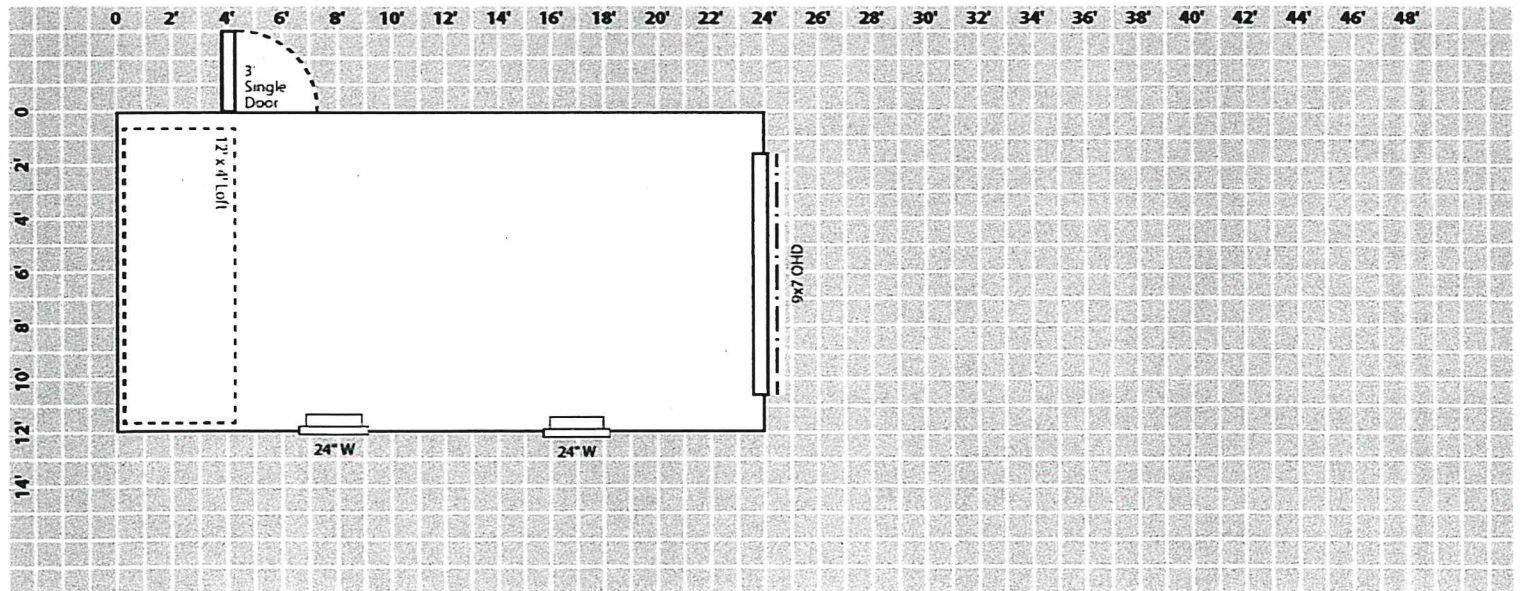
## 12x24 Traditional Cape Garage

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

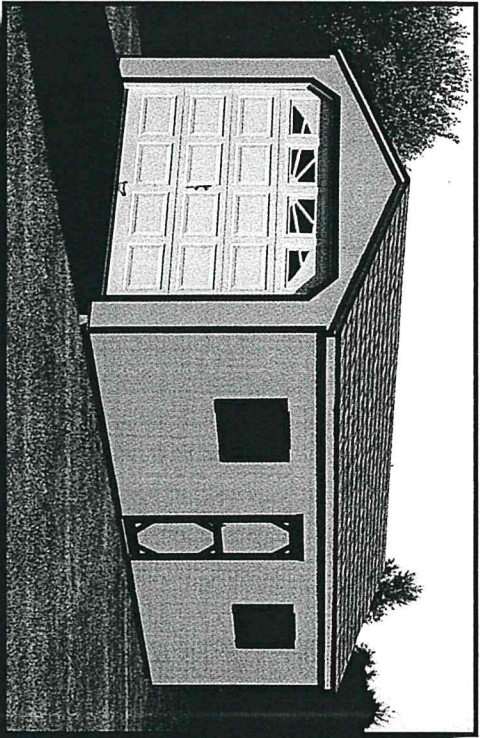
Customer Signature: \_\_\_\_\_

Date: \_\_\_\_\_

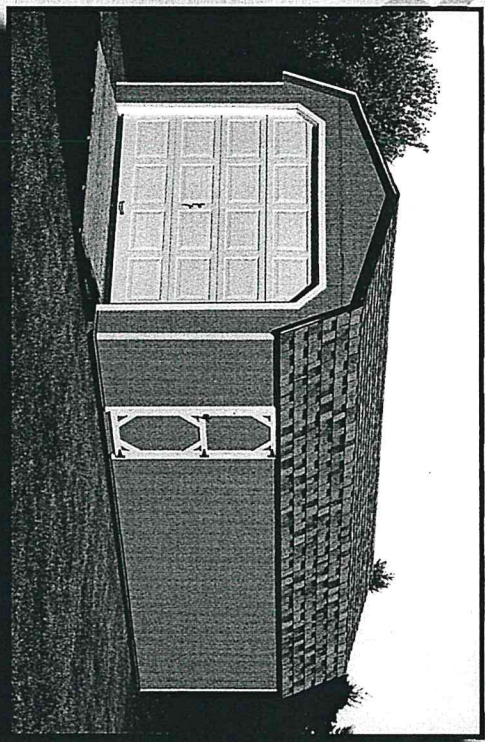
**Layout:**



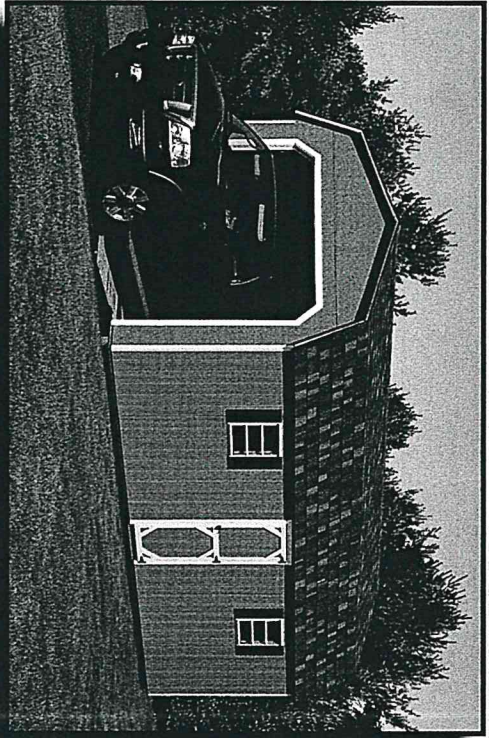
# Garage | SERIES



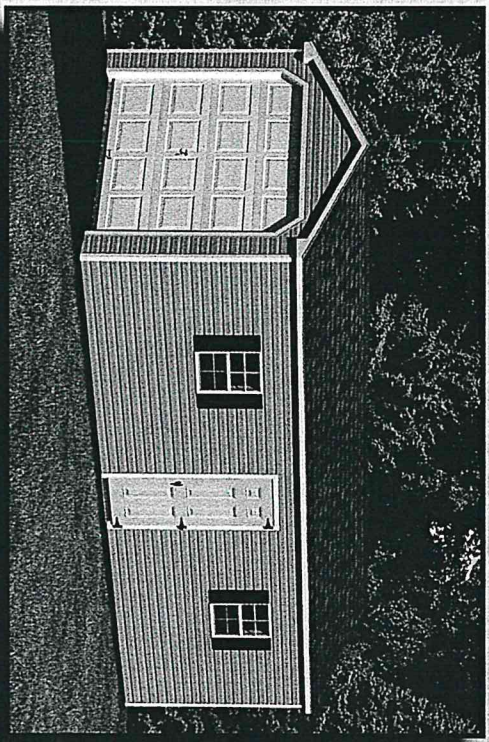
12x24' A-Frame Garage  
 (1) 9'x7' Garage Door, (1) Entry Door, 7' Walls, Floor Joists 12" O.C.  
 Beige Siding, Brown Trim, Tan Roof



12x24' 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



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



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

CURRENT OWNER		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT	
EATON TAMMY A	1 Level	5 Well	1 Paved					Code	Assessed
		6 Septic						1-1	58500
								1-2	250
								1-3	162590
								1-4	13080
41 BUNDY HILL RD		SUPPLEMENTAL DATA						Total	234,420
								Year	Assessed
								2020	45,500
								2019	180
								2018	93,890
								2017	9,160
								Total	148,730
								Total	164,100

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
EATON TAMMY A	126	220	05-11-2006	U	V	320,000	29
TYLER JONATHAN D & JEAN M	50	491	04-02-1986	U		0	29

ASSESSING NEIGHBORHOOD		Street Index Name	Parcel Number	Batch
NBHD	0001			

PREVIOUS ASSESSMENTS (HISTORY)		Year	Code	Assessed	Year	Code	Assessed
		2019	1-1	45,500	2019	1-1	45,500
		2018	1-2	180	2018	1-2	180
		2017	1-3	93,890	2017	1-3	93,890
		2016	1-4	9,160	2016	1-4	9,160
		Total		148,730	Total		148,730

BUILDING PERMIT RECORD		Permit ID	Issue Date	Type	Description	Amount	% Comp	Date Comp	Comments	Date
21-4427	01-06-2021	BP	Building Permit	5,079	75			04-27-2021	PATIO DOOR	04-27-2021
20-4342	10-31-2020	SO		9,800	100			04-24-2021	SOLAR PANELS	04-24-2021
20-4341	10-31-2020	EL		4,200	100			02-22-2021	SOLAR ELECTRICAL	02-22-2021

VISIT / CHANGE HISTORY		Permit ID	Issue Date	Type	Code	Result
		21-4427	01-06-2021	BP	05	BP Measure No Int.
		20-4342	10-31-2020	SO	05	BP Measure No Int.
		20-4341	10-31-2020	EL	12	Data Mailer Sent
					14	DM Returned- No Chan
					02	Call Back
					01	Measured

LAND LINE VALUATION SECTION		Use co	Description	Zone	D	Fronta	Depth	Units	Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes	Special Pricing	S Adj	Adj Unit Pric	Land Value	
1	1010	Single Family	R-60					1.380 AC	56,700	0.747	5	1.00	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	1.00	1.00		0	1.000		250	
Total Card Land Units				1.480 AC	Parcel Total Land Area: 1.4800														Total Land Value		58,750

This signature acknowledges a visit by a Data Collector or Assessor

**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

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT	
EATON TAMMY A		1 Level	5 Well 6 Septic	1 Paved		Description RES LAND RES EXCES DWELLING RES OUTBL	Code 1-1 1-2 1-3 1-4
41 BUNDY HILL RD			SUPPLEMENTAL DATA				Appraised 58500 250 162590 13080
LISBON CT 06351		Alt Parcel ID Census P. Property Call Back I&E received TC Map Gis ID		ASSOC PID#			Assessed 40,950 180 113,810 9,160
		Total		234,420			164,100

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EATON TAMMY A		126 220	05-11-2006	U	V	320,000	29
TYLER JONATHAN D & JEAN M		50 491	04-02-1986	U		0	29
Total						148730	Total

ASSESSING NEIGHBORHOOD	
NBHD	Street Index Name
0001	Parcel Number
Batch	

PREVIOUS ASSESSMENTS (HISTORY)					
Year	Code	Assessed	Year	Code	Assessed
2020	1-1	45,500	2019	1-1	45,500
	1-2	180		1-2	180
	1-3	93,890		1-3	93,890
	1-4	9,160		1-4	9,160
Total		148730	Total	148730	148730

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Permit ID	Issue Date	Type	Description	Amount	% Comp	Date Comp	Comments	Date
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20-4341	10-31-2020	EL		4,200	100		SOLAR ELECTRICA	02-22-2021
								10-12-2016
								07-19-2016
								07-13-2016

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
1	1010	Single Family	R-60				1.380 AC	56,700	0.747	5		1.00	200	1.00	
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Total Card Land Units						1.480 AC		Parcel Total Land Area:		1.4800					

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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	0
Total Appraised Parcel Value	
234,420	

VISIT / CHANGE HISTORY			
Permit ID	Issue Date	Type	Result
21-4427	01-06-2021	BP	BP Measure No Int.
20-4342	10-31-2020	SO	BP Measure No Int.
20-4341	10-31-2020	EL	Data Mailer Sent
			DM Returned- No Chan
			Call Back
			Measured

SPECIAL PRICING	
Spec Use	Spec Calc
0	0
1,000	1,000
58,500	250
Total Land Value	
58,750	

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