

MINUTES  
REGULAR MEETING  
ZONING BOARD OF APPEALS  
LISBON TOWN HALL  
TUESDAY, JULY 22, 2014  
7:15 P.M.

1. Call to Order

The Regular Meeting of the Zoning Board of Appeals was called to order by Ronald Babbitt, Chairman, at 7:17 pm.

MEMBERS PRESENT: Ronald Babbitt, L. MacDonald, Frederick Kral, Steven Beck  
Alternates: Richard Strnad, Kirk Miles

MEMBERS ABSENT: Robert Jencks

2. Reading of previous minutes:

A motion was made by F. Kral second by L. MacDonald to accept the June 24, 2014 minutes as written. VOTE: UNANIMOUS MOTION CARRIED

A motion was made by S. Beck second by F. Kral to accept as amended, the July 12, 2014 Site Walk minutes with the correction to the spelling of Steven Beck's name.

VOTE: UNANIMOUS MOTION CARRIED

3. Correspondence –

- a. Letter, from Robert Chubka to the Board, dated 7/22/2014 re: desire to become a ZBA Alternate Member. A motion was made by L. MacDonald second by F. Kral, to recommend R. Chubka to the Board of Selectmen as an alternate on the Zoning Board of Appeals.

A motion was made by L. MacDonald second by S. Beck to return to agenda item #2.

VOTE: UNANIMOUS MOTION CARRIED

A motion was made by L. MacDonald second by F. Kral to amend the motion to accept the minutes of 6/24/2014 and remove R. Chubka from "Members Absent" VOTE: UNANIMOUS MOTION CARRIED

A motion was made by L. MacDonald second by F. Kral to return to agenda item #3.

VOTE: UNANIMOUS MOTION CARRIED

- b. Letter, to Kirk Miles from Board of Selectmen re: appointment as ZBA alternate

- c. Budget Report - \$700 in account

4. Bills and action thereon –

- a. The Bulletin, \$410.18 dated 7/8/2014 re: legal notices for applications #14-01 and #14-02.

Motion by S. Beck second F. Kral to pay. VOTE: UNANIMOUS MOTION CARRIED

5. Old Business –

- a. Application #14-01 – F. Kral, 62 Ross Hill Road. ZBA Member F. Kral recused himself from the Board for the purpose of voting. Chairman R. Babbitt seated Alternate K. Miles for F. Kral. A motion was made by L. MacDonald second by S. Beck to approve application #14-01, with the following votes: L. MacDonald YES good use of the land; K. Miles YES neighbor most affected by it recommends approval; S. Beck YES, so long as it is no closer than 10 feet to property line; R. Babbitt YES, to allow for handicap access to house; R. Strnad YES.

VOTE: UNANIMOUS MOTION CARRIED

F. Kral was reinstated and K. Miles was returned as alternate by Chairman R. Babbitt.

- b. Application #14-02 – M. Currier, 29 Strnad Road. Motion by F. Kral second by S. Beck to approve application #14-02. Votes: S. Beck YES for handicap access, driveway going back to original position; F. Kral YES the neighbor is in support of putting it back; R. Strnad YES the gentleman needs it for his physical condition; L. MacDonald YES driveway going back to original location, allows for handicap access and neighbor is in agreement with it, wall in need of repair; R. Babbitt YES retaining wall needs attention.

VOTE: UNANIMOUS MOTION CARRIED

APPLICATION  
ZONING BOARD OF APPEALS  
Town of Lisbon

APPEAL NUMBER: 14-01

DATE FILED: \_\_\_\_\_

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 ☒ if (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

2. Location of affected premises: LOT NUMBER 71-00D2

TITLE OF SUBDIVISION MAP 16

ASSESSOR'S MAP NUMBER Vol. 0078 / Page 059

LOCATED ON THE RIGHT SIDE OF 62 Ross Hill Rd STREET 3170 FEET DISTANT FROM THE INTERSECTION OF Route 138

Owner Frederick Kral

Address 62 Ross Hill Rd, Lisbon CT 06

Applicant Frederick Kral

Address 62 Ross Hill Rd, Lisbon, CT 06

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 \_\_\_\_\_

Construct a garage within 20' of adjacent property

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

R-40 - Section 8, Line 8.5

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

Within the buildable area of the lot the area chosen for the garage is adjacent to a lot that itself does not have the R-40 setback

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

The adjacent lot is a "right of way" and does not have the necessary 20' R-40 zoning itself.

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

Adding a garage would enhance the value of the lots.

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

Frederick Kral  
(APPLICANT/AGENT)

Ronald Babbitt  
(ZONING ENFORCEMENT OFFICER or P&Z CHAIR)



APPEAL NUMBER 14-02

DATE FILED \_\_\_\_\_

1) I/we hereby appeal to the Lisbon Zoning Board of Appeals from the decision of the Planning & Zoning Commission and/or the 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

2) Location of affected premises: LOT NUMBER 09/030-0000  
TITLE OF SUBDIVISION MAP \_\_\_\_\_ (R) 40 (60) 80 ZONE  
ASSESSOR'S MAP 9/30 LOCATED ON THE \_\_\_\_\_ SIDE  
OF \_\_\_\_\_ STREET \_\_\_\_\_ FEET DISTANT FROM  
THE INTERSECTION OF \_\_\_\_\_

Owner MAHLON CURRIER Address 29 STRNAD ROAD  
Applicant \_\_\_\_\_ 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 XYARD DIMENSIONS \_\_\_\_\_HEIGHT  
\_\_\_\_\_STREET FRONTAGE \_\_\_\_\_NUMBER OF FAMILY UNITS \_\_\_\_\_OTHER

DESCRIBE BRIEFLY LESS THAN 20' TO NEIGHBORS PROPERTY LINE.

INSTALL A DRIVEWAY ON EAST SIDE OF HOUSE.

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

(A) Strict Application of the regulations would produce UNDUE HARDSHIP  
BECAUSE: THE DRIVEWAY ON THE WEST SIDE OF HOUSE MAKES  
ACCESS INTO THE HOUSE VERY DIFFICULT.

(B) The hardship created is UNIQUE and not shared by all properties alike in  
the neighborhood because: THEIR DRIVEWAYS ARE LOCATED IN  
THE RIGHT LOCATION FOR THEIR HOUSE.

(C) The variance would change the CHARACTER OF THE NEIGHBORHOOD because: \_\_\_\_\_  
IT WON'T CHANGE ANYTHING.

6) The ISSUANCE OF PERMIT No. \_\_\_\_\_ for the above named premises by the  
building Inspector is APPEALED because: \_\_\_\_\_

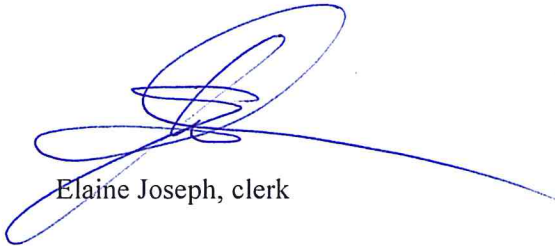
Mahlon Currier  
SIGNED APPELLANT/AGENT

Gerald Babbitt  
SIGNED ENFORCEMENT OFFICER OF P&Z CHRM.  
Ronald Babbitt, Chairman ZRA

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6. New Business – NONE
7. Any other business which may properly come before the Board – NONE
8. Adjournment - Motion was made by F. Kral second by L. MacDonald to adjourn at 7:40 PM.

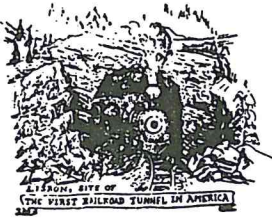
VOTE: UNANIMOUS MOTION CARRIED



Elaine Joseph, clerk

APPROVED: \_\_\_\_\_  
Ronald Babbitt, Chairman

RECEIVED FOR RECORD AT LISBON  
CT ON 07/25/2014 AT 9:15am  
ATTEST. LAURIE TIROCCHI, TOWN CLERK  
*Mayone Wakely, ass't*



**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, July 22, 2014 the commission took the following actions:

1. Application 14-01: Frederick Kral, Map #16 Lot Number 71-0002, Volume 0078, page 0591 (62 Ross Hill Road), seeking variance of Section 8, Line 8.5 of the Zoning Regulations to build a detached garage.  
APPROVED
2. 7:00 PM – Application 14-02: Mahlon Currier, Map 9/30, Lot 09/030-0000, Volume 43, page 408 (29 Strnad Road), seeking variance of Section 8, Line 8.5 of the Zoning Regulations for installation of driveway.  
APPROVED

Dated at Lisbon, Connecticut this 25th day of July, 2014.

Ronald Babbitt, Chairman  
Lisbon Zoning Board of Appeals

RECEIVED FOR RECORD AT LISBON

CT ON 07/25/2014 AT 9:15am

ATTEST. LAURIE TIROCCHI, TOWN CLERK

*Majani Makely, asst*