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" <u>VOTE: UNANIMOUS MOTION CARRIED</u> 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

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1) V . I . H	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 wherebyithe granted tenied an application to
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2.	Location of affected premises: LOT NUMBER //- 00 DZ TITLE OF SUBDIVISION MAP // Page OS LOCATED ON THE R- 40 60 80 ZONE ASSESSOR'S MAP NUMBER //- 0078/ Page OS LOCATED ON THE SIDE
1001	THE INTERSECTION OF Root 38
*	Owner Frederick Kral Address 62 Ross Hill Rd. Lishon CTO Applicant Frederick Kral Address 62 Ross Hill Rd. Lishon CTO Lessee Address Agent Address
3.	PREVIOUS APPEALS have been made with respect to this property as follows: Application Number(s)
4.	This appeal relates to: USE AREA YARD DIMENSIONS HEIGHT
т.	STREET FRONTAGE NUMBER OF FAMILY UNITS OTHER DESCRIBE BRIEFLY
	Construct a garage vittin 20' of adjacent property
5.	VARIANCE of the following Section of the Zoning Regulations is requested:
	R-40 - Section & Line 8.5 A. Strict application of the regulations would produce UNDUE HARDSHIP because:
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	For the gerege is adjacent to a lot that itself olves not hat B. The hardship created is UNIQUE and not shared by all properties alike in the neighborhood because: the R-4
	The adjacent lot is a "right of way" and does not settle
	have the necessary 20' R-40 20mine itself.
	C. The variance would change the CHARACTER OF THE NEIGHBORHOOD because
	of the lot.
	The ISSUANCE OF PERMIT NO for the above named premises by the Building Inspector is APPEALED because:
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-	(APPLICANT/AGENT) (ZONING ENFORCEMENT OFFICER OF P&Z CHAIR)

LISBON, CONN-

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MINUTES REGULAR MEETING ZONING BOARD OF APPEALS TUESDAY, JULY 22, 2014 Page 2 (cont)

- 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

APPROVED: Ronald Babbitt, Chairman

Elaine Joseph, clerk

RECEIVED FOR RECORD AT LISBON
CT ON 07/25/2014 AT 9:15 am
ATTEST. LAURIE TIROCCHI, TOWN CLERK
Mayour Wakely assit

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. **APROVED**
- 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 Mazanie Wakely, assit