

**COVENTRY ZONING BOARD OF APPEALS  
MINUTES  
REGULAR MEETING OF TUESDAY, JANUARY 19, 2020**

**CALL TO ORDER:**

By: Rossignol

Time: 7:01 p.m.

Place: Virtual

**ROLL CALL:**

		<b>PRESENT</b>	<b>ABSENT</b>
<b>REGULAR MEMBERS:</b>	Elizabeth Bauer, Secretary	X	
	Monika Debowska		X
	Frank Infante		X
	Courtney Rossignol, Chairperson	X	
	Claire Twerdy, Vice Chairperson	X	
<b>ALTERNATE MEMBERS:</b>	Thomas Boudreau	X	
	Mike Gerrity	X	
	Valdis Vinkels		X
<b>STAFF:</b>	Alexa Gorlick, ZEO	X	
	Eric Trott, Director of Land Use	X	

Boudreau and Gerrity were seated for Debowska and Infante

**READING OF LEGAL NOTICE(S):**

Beth Bauer read the legal notice into the record.

**EXPLANATION OF PROCEDURES**

Rossignol, Chairperson, explained the procedures to the public.

**PUBLIC HEARINGS:**

**1. #20-09Z – Application of property owners Ryan and Christina Williams, requesting a variance of Table 4.04 A. Dimensional Requirements (Side Yard Setback), to construct a 14.5’ x 36’ addition at 436 Ripley Hill Road, Coventry, CT 06238 (Assessor’s ID # R01477) GR40 Zone.**

Rossignol explained procedures to Williams family

The Williams family explained that they live with their four children, mother, and occasionally in-laws. It was explained that there are a lot of people living in the home and that they need more space. Especially with the adults working from home and children participating in remote schooling. Their only options are to either expand the house or move. Their father lives next door to them and it is important for them to stay next door to their father. The addition can not be placed on the front or left side because there will be no egress. The back of the house already has an addition in the form of a sunroom which was declared by an engineer to not be a stable structure to build on unless substantial/expensive work was completed. This issue also poses complications when considering a second story as an option. Extensive work would be required on the roof as well. The right side of the home is the only suitable side to place an addition. The width provides for the minimum width to include a bathroom in the addition. If they do choose to have a second story included on the addition, this would create an extra bedroom. Septic would be brought up to code. Lot coverage is compliant.

Trott indicated that the addition would establish a 12.9 foot setback from the corner of the addition closest to the property line. The other distance would be 15.4 feet from the opposite corner of the house to the property line.

Gerrity inquired about standard setback requirements.

Trott explained 20 feet is the normal side yard setback. The Williams are reducing this setback by 7.1 feet. Other setbacks as well as lot coverage is met. The side yard setback is the main issue.

The board further inquired about the specific setback reduction requested by the applicant. The board agreed to also include the 18 inches associated with a structural overhang on the addition. The total setback reduction requested is 8.6 feet.

Boudreau asked if the applicant planned to move in front of the chimney or take it down

The applicant stated that it would be enclosed

Gerrity asked if the property of the neighbor is their father to confirm there will be no objections from the neighbor. Also asked how long has the property has been in the applicant’s family

The applicant responded that yes their neighbor is their father and that they have owned the property for 17 years

Twerdy asked if the addition will pose any issues with the location of the well

Trott stated that the health district said there were no issues, proposal complies with health code for well/septic.

Twerdy asked where is the Septic located

The applicant responded to the right of the pergola near the lower deck, the new septic will be upgraded and relocated.

Twerdy asked if there is living space above the first floor

The applicant responded yes there are two bedrooms on the second floor.

Twerdy asked if the applicant could further explain why the addition can not go on the back of the house

The applicant explained that their engineer said the sunroom does not have a full foundation so can not build over it. Would need to completely redo the roof and raise it.

Audience of Citizens:

Emma Eaton-citizen- has no questions or comments

The hearing was closed.

**Motion:** I move the Coventry Zoning Board of Appeals approve application #20-09Z – Application of property owners Ryan and Christina Williams, requesting a variance for 8.6ft of *Table 4.04 A. Dimensional Requirements (Side Yard Setback)*, to construct a 14.5’ x 36’ addition at 436 Ripley Hill Road, Coventry, CT 06238 (Assessor’s ID # R01477) GR40 Zone.

The hardship being claimed involves current building site limitations

By: Bauer    Seconded: Boudreau

For: Rossignol, Boudreau, Twerdy, Gerrity, Bauer

Against: None

Abstain: None

The motion passes.

Trott explains appeals process, 8-3D form, and permits to the applicant

**NEW BUSINESS/DISCUSSION**

**Motion:**

**1. Approval of November 17, 2020, Regular Meeting Minutes**

**Motion:** I move that the Coventry Zoning Board of Appeals approve the minutes of the November 17, 2020 meeting.

By: Twerdy

Seconded: Gerrity

A clarification of minutes was discussed between Boudreau and Trott regarding the hardship claim of the applicant.

For: Rossignol, Boudreau, Twerdy, Gerrity

Against: None

Abstain: bauer

**ADJOURNMENT:**

**Motion:** Move to adjourn at 7:32 p.m.

By: Boudreau

Seconded: Twerdy

For: Twerdy, Gerrity, Rossignol, Boudreau, Bauer

Against: None

Abstain: None

Respectfully Submitted,

Alexa Gorlick

PLEASE NOTE: These minutes are not official until approved by the Zoning Board of Appeals at the next Board meeting. Please see the next Board meeting minutes for approval or changes to these minutes.