

**COVENTRY ZONING BOARD OF APPEALS
MINUTES
SPECIAL MEETING OF TUESDAY, March 29, 2022**

CALL TO ORDER:

By: Twerdy

Time: 7:00 p.m.

Place: Annex/Hybrid

ROLL CALL:

		PRESENT	ABSENT
REGULAR MEMBERS:	Elizabeth Bauer - Secretary	X	
	Thomas Delucco		X
	Michael Gerrity	X	
	Cheryl Ann Resha – Vice Chair	X	
	Claire Twerdy - Chair	X	
ALTERNATE MEMBERS:	Patricia Hodge	X	
	Patricia Schneider		X
	Bill Zenko	X	
STAFF:	Alexa Gorlick, ZEO	X	

Twerdy seated Zenko for Delucco.

READING OF LEGAL NOTICE:

Bauer, Secretary, read the legal notice for the record.

EXPLANATION OF PROCEDURES

Twerdy, Chair, explained the procedures for the public.

PUBLIC HEARING (continued):

1. #ZBA-22-1 – Application of Robert Jenkins, requesting a variance of Table 4.04 A. Dimensional Requirements for lot coverage (15% limit – 17.9% proposed), for a demolition and reconstruction of a single family home at 207 Lakeview Drive (Assessor’s ID #R03660 and R03661) LR Zone

Robert Jenkins explained his proposed project to take down the existing structure and build a new house on the lot. Mr. Jenkins explained that the lot is a preexisting non-conforming parcel. Small lot limitations exist on the property. The new structure will be within the setbacks and the existing one was not, therefor alleviating a non-conformity from the property. A lot coverage variance for 17.9% is being requested. Existing cottage was poorly maintained and would be more expensive to repair. New home will be more aesthetically pleasing to the neighborhood. A storm water structure will be included in the site plan to compensate for the lot coverage.

Bauer asked if the new home will be a permanent home or second seasonal home?

-Mr. Jenkins responded that he and his wife own a home in Glastonbury but eventually plan on retiring full time to this new home in Coventry.

Resha asked who designs the storm water structure and questioned the approval process for this.

-Mr. Jenkins responded that the exact plan has not been designed yet.

-ZEO Alexa Gorlick stated that the survey engineer can design a plan or town staff can assist in doing so as the lot coverage is only increasing its maximum allowance by a 2.9%. The structure then gets approved and annually evaluated by the town.

Audience of Citizens:

Thomas Weston said he does not think the project should be approved and should adhere to the regulations and stay under 15% he also complained that notices were not posted on the website. Claire and Beth stated that it was.

Mr. Jenkins stated that the project request does in fact have merit because past lot coverage variances in the lake zone have been approved.

The hearing was closed.

Motion: I move that the Coventry Zoning Board of Appeals approve Application ZBA-22-1 requesting a dimensional variance of 2.9% greater lot coverage then allowed by Table 4.04a. Pre-existing lot size limitation creates an unnecessary hardship given the non-conformity with regard to setback and location of the existing house on the lot.

By: Gerrity

Seconded Resha

Twerdy commented that the proposed structure may go over lot coverage but it will conform to the setbacks and thinks it would fit nicely in the neighborhood. Also the lot preexists zoning Regulations. She Supports granting this variance.

Motion: I move to adjourn the meeting at 7:45 p.m.

By: Zenko

Seconded: Gerrity

For: Twerdy, Bauer, Gerrity, Zenko, Resha

Against: None

Abstain: None

Respectfully Submitted,

Alexa Gorlick

Alexa Gorlick, ZEO

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.