

**COVENTRY ZONING BOARD OF APPEALS
MINUTES
REGULAR MEETING OF TUESDAY, FEBRUARY 16, 2016**

CALL TO ORDER:

By: Chicoine

Time: 7:01 p.m.

Place: CHS Lecture Hall

ROLL CALL:

		PRESENT	ABSENT
REGULAR MEMBERS:	Raymond Chicoine, Chairperson	X	
	Carol Chipkin	X	
	JoAnn Watson, Vice Chairperson		X
	William Riordan, Secretary		X
	Claire Twerdy	X	
ALTERNATE MEMBERS:	Stephen Curtiss	X	
	Suzanne Pollinger	X	
	William Bonney	X	
OTHER:	Mason Perrone, Zoning Enforcement Officer	X	

READING OF LEGAL NOTICES:

Twerdy read the legal notice.

EXPLANATION OF PROCEDURES

PUBLIC HEARINGS:

- 1. 16-01Z – Application of Ralph Botnick and Debra Fisher, applicants and owners, requesting variance to Section 4.04.A, requesting a 12 ft. variance of required front**

yard setback to allow enlargement of existing deck at 332 Shore Drive (Assessor's Map P, Block C1, Lot 2). LR Zone.

Ralph Botnick was present. Botnick stated that there is no exterior access to the deck. The plan is to enlarge the deck over to the existing staircase.

Bonney stated that he viewed the site. The paved area had three vehicles on it. His observation was with an enlarged deck the third parking spot would be right on the property line and during the winter if a snow plow came by, the car would be covered in snow.

Audience of Citizens:

None

The hearing is closed.

Bonney was seated for Watson; Curtiss was seated for Riordan.

Motion: To approve application 16-01Z – Application of Ralph Botnick and Debra Fisher, applicants and owners, requesting variance to Section 4.04.A, requesting a 12 ft. variance of required front yard setback to allow enlargement of existing deck at 332 Shore Drive (Assessor's Map P, Block C1, Lot 2). LR Zone.

The hardship being the property predates existing zoning regulations.

By: Chicoine

Seconded: Pollinger

For: Bonney, Curtiss, Chicoine, Chipkin, Twerdy

Against: None

Abstain: None

2. #16-02Z – Application of Richard Von Hirschberg, applicant and owner, requesting variance to Section 4.04.A, requesting a 7 ft. variance of required side yard and 15 ft. front yard setbacks for a preexisting tennis court at 2880 Main St. (Assessor's Map 11, Block 31, Lot 3A). GR40 Zone.

Richard von Hirschberg was present. Mr. von Hirschberg wishes to redraw the lot line between the two dwellings on the property, the older house and the carriage house. The tennis court will go with the carriage house lot. The front yard set back has been non-conforming from the start. The tennis court was built without a zoning permit. The two structures will share the well and driveway; each has a septic system.

Twerdy confirmed that the owner will need to get PZC approval for the redrawing of the lot lines

Chipkin asked Staff why a tennis court is considered a structure. Staff replied that because it is a non-permeable surface it is considered for lot coverage calculations and, therefore, a structure.

Audience of Citizens:

None

The hearing is closed.

Motion: To approve application #16-02Z – Application of Richard Von Hirschberg, applicant and owner, requesting variance to Section 4.04.A, requesting a 7 ft. variance of required side yard and 15 ft. front yard setbacks for a preexisting tennis court at 2880 Main St. (Assessor’s Map 11, Block 31, Lot 3A). GR40 Zone.

The hardship being to make this into a conforming lot.

By: Chicoine

Seconded: Pollinger

For: Bonney, Curtiss, Chicoine, Chipkin, Twerdy

Against: None

Abstain: None

OLD BUSINESS:

None

NEW BUSINESS/DISCUSSION:

1. Approval of Minutes – December 15, 2015 regular meeting

Motion: To approve the minutes of the December 15, 2015 meeting.

With the following correction:

- On page 3 of 4, vote on the Approval of Minutes – change Twerdy’s vote to Abstain.

By: Twerdy

Seconded: Bonney

For: Bonney, Curtiss, Chicoine, Chipkin, Twerdy

Against: None

Abstain: None

ADJOURNMENT:

The meeting was adjourned at 7:29 p.m.

Respectfully Submitted,

Yvonne B. Filip

Yvonne B. Filip, ZBA Clerk

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.