

**COVENTRY ZONING BOARD OF APPEALS
MINUTES
SPECIAL MEETING OF TUESDAY, MARCH 22, 2016**

CALL TO ORDER:

By: Chicoine

Time: 7:01 p.m.

Place: Town Hall Annex

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:

Riordan, Secretary, read the legal notice.

EXPLANATION OF PROCEDURES

Chicoine, Chairperson, explained the procedures to the public.

PUBLIC HEARINGS:

- #16-03Z – Application of William A. Cherniske, applicant and owner, requesting a variance of Section 4.04.06 and Table 4.04a to allow for 27.72% lot coverage, exceeding the permitted 15%; and to allow for a 4 ft. front yard setback encroachment for the construction of a 432 sq. ft. addition and a 256 sq. ft. porch at 165 Echo Road (Assessor’s Map P, Block B1, Lot 16) LR Zone.**

William Cherniske was present. Sarah Malinowski, neighbor, was also present and submitted a letter in support to Staff.

Mr. Cherniske submitted letter stating his intentions for additions to the house for his growing family. They want to add bedrooms and a bathroom or two. He has viewed the homes in the neighborhood and the proposed additions will fit in with the feel of the area. Lot coverage may be similarly high for the area homes that have pervious driveways. He used 72 tons of crushed stone to line the 325’ trench to connect to the sewer system. This resulted in excellent drainage on his lot. Rain gardens will be utilized to contain the additional storm water runoff from the additional roof area. Due to having woods on all four sides of the property, the additions will not be encroaching on neighbor’s views.

Audience of Citizens:

Alyssa Weirs, Juniper Drive – asked if any storm water runoff will flow onto her property. Cherniske stated that the excellent permeation of his lawn will take any additional runoff; her property will not be effected.

The hearing is closed.

Motion: To approve application #16-03Z – Application of William A. Cherniske, applicant and owner, requesting a variance of Section 4.04.06 and Table 4.04a to allow for 27.72% lot coverage, exceeding the permitted 15%; and to allow for a 4 ft. front yard setback encroachment for the construction of a 432 sq. ft. addition and a 256 sq. ft. porch at 165 Echo Road (Assessor’s Map P, Block B1, Lot 16) LR Zone.

The hardship being that the property predates zoning regulations.

By: Chicoine

Seconded: Chipkin

For: Chicoine, Chipkin, Twerdy, Riordan, Watson

Against: None

Abstain: None

OLD BUSINESS:

None

NEW BUSINESS:

1. Approval of Minutes – February 16, 2016 regular meeting

Motion: To approve the minutes of the February 16, 2016 meeting.

By: Twerdy

Seconded: Watson

For: Chicoine, Chipkin, Twerdy, Riordan, Watson

Against: None

Abstain: None

ADJOURNMENT:

Motion: Move to adjourn at 7:28 p.m.

By: Twerdy

Seconded: Riordan

For: Chicoine, Chipkin, Twerdy, Riordan, Watson

Against: None

Abstain: None

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.