

**COVENTRY ZONING BOARD OF APPEALS
MINUTES
REGULAR MEETING OF TUESDAY, JULY 19, 2016**

CALL TO ORDER:

By: Chipkin

Time: 6:59 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	

Bonney was seated for Chicoine.

READING OF LEGAL NOTICES:

Riordan, Secretary, read the legal notice.

EXPLANATION OF PROCEDURES

Chipkin, Chairperson, explained the procedures to the public.

PUBLIC HEARINGS:

1. #16-07Z – Application of Titan Construction Enterprises LL, applicant, for owner Robert A. Ballok, Jr., requesting a variance of Section 4.04A to allow a 16-foot front yard setback encroachment for the construction of a garage at 11 Brewster Street (Assessor’s Map 9, Block 5, Lot 41) GR80 Zone.

Robert Ballok, was present. The owner wants to build an addition onto the house. The stated hardships are that the house was built prior to the regulations and being a corner lot on Brewster Street and Route 44 there are two frontages to consider.

The addition will be an attached 2-car garage with a room above it. The addition will be offset from the current structure by 4’ toward Brewster Street. The driveway will remain 16’ wide although it may be shifted farther away from Route 44. Ballok stated there is no storage at the back of the lot. There is equipment, pallets, and piles of mulch that are moved around for his business.

Bonney has concerns about the lot coverage and that the survey plan does not show the site correctly, as he viewed it recently from the road and the internet.

Riordan struggles with the stated hardship. While the house does predate the setback requirements, this addition seems to make the property less conforming.

Chipkin pointed out that the existing breezeway and concrete steps already encroach the front setback by 7’.

Twerdy confirmed with the owner that the wood shed shown on the map is no longer there.

The hearing is closed.

Motion: Move to approve #16-07Z – Application of Titan Construction Enterprises LL, applicant, for owner Robert A. Ballok, Jr., requesting a variance of Section 4.04A to allow a 16-foot front yard setback encroachment for the construction of a garage at 11 Brewster Street (Assessor’s Map 9, Block 5, Lot 41) GR80 Zone.

Hardship: The house pre-dates zoning and looks to be the same size of the existing house.

By: Chipkin

Seconded: Twerdy

For: Chipkin, Riordan, Twerdy, Bonney

Against: None

Abstain: None

2. #16-08Z – Application of Frances Matarazzo, applicant and owner, requesting a variance of Section 4.04A to allow a 10-foot side yard setback encroachment and a 4-foot front year setback encroachment for the construction of a shed at 84 Dooley Avenue (Assessor’s Map P, Block 17, Lot 17) LR Zone.

Frances Matarazzo was present. She feels the best placement of the 6' x 8' shed is in the front yard. There is a brook that runs through the back yard. If the shed was placed in the back yard any equipment stored there would have to be moved over the brook. If she were to move the shed farther back in the front, there would not be enough space to exit the back yard.

Audience of Citizens

Cheryl Morrel - lives behind the applicant. She stated that the owner keeps her lot very tidy. Should the brook overflow and the shed were in the back anything stored there could be ruined. Frances. The front yard placement would not be unusual for the area.

Peter Rich, 162 Lakeview Drive - stated that the proposed siting of the shed is the best place for the lot. He does not think the road would be widened causing her to lose the parking in the right-of-way.

The hearing is closed.

Motion: #16-08Z – Application of Frances Matarazzo, applicant and owner, requesting a variance of Section 4.04A to allow a 10-foot side yard setback encroachment and a 4-foot front yard setback encroachment for the construction of a shed at 84 Dooley Avenue (Assessor’s Map P, Block 17, Lot 17) LR Zone.

Hardship: There is no room at the back of the property because of the brook nor is there room elsewhere on the property.

By: Chipkin

Seconded: Riordan

For: Chipkin, Riordan, Twerdy, Bonney

Against: None

Abstain: None

OLD BUSINESS:

None

NEW BUSINESS:

1. Approval of Minutes – May 17, 2016 meeting

Motion: To approve the minutes of the May 17, 2016 meeting.

With the following corrections:

By: Riordan

Seconded: Chipkin

For: Chipkin, Riordan, Bonney
Against: None
Abstain: Twerdy

ADJOURNMENT:

Motion: Move to adjourn at 7:35 p.m.

By: Chipkin

Seconded: Riordan

For: Chipkin, Riordan, Twerdy, Bonney
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.