

**Coventry Zoning Board of Appeals (ZBA) Hybrid Meeting Minutes
 Tuesday, March 21, 2023
 7:00 PM
 Coventry Town Hall Annex and
 via Zoom: Online Video/Phone Conference**

I. CALL TO ORDER

By: Twerdy

Time: 7:11pm

Place: Hybrid

II. ROLL CALL

		PRESENT	ABSENT
REGULAR MEMBERS:	Elizabeth Bauer –		X
	Thomas Delucco –		X
	Michael Gerrity –		X
	Cheryl Ann Resha – Vice Chairperson	X	
	Claire Twerdy - Chairperson -	X	
ALTERNATE MEMBERS:	Patricia Hodge	X	
	Patricia Schneider		X
	Bill Zenko	X	
STAFF:	Manuel Medina, Zoning Enforcement Officer	X	

Hodge is seated for Bauer. Zenko is seated for Gerrity.

III. READING OF LEGAL NOTICE

- Ann Resha: Legal Notices were posted for **#ZBA-23-2** in the Willimantic Chronicle on Thursday March 9th, & Thursday March 16th.

IV. EXPLANATION OF PROCEDURES

- Twerdy: Explains Zoning Board of Appeals procedures to alternate member and residents present for the meeting.

V. PUBLIC HEARING:

- **#ZBA-23-2** – Application of Dana Markie, requesting a variance of Table 4.04A. Dimensional Requirements, for a side yard setback reduction for construction of a mudroom at 276 Woodland Road (Assessor’s ID # R02497) LR Zone.

- I. Twerdy: Explains to applicant his right to request this agenda item be moved due to only four members present.

Markie (276 Woodland Road): Vocalizes consent, and is willing to move forward with the **#ZBA-23-2** with the four members present.

Markie: Outlines that the specific side of the house involved gets very little sunlight, and snow piles up by the door, making it difficult to enter and exit the home. Looking to build a mudroom off the existing deck to allow easier access into the house, and prevent snow pile-up. The legal hardship is that the house in its current state is dangerous to enter and is currently the only entrance into the property. This side of the house gets very little sun.

Ann Resha: Asks a clarifying question regarding if this is an existing nonconforming lot.

Markie: Confirms that this is an existing nonconforming lot.

Ann Resha: How much of a reduction are you asking for?

Markie: There is an existing deck.

ZEO: The side of the house is encroaching on the setback.

Markie: Was the house already encroaching on the side yard.

ZEO: Yes, that is correct.

Markie: I will be well under the 15% lot coverage, but slightly over the 10%.

Ann Resha: Posed questions regard which aspects the Zoning Board of Appeals will be addressing tonight.

ZEO: Explains that the Zoning Board of Appeals is addressing the side yard setback reduction.

Zenko: It is unusual that there is only one way into the property.

Markie: Vocalized agreement with member Zenko. By adding the deck, there will be a door added to allow for a second means of egress.

ZEO: The Deck extends over the setback by five feet.

Twerdy: Poses clarifying questions regarding the variance.

ZEO: The applicant is looking for a five foot variance to the setback.

Twerdy: Questions regarding structure of the build and the location of the mudroom.

Markie: No additional concrete will be poured.

Twerdy: The Assessors record deed provided it appears that the lot was created in 1949, and predates zoning regulations.

ZEO: That is correct.

Twerdy: Will the stairs remain as shown?

Markie: The stairs will remain, but will be moved forward.

Twerdy: Any additional questions from the members or any residents present.

ZEO: There are no additional people who wish to speak nor anyone present via the zoom call.

MOTION: I move that the Coventry ZBA approve application #ZBA-23-2 – Application of Dana Markie, requesting a 5-foot variance of Table 4.04A. Dimensional Requirements, for a side yard setback reduction for construction of a mudroom at 276 Woodland Road (Assessor’s ID # R02497) LR Zone.

By: Ann Resha

Seconded: Zenko

Legal Hardship: Preexisting non-conforming lot, and a safety hazard for occupants of the home.

Voting: Unanimous

Yes: Ann Resha, Twerdy, Hodge, Zenko

No:

Abstain:

The motion passes.

VI. NEW BUSINESS/DISCUSSION:

a. Approval of February 21, 2023 Regular Meeting Minutes

MOTION: To approve the minutes of the February 21, 2023 meeting

By: Zenko

Seconded: Bauer

Voting: Unanimous

Yes: Ann Resha, Twerdy, Hodge, Zenko

No:

Abstain:

Corrections:

“Pg. 1.; Reading of the Legal Notice. Orders of Publication dates should be changed to “February 10th was the first publication and February 16th was the second publication.

“Pg. 3; Line 3 “coverage increase for construction” should be changed to “coverage increase of 1.6% for construction” is to be included.

The motion passes.

VII. ADJOURNMENT

By: Twerdy

Seconded: Zenko

Voting: Unanimous

Yes: Ann Resha, Twerdy, Hodge, Zenko

No:

Abstain:

The motion passes.

Respectfully Submitted,

Jase Ramon Olavarria

Jase Ramon Olavarria, ZBA Clerk