

# COVENTRY ZONING BOARD OF APPEALS

Applications must be received the last day of the month prior to the next public hearing date. Check with the Land Use office for meeting date schedules.

Office Use Application # 20-012

DATE FILED 1/31/2020 FEE PAID 766 DATE OF HEARING February 16, 2020

PLEASE PRINT OR TYPE

|                                      |  |       |                                     |              |
|--------------------------------------|--|-------|-------------------------------------|--------------|
| 1. 152 Cheney Lane                   | J                                      | 35    | 23                                  | GR 40        |
| PROPERTY LOCATION                    | MAP                                    | BLOCK | LOT                                 | ZONE         |
| Lynn M. Lynch                        | (As Shown on Assessor's Card)          |       | 152 Cheney Lane, Coventry, CT 06238 | 860-604-6571 |
| OWNER OF PROPERTY (As Shown on Deed) | ADDRESS                                | ZIP   | PHONE#                              |              |
| same as owner                        |  |       |                                     |              |
| APPLICANT                            | ADDRESS                                | ZIP   | PHONE#                              |              |
| Stephen T. Penny, Esq.               | 202 West Center Street, Manchester, CT | 06040 | 860-646-3500                        |              |
| LEGAL REPRESENTATIVE (If Any)        | ADDRESS                                | ZIP   | PHONE #                             |              |

2. TYPE OF APPLICATION (Check appropriate box):

- A variance in the application of the zoning regulations is requested \*(Please refer to #5).
- There is an error in an order, requirement, or decision made by the zoning enforcement officer (appeal).
- Special Exception.
- Section 14.54 of the Connecticut General Statutes for location approval for motor vehicle dealer/repair.

3. Briefly describe the proposed project and/or activity:

A variance permitting the re-subdivision of an existing parcel with two residential structures on it into two rear lots, each with its own such residential structure.

4. State appropriate section(s) of the zoning regulations for which your application applies: Sec. 4.03.03 b of the zoning regulations re: demonstrating that a "driveway could be feasibly designed and constructed in the accessway" for each of the rear lots.

5. Detail the specific, land-based hardship with respect to the zoning regulations. Please see the attached excerpt from 'What's Legally Required' and Section 8-6 of the Connecticut General Statutes for guidance on what is a "hardship". Please attach a separate sheet if necessary.

The existing parcel has for decades been accessed by way of Cheney Lane (a private roadway maintained by the applicant but plowed by the town), as would the proposed two rear lots.

~~With Cheney Lane as a feasible and prudent alternative means of access, approval of the variance would reduce the number of zoning non-conformities in the area, enhance public safety by improving the location and drainage of Cheney Lane, and avoid the unnecessary compromise of wetlands.~~

The following must be submitted with each petition:

1. A class A-2 survey may be required which indicates the location of all existing/proposed buildings, and the size of same to scale. (In some cases a class C-1 survey will be acceptable).
2. When petition concerns building set-back lines, submit survey showing distance from front sides and rear lines to nearest point of each building or proposed building.
3. When petition concerns building areas - submit a typical floor plan.
4. Submit a copy of property deed, including property description.
5. Notify all adjacent land owners (by certified mail) and post a required Public Hearing sign on each street frontage. (See attached form)
6. A \$760 fee (\$100.00 application fee, \$600.00 legal notice fee and \$60.00 State fee) plus a \$3.00 fee for each Public Hearing sign, to be paid when application is submitted.

I hereby certify that all information in relation to this application to be true and accurate to the best of my knowledge.

The applicant and owner grants permission to the Coventry Zoning Board of Appeals, its members, and Agent to enter upon the property for the purpose of inspection and to perform any tests which are necessary.

1/30/2020

DATE



APPLICANT'S SIGNATURE

\_\_\_\_\_  
DATE

\_\_\_\_\_  
OWNER'S SIGNATURE

1305

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QUITCLAIM DEED  
(Statutory Form - Survivorship Special)

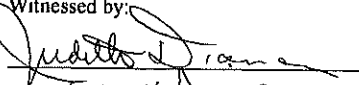
I, FRANK M. LYNCH, of Manchester, Connecticut, for no consideration paid of LYNN M. LYNCH, grant to LYNN M. LYNCH of Manchester, Connecticut, with QUITCLAIM COVENANTS:

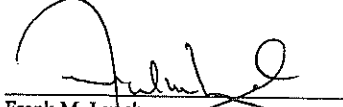
That certain piece or parcel of land as more fully set forth in the Schedule A attached hereto and made a part thereof.

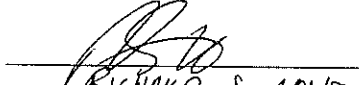
Said premises are subject to Taxes on the List of October 1, 1997, which taxes are current, a utility easement, a sight line easement, rights of way and rights in agreement all as more fully set forth in the Coventry Land Records.

Being the same premises conveyed to the Grantor herein by warranty deed dated August 27, 1997 and recorded in Volume 592, Page 329 of the Coventry Land Records.

Signed this <sup>29th</sup> 23rd day of December 1998, at Manchester, Connecticut.

Witnessed by:  
  
JUDITH DIANA

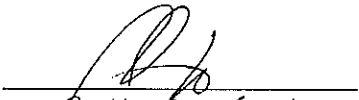
  
Frank M. Lynch

  
RICHARD S. CONTI

STATE OF CONNECTICUT )  
) ss. Manchester  
COUNTY OF HARTFORD )

<sup>29th</sup> On this the 28th day of December, 1998, before me, the undersigned officer, personally appeared Frank M. Lynch, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same as his free act and deed, and for the purposes therein contained.

In witness whereof, I hereunto set my hand.

  
RICHARD S. CONTI  
Commissioner of the Superior Court

Grantee's Mailing Address:  
129 East Eldridge Street  
Manchester, CT 06040

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SCHEDULE A

All that certain piece or parcel of land with buildings and improvements located thereon situated on the southerly side of Connecticut Route 31 in the Town of Coventry, County of Tolland and State of Connecticut, being more particularly bounded and described as follows:

Beginning at a point on the southerly line of Connecticut Route 31, which point is located at Connecticut Highway Department Monument on the southerly line of Connecticut Route 31 and which point is located 24.98' northeasterly of the northwesterly corner of the herein described parcel, the line runs:

Thence S 74°-10'-47" E along the southerly line of Connecticut Route 31, a distance of 24.98' to a point;

Thence S 12°-40'-47" W along other land of the Estate of Matthew Moriarty shown as Lot 5, a distance of 99.32' to a point;

Thence S 48°-54'-32" E along other land of the Estate of Matthew Moriarty, shown as Lot 5, a distance of 106.30' to a point;

Thence S 21°-42'-44" E along other land of the Estate of Matthew Moriarty shown as Lot 5, a distance of 343.50' to a point;

Thence S 05°-26'-18" W along other land of the Estate of Matthew Moriarty shown as Lot 4, a distance of 434.45' to a point;

Thence S 81°-24'-51" E along other land of the Estate of Matthew Moriarty shown as Lots 2, 3 and 4, a distance of 668.58' to a point;

Thence S 04°-10'-03" E along other land of the Estate of Matthew Moriarty a distance of 197.87' to a point;

Thence S 60°-55'-31" W along land now or formerly of Richard and Betty B. Messier, a distance of 240.77' to a point;

Thence S 62°-53'-40" W along land now or formerly of Richard and Betty B. Messier, a distance of 147.52' to a point;

Thence S 62°-08'-49" W along land now or formerly of Richard and Betty B. Messier, a distance of 115.41' to a point;

Thence S 18°-39'-30" E along land now or formerly of Richard and Betty B. Messier, a distance of 293.69' to a point;

Thence S 72°-02'-52" W along other land of the Estate of Matthew Moriarty, a distance of 49.60' to a point;

Thence N 18°-44'-08" W along land now or formerly of Richard and Betty B. Messier, a distance of 285.00' to a point;

Thence S 63°-34'-04" W along land now or formerly of Richard and Betty B. Messier, a distance of 395.47' to a point;

Thence S 68°-40'-08" W along land now or formerly of Richard and Betty B. Messier, a distance of 205.53' to a point;

Thence in a generally westerly direction along land now or formerly of Richard and Betty B Messier, a distance of 12' +/- to a point;

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Thence in a generally northerly direction meandering along the highwater line of Lake Wangumbaug, a distance of 648' +/- to a point;

Thence in a generally easterly direction along land now or formerly of Loren H. and Elaine V. Otter, a distance of 12' +/- to a point;

Thence S 84°-02'-12" E along land now or formerly of Loren H. and Elaine V. Otter, a distance of 117.72' to a point;

Thence N 04°-13'-48" W along land now or formerly of Loren H. and Elaine V. Otter, a distance of 149.25' to a point;

Thence N 04°-13'-48" W along land now or formerly of Loren H. and Elaine V. Otter, a distance of 61.70' to a point;

Thence N 08°-23'-51" E along land now or formerly of Maurice and Ann B. Belanger, a distance of 50.28' to a point;

Thence N 04°-18'-16" E along land now or formerly of Shirley M. Szeluga, a distance of 83.99' to a point;

Thence N 11°-09'-28" E along land now or formerly of Hervie J. Howe, a distance of 41.30' to a point;

Thence N 04°-11'-02" E along land now or formerly of Henry A. and Dorothy Switajeski, a distance of 70.13' to a point;

Thence N 06°-42'-07" E partly along land now or formerly of Allen and Brian Semprebon and partly along land now or formerly of David W. Bushnell, in all, a distance of 163.05' to a point;

Thence N 19°-37'-17" W partly along land now or formerly of David L. and Carol A. Minicucci and partly along land now or formerly of Michael Hayes, in all, a distance of 129.83' to a point;

Thence N 19°-37'-17" W partly along land now or formerly of Esther M. Nelson and partly along land now or formerly of Kenneth F. Gibbs, Jr. and Sue C. Gibbs, in all, a distance of 107.00' to a point;

Thence N 28°-42'-17" W along land now or formerly of Kenneth F. Gibbs, Jr. and Sue C. Gibbs, a distance of 48.00' to a point;

Thence N 45°-37'-12" W along land now or formerly of Kenneth F. Gibbs, Jr. and Sue C. Gibbs, a distance of 163.80' to a point;

Thence N 11°-01'-39" E along now or formerly of the Town of Coventry, a distance of 187.50' to a point;

Thence along a curve to the right having a delta angle of 20°-06'-24" and a radius of 540.00' along the southerly line of Connecticut Route 32, and arc distance of 189.50' to the point or place of beginning; excepting from the above described parcel, a parcel of land described in Volume 97 at Page 125 of the Coventry Land Records. The above described parcel contains 16.40 acres of land by computation, by closure line and as excepted.

Received for record Dec 31 1998  
 At 10:50 A M. Recorded in Coventry  
 Land Records, Vol 633 Page 288  
 By Suzanne C. [Signature] Town Clerk

CONVEYANCE TAX RECEIVED  
 Local \$ 00 State \$ 00

| <b>152 CHENEY LANE ABUTTERS LIST</b>  |                                      |
|---|--------------------------------------|
| <b>Mailing Address &amp; Name</b>   | <b>Property Location</b>             |
| RICHARD G. MESSIER EST. OF<br>ROBIN M. PEARSON EXEC<br>235 EAST RIVER DR #904<br>EAST HARTFORD CT 06108 | 138 BIRCH BEND RD, 300 BIRCH BEND RD |
| RICHARD G. MESSIER EST. OF<br>ROBIN M. PEARSON EXEC<br>300 BIRCH BEND RD<br>COVENTRY CT 06238-0035      | 146 BIRCH BEND RD                    |
| RICHARD G. MESSIER<br>IRREVOCABLE TRUST<br>300 BIRCH BEND RD<br>COVENTRY CT 06238                       | 256 BIRCH BEND                       |
| ROBIN PEARSON MESSIER<br>300 BIRCH BEND RD<br>COVENTRY CT 06238   | 300 BIRCH BEND RD                    |
| RONALD R. NADEAU<br>2050 BOSTON TPK<br>COVENTRY CT 06238  | 00J-0035-0031A                       |
| STEPHEN L. MINICUCCI<br>CINDY L. HARRIGAN<br>118 CHENEY LN<br>COVENTRY CT 06238                         | 118 CHENEY LANE                      |
| LUXURY LAKE LIFE PROP LLC<br>145 NEW LONDON TPK<br>GLASTONBURY CT 06033                                 | 98 CHENEY LANE                       |
| 94 CHENEY LANE LLC<br>THEODORE A. WRUBEL<br>500 WOODLAND RD<br>STORRS CT 06268                          | 94 CHENEY LANE                       |
| ANTHONY R. HORELIK<br>84 CHENEY LANE<br>COVENTRY, CT 06238  | 84 CHENEY LANE                       |
| SCOTT W. SHELDON<br>CAROLE LYNN SHELDON<br>447 WOODLAND RD<br>STORRS CT 06268                           | 78 CHENEY LANE                       |
| ALLEN L. SEMPREBON<br>PO BOX 539<br>COVENTRY CT 06238   | 72 CHENEY LANE                       |

|   |                  |
|---|------------------|
| DONALD & CYNTHIA GIGUERE<br>2103 MAIN ST<br>COVENTRY CT 06238 | 2103 MAIN STREET |
| ROGER & SHERRY CHAPMAN<br>2097 MAIN ST<br>COVENTRY CT 06238   | 2097 MAIN STREET |