

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 # 120-028

DATE FILED 2/27/2020 FEE PAID \$787 DATE OF HEARING 3/17/2020

PLEASE PRINT OR TYPE

1. <u>190 Troubridge Rd</u>	<u>10</u>	<u>16</u>	<u>7</u>	<u>6R40</u>
PROPERTY LOCATION	MAP	BLOCK	LOT	ZONE
(As Shown on Assessor's Card)				
<u>David J Senn</u>	<u>399 Oak Rd</u>		<u>06238</u>	<u>860-966-8537</u>
OWNER OF PROPERTY (As Shown on Deed)	ADDRESS	ZIP	PHONE#	
<u>David J Senn</u>	<u>399 Oak Rd</u>		<u>06238</u>	<u>860-966-8537</u>
APPLICANT	ADDRESS	ZIP	PHONE#	
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:

Add a deck to house off of slider.

Enclose entryway to house.

4. State appropriate section(s) of the zoning regulations for which your application applies:

Table 4.04A Dimensional requirements - Front yard setback

Section 5.07.04 Extension or Encroachment of Nonconforming Structure

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.

Existing house built outside building envelope. Property is unique as it has two front yard setbacks

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.

2/27/20
DATE

DATE

[Signature]
APPLICANT'S SIGNATURE

[Signature]
OWNER'S SIGNATURE

PIERS

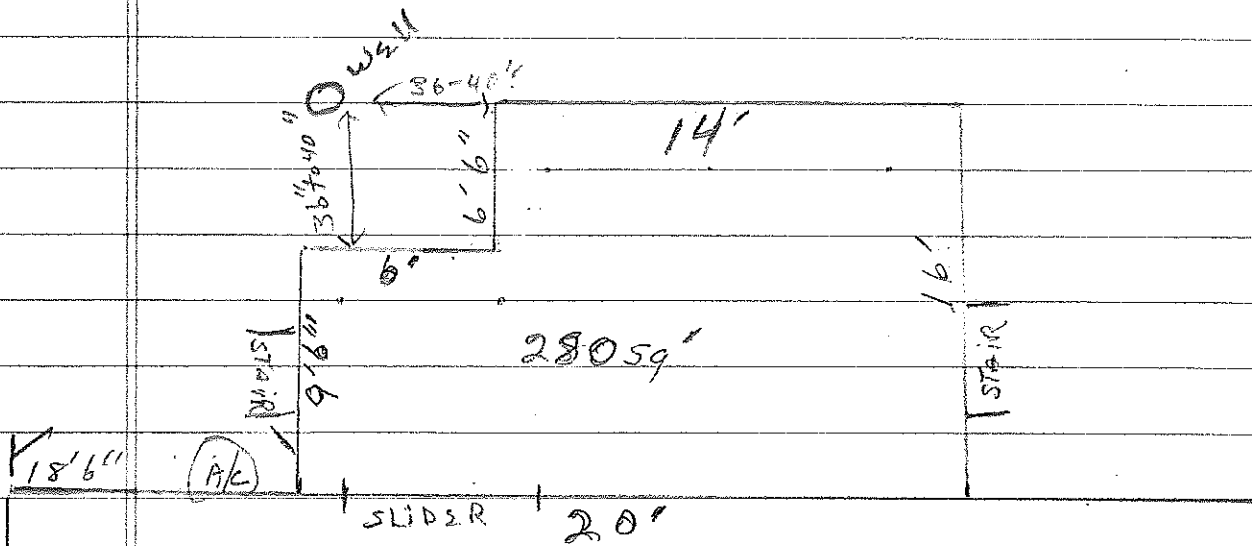
TECHNO POSTS

FRAMING

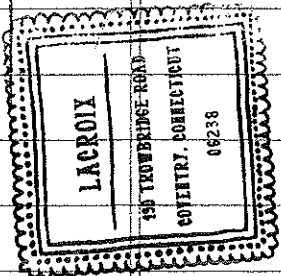
TREATED LUMBER 16" OC LEDGER LOC TO HOUSE,
AND FLASH.

PVC TRIM, TREX DECKING, VINYL RAILING ON 4x4
POSTS.

MATERIAL COST 6,000.—



EXISTING HOUSE
NOT TO SCALE



TOWN OF COVENTRY, CONNECTICUT

Parcel ID	Site Address	Owner Name	Mailing Address	Mailing City	Mailing State	Mailing Zip
016-0023-0001	SOUTH RIVER RD	VON HIRSCHBERG RICHARD F	220 TALCOTT HILL RD	COVENTRY	CT	06238-0000
010-0016-0004	3190 MAIN ST	IHAM LLC	PO BOX 926	COVENTRY	CT	06238-0000
010-0016-0007	190 TROWBRIDGE RD	SENNA, DAVID J	190 TROWBRIDGE RD	COVENTRY	CT	06238-0000
011-0024-0008A	189 TROWBRIDGE RD	JEAN LIONEL G JR + JEAN SALLY	11 AVENUE ONE EXT	SCARBOROUGH	ME	04074-0000
011-0024-0007	73 BARNSBEE LN	LUNG ADAM V +	73 BARNSBEE LN	COVENTRY	CT	06238-0000
016-0022-0001	3159 MAIN ST	MANUELE CARMELO JR	3159 MAIN ST	COVENTRY	CT	06238-0000
011-0024-008B1	175 TROWBRIDGE RD	MORAN BARRY G + MORAN LEANNE	175 TROWBRIDGE RD	COVENTRY	CT	06238-0000
016-0023-0001A	89 SOUTH RIVER RD	SWIFT OWEN M + COURTNEY	89 SOUTH RIVER RD	COVENTRY	CT	06238-0000
011-0024-0008E	181 TROWBRIDGE RD	ANDRADE HECTOR D + JOHNSON WENDY	181 TROWBRIDGE RD	COVENTRY	CT	06238-0000
010-0022-0014B	3251 MAIN ST	SPEAS JANET G + DAMACENO LILIANA	3251 MAIN ST	COVENTRY	CT	06238-0000
016-0022-0014	108 SOUTH RIVER RD	VISNY ROBERT	108 SOUTH RIVER RD	COVENTRY	CT	06238-0000



Property Information

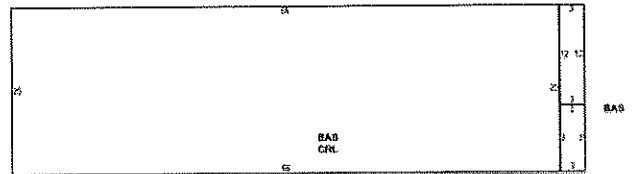
Property Location	190 TROWBRIDGE RD
Owner	SENNA, DAVID J
Co-Owner	
Mailing Address	190 TROWBRIDGE RD COVENTRY CT 06238
Land Use	101 Single Family
Land Class	R
Zoning Code	GR40
Census Tract	

Neighborhood	
Acreage	1.59
Utilities	Septic
Lot Setting/Desc	Level
Fire District	
Book / Page	1265/13
Additional Info	

Photo



Sketch



Primary Construction Details

Year Built	2013
Building Desc.	Single Family
Building Style	Ranch
Building Grade	Average
Stories	1
Occupancy	1.00
Exterior Walls	Vinyl
Exterior Walls 2	NA
Roof Style	Gable
Roof Cover	Asphalt Shingl
Interior Walls	Drywall
Interior Walls 2	NA
Interior Floors 1	Hardwood
Interior Floors 2	NA

Heating Fuel	Gas-Propane Ta
Heating Type	Forced Air
AC Type	Central
Bedrooms	3 Bedrooms
Full Bathrooms	2
Half Bathrooms	0
Extra Fixtures	0
Total Rooms	5
Bath Style	Average
Kitchen Style	Average
Fin Bsmt Area	NA
Rec Rm Area	NA
Bsmt Gar	NA
Fireplaces	NA

(*Industrial / Commercial Details)

Building Use	Residential
Building Condition	A
Sprinkler %	NA
Heat / AC	NA
Frame Type	NA
Baths / Plumbing	NA
Ceiling / Wall	NA
Rooms / Prtns	NA
Wall Height	NA
First Floor Use	NA
Foundation	NA

QUOTE

LYON & BILLARD LUMBER CO.
HOME DESIGN CENTER

1 OF 1

Prices Subject to Change

1272 Farmington Ave
 Berlin, CT 060347

Phone: (860) 505-8749
 Fax: (860) 347-7610

Order # _____
 Vendor PO # 1 _____
 Vendor PO # 2 _____
 Expected Date _____

Customer:	Dan Lacroix			Phone:	
Delivery Address:	TOWN	STATE	ZIP CODE	Cell:	
Job Name:				Date:	2/24/20
e-mail				Del:	
Comments:				Contractor Cell:	
Vendor/Quote		Quote Number		Taken By:	Glenn Young
* SPECIAL ORDER ITEMS ARE NON-RETURNABLE / NON-REFUNDABLE					
QTY	DESCRIPTION			PRICE	TOTAL
2	2x4x8' PT #1			\$4.95	\$ 9.90
7	4x4x8' (Post) PT #1			\$12.75	\$ 89.25
8	2x8x10' PT #1			\$10.55	\$ 84.40
4	2x8x12' PT #1			\$12.55	\$ 50.20
20	2x10x16' PT #1			\$22.40	\$ 448.00
1	1x8x18' L&B PVC Trim Stock -White			\$48.50	\$ 48.50
2	1x10x18' L&B PVC Trim Stock -White			\$61.95	\$ 123.90
1	Cortex Plugs- L&B White (50 lf) 2" Screws			\$25.00	\$ 25.00
1	12'- Trex Select Saddle Decking - Square			\$29.40	\$ 29.40
5	16'- Trex Select Saddle Decking - Square			\$39.20	\$ 196.00
13	16'- Trex Select Saddle Decking - Grooved			\$39.20	\$ 509.60
19	20'- Trex Select Saddle Decking - Grooved			\$49.00	\$ 931.00
5	Hideaway-Universal Style 50 S/F Box			\$29.50	\$ 147.50
1	Trex Cortex Screws & Plugs (100 LF) Trex Cortex Colors			\$63.50	\$ 63.50
13	4x4x38" ColorGuard Post Sleeve			\$17.50	\$ 227.50
13	4x4 ColorGuard New England Cap-White			\$7.50	\$ 97.50
13	4x4 ColorGuard Post Collar-White			\$6.50	\$ 84.50
3	36" x 6' ColorGuard Railing Kit -Classic White			\$107.25	\$ 321.75
4	36" x 8' ColorGuard Railing Kit -Classic White			\$143.50	\$ 574.00
2	36" x 8' ColorGuard STAIR Railing Kit -Classic White			\$150.95	\$ 301.90
2	ColorGuard STAIR Rail Bracket Kit (Classic/Verona/Architectural)			\$29.50	\$ 59.00
2	ColorGuard Straight Rail Bracket Kit (Classic/Verona/Architectural)			\$26.50	\$ 53.00
POSTS, JOIST BRACKETS, SCREWS, NAILS, FINISHING ETC 1200					
Payment Type	Credit Card	Exp. Date	Deposit	Sub Total	\$ 4,475.30
Account #		Sec. Code		Sales Tax	\$ 284.18
Name	Dan Lacroix			Deposit	
Billing Address				Fuel Surcharge	\$ 10.00
City, State, Zip	STATE	ZIP CODE		Total	\$ 4,769.48

ALL ITEMS ARE SPECIAL ORDER AND CAN NOT BE RETURNED!

The purchaser acknowledges that it is his/her responsibility to ensure that the items, quantities, and specifications are correct, comply with building codes, and satisfy the requirements of the job. Once your order is accepted by Lyon &illard and accepted by the manufacturer for production, the order may NOT, under any circumstances be altered or cancelled. DELIVERY LIABILITY: The contractor/homeowner assumes liability for any damage caused by delivering materials and for all expenses incurred (i.e. cost of towing).

All of the above items and terms have been verified and accepted by the undersigned.

Accepted By: _____

Date 2/24/20

TERMINAL POST

1200.-
 5969.48

Receipt # 82527 Instr # 2020-00079



VOL 1266 PG 13
01/14/2020 02:03:14 PM
3 Pages
WARRANTY

Local Tax \$0
State Tax \$0.00

Convey Fee \$0.00
Lori Tollmann, Coventry Town Clerk

Commitment Number: 191096718
Seller's Loan Number: 1216298

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
010 0016 0007

SPECIAL/LIMITED WARRANTY DEED

Exempt: 12 USC 1723(a)(c).

FEDERAL HOME LOAN MORTGAGE CORPORATION, whose mailing address is **5000 Plano Parkway, Carrollton, TX 75010**, hereinafter grantor, for \$170,000.00 (One Hundred Seventy Thousand Dollars and Zero Cents) in consideration paid, grants to **DAVID J. SENNA**, hereinafter grantee, whose tax mailing address is **190 TROWBRIDGE RD., COVENTRY, CT 06238**, the following real property:

A CERTAIN TRIANGULAR PIECE OR PARCEL OF LAND WITH ALL BUILDINGS THEREON AND APPURTENANCES THERETO, FORMERLY KNOWN AS 3160 MAIN STREET, NOW KNOWN AS 190 TROWBRIDGE ROAD AS NOTED ON THE CERTIFICATE OF OCCUPANCY FILED WITH THE TOWN CLERK OF COVENTRY ON MARCH 6, 2014, BEING SITUATED IN THE TOWN OF COVENTRY, COUNTY OF TOLLAND AND STATE OF CONNECTICUT, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: NORTHEASTERLY: BY TROWBRIDGE ROAD; SOUTHERLY: BY CONNECTICUT STATE HIGHWAY ROUTE 31; WESTERLY: BY A CROSSROAD CONNECTICUT TROWBRIDGE ROAD AND CONNECTICUT STATE HIGHWAY ROUTE 31. TAX ID: 010 0016 0007
Property Address is: 190 TROWBRIDGE RD., COVENTRY, CT 06238

Prior instrument reference: **Official Records Book 1256, Page 909**

Executed by the undersigned on November 11th, 2019:

Federal Home Loan Mortgage Corporation

By: ServiceLink, LLC, its Attorney in Fact.

By: *Lauren Helen Pyzoha*

Print Name: Lauren Helen Pyzoha

Its: ASSISTANT VICE PRESIDENT

Signed in our presence:

Jeff Tanquario
(Witness Signature)

Print Name:
Jeff Tanquario

Michelle Celbes
(Witness Signature)

Print Name:
Michelle Columbus

STATE OF Pennsylvania
COUNTY OF Allegheny

The foregoing instrument was acknowledged before me on November 11th, 2019 by Lauren Helen Pyzoha, AVP of ServiceLink, LLC on behalf of Federal Home Loan Mortgage Corporation as its Attorney in Fact, who is personally known to me or has produced MA as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Jill Marie Marshall
Notary Public

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Michelle D. Killion, 998 Farmington Ave., Suite 210, West Hartford, CT 06107; CT Bar Number: 419721.

Commonwealth of Pennsylvania - Notary Seal
Jill Marie Marshall, Notary Public
Allegheny County
My commission expires March 16, 2022
Commission number 1328257
Member, Pennsylvania Association of Notaries