

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 #	<u>20-032</u>
DATE FILED	FEE PAID	DATE OF HEARING
<u>3/2/2020</u>	<u>\$787</u>	<u>3/17/2020</u>

PLEASE PRINT OR TYPE

1. <u>100 ERIC DR</u>	<u>A</u>	<u>28</u>	<u>71</u>	<u>GR 80</u>
PROPERTY LOCATION	MAP	BLOCK	LOT	ZONE
(As Shown on Assessor's Card)				
<u>HIERL DAVID J + HIERL ROSANNA N</u>	<u>100 ERIC DR</u>	<u>06238</u>	<u>860-830-8957</u>	
OWNER OF PROPERTY (As Shown on Deed)	ADDRESS	ZIP	PHONE#	
<u>ROSANNA HIERL</u>	<u>100 ERIC DR</u>	<u>06238</u>	<u>860-830-8957</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:

SINGLE LEVEL ADDITION TO EAST SIDE OF HOME. ADDITION TO
ACCOMMODATE ELDERLY, HANDICAPPED PARENTS.

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

SIDE OF ADDITION WILL ENCRACH INTO THE 20' SIDE YARD SETBACK
BY NO MORE THAN 2 FEET.

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.

DUE TO LOCATION OF SEPTIC TANK IN BACK YARD, THE ONLY FEASIBLE LOCATION FOR ADDITION IS ON THE SIDE OF THE MAIN HOUSE. DUE TO THE GRADE OF THE PROPERTY, THE EAST SIDE IS ONLY LOCATION FOR SINGLE LEVEL ADDITION WITH EASE OF ACCESS FOR HANDICAPPED ELDERLY. THERE IS INSUFFICIENT SPACE FROM EXISTING HOME TO SETBACK FOR PROPERLY SIZED ROOMS FOR HANDICAPPED MOBILITY IN ADDITION

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.

3/2/2020
DATE

DATE

Rosanna A. Hiel
APPLICANT'S SIGNATURE
Rosanna A. Hiel
OWNER'S SIGNATURE

B100 with Glenn ✓

Revised 04/2018

+ 763.00
+ 7.50
13
773.50

copies of plan,
surveyor
& deed for
council members

Pd. ck # 1007



Property Information

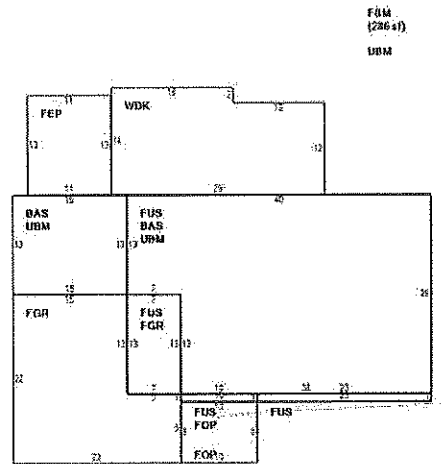
Property Location	100 ERIC DR
Owner	HIERL DAVID J +
Co-Owner	HIERL ROSANNA N
Mailing Address	100 ERIC DR COVENTRY CT 06238
Land Use	101 Single Family
Land Class	R
Zoning Code	GR80
Census Tract	

Neighborhood	
Acreage	1.02
Utilities	Well, General Water
Lot Setting/Desc	Rolling
Fire District	
Book / Page	1254/0602
Additional Info	

Photo



Sketch



Primary Construction Details

Year Built	1970
Building Desc.	Single Family
Building Style	Colonial
Building Grade	Avg +
Stories	2
Occupancy	1.00
Exterior Walls	Vinyl
Exterior Walls 2	Brick Veneer
Roof Style	Gable
Roof Cover	Asphalt Shingl
Interior Walls	Panel
Interior Walls 2	Drywall
Interior Floors 1	Hardwood
Interior Floors 2	Carpet

Heating Fuel	Oil
Heating Type	Hot Water
AC Type	None/partial
Bedrooms	4 Bedrooms
Full Bathrooms	2
Half Bathrooms	1
Extra Fixtures	0
Total Rooms	8
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	G
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

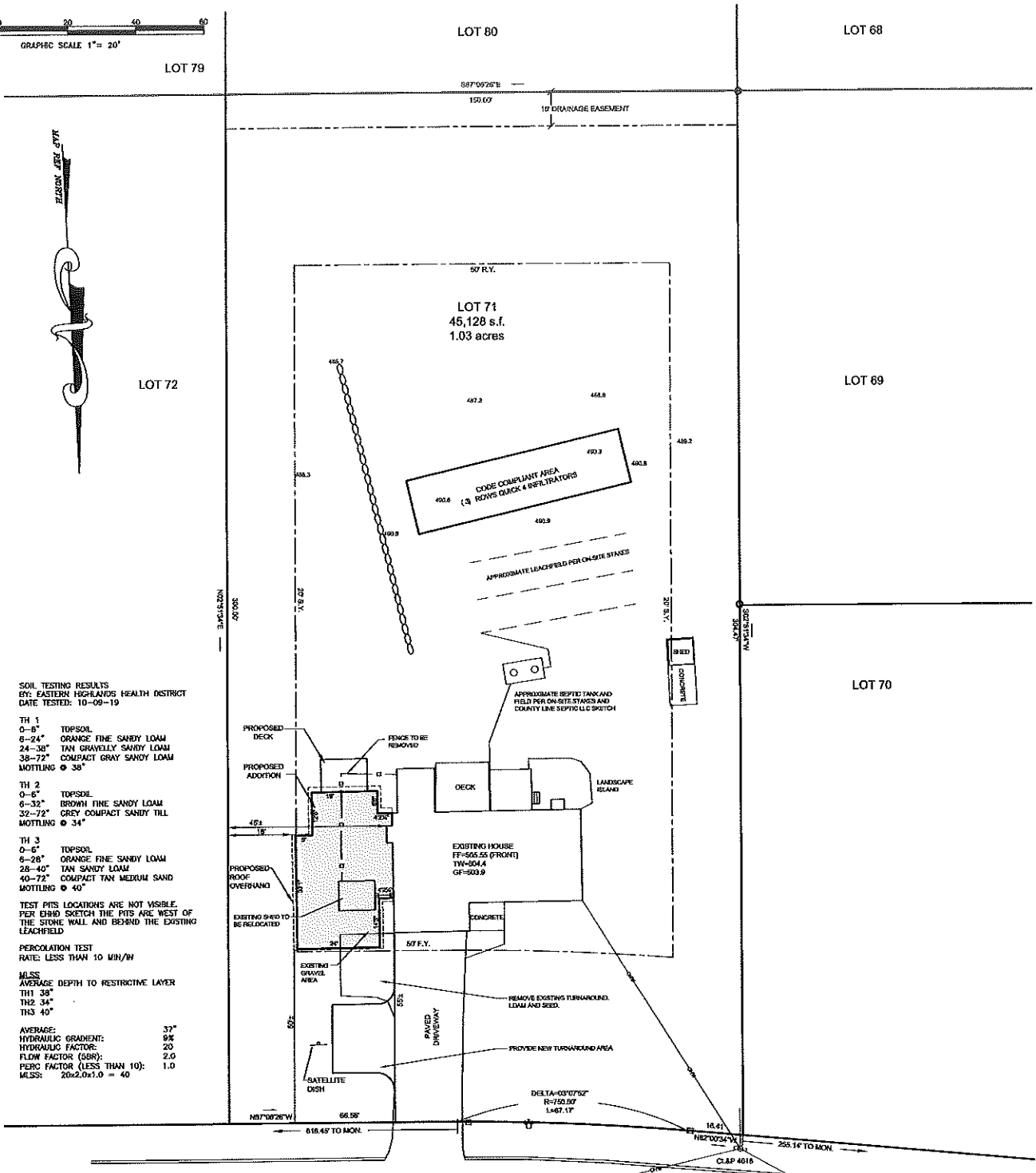
ABUTTERS FOR

100 ERIC DRIVE

MAP A /BLOCK 28 /LOT 71

Send Notice to Abutting Landowners – Certified Mail w/ Return Receipt on _____
 ATTACH COPY OF ASSESSOR'S MAP WITH THIS FORM AND SUBMIT TO ZONING

	Map/Block/Lot	Street Address	Owner	Mailing/Street Address	Town	Zip	Date Sent Certified	Green Card Back
1	70	9 HERBERT DR	Daniel + Lisa Levesque	9 HERBERT DR	COVENTRY	06238		
2	69	25 HERBERT DR	Gregory + Beth Hassett	25 Herbert Dr				
3	68	39 HERBERT DR	Katherine Bryant	39 Herbert Dr				
4	80	139 GERALDINE DR	Davis + Jennifer Broderick	139 Geraldine Dr.				
5	79	151 GERALDINE DR	Estate of Fred Simons + Alice Simons	151 Burnhams Dr				
6	72	112 ERIC DR	Josanne Hubbell	112 Eric Dr.				
7	15	117 ERIC DR	Phyllis Cwikla	117 Eric Dr.				
8	14	101 ERIC DR	Peter Arzenati	101 Eric Dr.				



SOIL TESTING RESULTS
 BY: EASTERN HIGHLANDS HEALTH DISTRICT
 DATE TESTED: 10-09-19

- TH 1**
 0-6" TOPSOIL
 6-24" ORANGE FINE SANDY LOAM
 24-30" TAN GRAVELLY SANDY LOAM
 30-72" COMPACT GRAY SANDY LOAM
 MOTTLING @ 30"
- TH 2**
 0-6" TOPSOIL
 6-32" BROWN FINE SANDY LOAM
 32-72" GREY COMPACT SANDY TILL
 MOTTLING @ 34"
- TH 3**
 0-6" TOPSOIL
 6-28" ORANGE FINE SANDY LOAM
 28-40" TAN SANDY LOAM
 40-72" COMPACT TAN MEDIUM SAND
 MOTTLING @ 40"

TEST PITS LOCATIONS ARE NOT VISIBLE
 PER ERND SKETCH THE PITS ARE WEST OF
 THE STONE WALL AND BEHIND THE EXISTING
 LEACHFIELD

PERCOLATION TEST
 RATE: LESS THAN 10 MH/W

MLSS
 AVERAGE DEPTH TO RESTRICTIVE LAYER
 TH1 38"
 TH2 34"
 TH3 40"

AVERAGE HYDRAULIC GRADIENT: 37"
 HYDRAULIC FACTOR: 9%
 FLOW FACTOR (58R): 2.0
 PERC FACTOR (LESS THAN 10): 1.0
 MLSS: 20x2.0x1.0 = 40

NOTES:

- THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20. THIS IS A GENERAL LOCATION SURVEY AND A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS B AND TOPOGRAPHIC ACCURACY CLASS T-2. THE PURPOSE OF THIS PLAN IS TO DEPICT THE LOCATION OF THE PROPOSED HOUSE ADDITION TO DEMONSTRATE ZONING COMPLIANCE.
- MAP REFERENCE:
 A COVENTRY HILLS OWNER & DEVELOPER DAVID J. WEBSTER COVENTRY, CONN. BY MESSON & INYPA CIVIL ENGINEERS GLASTONBURY, CONN. SCALE: 1"=50', DATE: 5-21-85, MAP NO. 339-64-1C, SHEET 2 OF 4.
- BEARINGS DEPICTED ON THIS PLAN ARE BASED ON THE SURVEY REFERENCED IN NOTE 2.A.
- THIS PROPERTY IS LOCATED IN THE GENERAL RESIDENCE ZONE 80.

I HEREBY DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

LEGEND

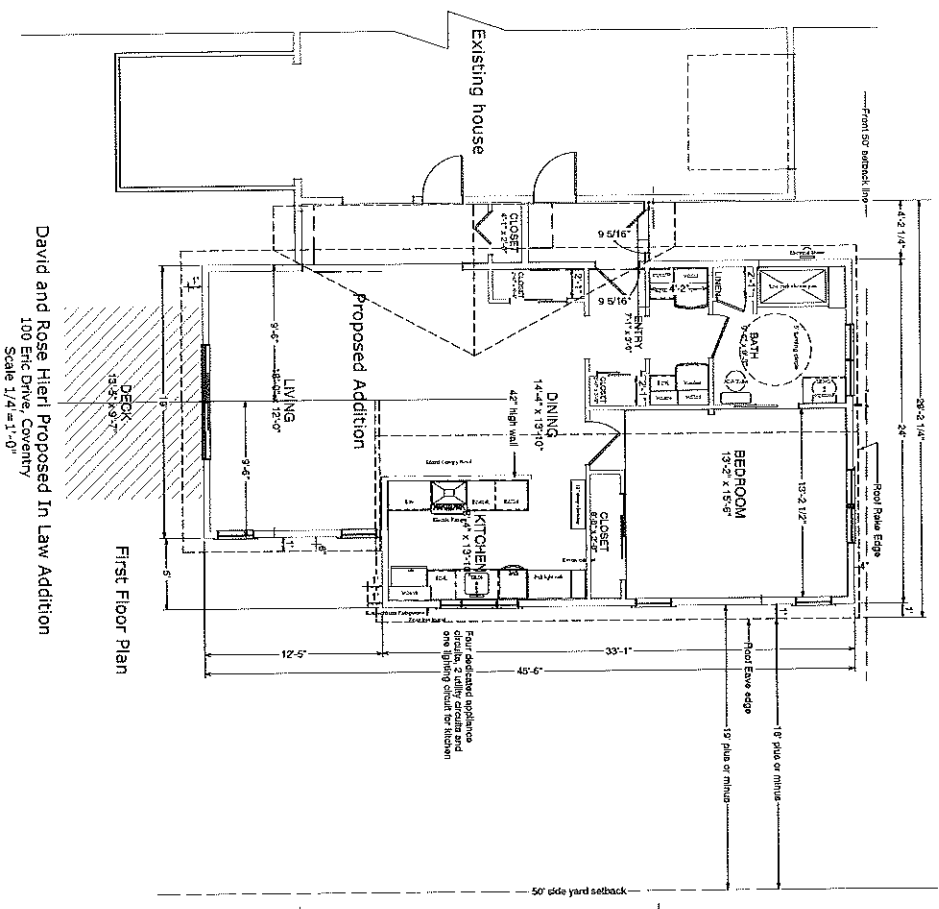
- PROPERTY LINE
- - - ZONING SETBACK
- IRON PIN FOUND
- CONCRETE MONUMENT FOUND
- - - EXISTING SEPTIC PER TIES
- OVERHEAD WIRES
- 490.8 EXISTING ELEVATION

G:\Projects\10857\02-12-2020\Hiel 100 Eric Drive.dwg 10/8/20 10:57 AM

Eric R. Peterson
 ERIC R. PETERSON

L.S. 23430
 REGISTRATION NO.

GENERAL LOCATION SURVEY PREPARED FOR ROSE HIERL 100 ERIC DRIVE COVENTRY, CONNECTICUT GARDNER & PETERSON ASSOCIATES, LLC 178 HARTFORD TURNPIKE TOLLAND, CONNECTICUT PROFESSIONAL ENGINEERS LAND SURVEYORS				
REVISIONS				
BY	SCALE	DATE	SHEET NO.	MAP NO.
M.A.P.	1"=20'	02-12-2020	1 OF 1	10857



David and Rose Hierl Proposed In Law Addition
 100 Eric Drive, Coventry
 Scale 1/4" = 1'-0"

First Floor Plan

Receipt # 74475 Instr # 2018-00559



VOL 1254 PG 602

04/11/2018 01:57:42 PM

5 Pages

QUIT CLAIM DEED

Local Tax \$0
State Tax \$0.00

Convey Fee \$0.00
Lori Tolfmann, Coventry Town Clerk

Commitment Number: 23484079

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
A /28/71

QUITCLAIM DEED

Exempt: Section 12-498(10): This deed is exempt from transfer tax pursuant to Connecticut Code Section 12-498(10) because the consideration for this deed is less than \$2000

Anton Hierl and Carol Hierl, a married couple, whose mailing address is 76 Robbins Road, Branchburg, NJ 08876, and David J Hierl, A/K/A David Hierl, married, whose mailing address is 100 Eric Drive, Coventry, CT 06238, hereinafter grantors, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to David J Hierl and Rosanna N Hierl, a married couple, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is 100 Eric Drive, Coventry, CT 06238, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

A certain piece or parcel of land with the buildings thereon, situated on the southerly side of Eric Drive in the Town of Coventry, County of Tolland and State of Connecticut and being shown as Lot No. 71 on a map entitled, "Subdivision Plan, Coventry Hills, owner & developer David J. Webster, Coventry, Conn., Megson & Hyypa, Civil Engineers, Glastonbury, Conn., Scale 1" = 50', date 5-21-65, Sheet 2 of 4 sheets," which map is on file in the Coventry Town Clerk's Office, to which reference is hereby had, said property being more particularly bounded and described as follows, to wit:

NORTHERLY: By Eric Drive, one hundred fifty and 16/100 (150.16) feet;

EASTERLY: By Lot No. 72 on said map, three hundred (300) feet;

Executed by the undersigned on March 9, 2018:

Carol Hierl
Carol Hierl

Signed in our presence:

[Signature]
(Witness Signature)

Vicki L. Hughes
(Witness Signature)

Print Name:
James Hierl

Print Name:
Vicki L. Hughes

STATE OF New Jersey
COUNTY OF Somerset

The foregoing instrument was acknowledged before me on March 9, 2018 by Carol Hierl who is personally known to me or has produced NJ Drivers Lic 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.

Vicki L. Hughes
Notary Public

VICKI L. HUGHES
NOTARY PUBLIC OF NEW JERSEY
Comm. # 50034432
My Commission Expires 3/14/2021

Executed by the undersigned on March 21, 2018:

DJI AKA DJH

David J Hierl, A/K/A David Hierl

Signed in our presence:

[Signature]
(Witness Signature)

[Signature]
(Witness Signature)

Print Name:

PATRICIA A. Nagy

Print Name:

JOSEPH J. NAGY

STATE OF Connecticut
COUNTY OF TOLLAND

The foregoing instrument was acknowledged before me on March 21, 2018 by **David J Hierl, A/K/A David Hierl** who is personally known to me or has produced CT Driver's License 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.

[Signature]
Notary Public PATRICIA A. NAGY

PATRICIA A. NAGY
NOTARY PUBLIC
State of Connecticut
My Commission Expires
July 31, 2020

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 102, West Hartford, CT 06107; CT Bar Number: 419721.

