

**COVENTRY ZONING BOARD OF APPEALS
MINUTES
REGULAR MEETING OF TUESDAY, MAY 19, 2020**

CALL TO ORDER:

By: Rossignol

Time: 7:02 p.m.

Place: Virtual

ROLL CALL:

		PRESENT	ABSENT
REGULAR MEMBERS:	Elizabeth Bauer, Secretary		X
	Monika Debowska	X	
	Frank Infante	X	
	Courtney Rossignol, Chairperson	X	
	Claire Twerdy, Vice Chairperson		X
ALTERNATE MEMBERS:	Thomas Boudreau	X	
	Mike Gerrity	X	
	Valdis Vinkels		X
STAFF:	Mark Landolina, ZEO	X	

Boudreau and Gerrity were seated.

READING OF LEGAL NOTICE(S):

Boudreau read the legal notice into the record.

EXPLANATION OF PROCEDURES

Rossignol, Chairperson, explained the procedures to the public.

Staff explained the procedures for this web-based call.

PUBLIC HEARINGS:

1. **#20-05Z – Application of Walter and Mary LaPointe, requesting a variance of Section 5.07.04 Expansion or Enlargement of Nonconforming Structures to build a second story bathroom addition on a pre-existing nonconforming dwelling within the side year setback at 131 Lake Road, Coventry CT 06238 (Assessor’s Map i, Block H1, Lot 2) LR Zone**

Mary and Walter LaPointe were present. Ms. LaPointe explained they are requesting to build a second-floor bathroom over the first-floor bathroom that protrudes out from the main building. The house was built before zoning regulations. The footprint will not change. There is 502 sq. feet on the first floor and 288 sq. feet on the second floor. This is the only choice for the second-floor bathroom location.

Infante asked if the foundation of the original bathroom is adequate to hold a second floor. Ms. LaPointe answered it does have a full cement foundation under the bathroom on the first floor.

Boudreau asked if the LaPointes are looking to expand into a dormer or stay within the existing confines. The LaPointes explained there is a landing on the second floor with a window; that window will become the doorway into the bathroom. They will stay in the confines by going straight up. The roof will be removed from the first-floor bathroom and the new roof will have the same pitch as the house.

Staff asked if the applicant stated the hardship? Rossignol heard that the building predates zoning and is a non-conforming small lot. Infante added there is also the safety reason to have not to go up and down stairs to use the bathroom.

Audience of Citizens:

None

The hearing is closed.

Motion: I move the Coventry Zoning Board of Appeals approve application #20-05Z of Walter and Mary Lapointe, requesting a variance of *Section 5.07.04 Expansion or Enlargement of Nonconforming Structures* to build a second story bathroom addition on a pre-existing nonconforming dwelling encroaching within the side yard setback at 131 Lake Road, Coventry CT 06238 (Assessor’s Map I, Block H1, Lot 2) LR Zone.

The hardship being: The property is a pre-existing non-conforming dwelling and it is the only space available for the additional bathroom.

By: Boudreau

Seconded: Infante

For: Infante, Debowska, Rossignol, Boudreau, Gerrity

Against: None

Abstain: None

The motion passes.

Mary Lapointe has the receipts and the affidavit of the sign posting.

NEW BUSINESS/DISCUSSION

1. Approval of April 21, 2020, Regular Meeting

Motion: Move the Coventry Zoning Board of Appeals approve the minutes of the April 21, 2020, Regular Meeting minutes.

By: Boudreau

Seconded: Infante

For: Infante, Rossignol, Debowska, Boudreau, Gerrity

Against: None

Abstain: None

ADJOURNMENT:

Motion: Move to adjourn at 7:23 p.m.

By: Infante

Seconded: Boudreau

For: Gerrity, Infante, Debowska, Rossignol, Boudreau

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.