



ZBA-25-15

ZBA Application

Status: Active

Submitted On: 9/12/2025

Primary Location

44 PINE LAKE DR
Coventry, CT 06238

Owner

GAMM, MELISSA
217 MAGEE DR HAMDEN, CT
06514

Applicant

Melissa Gamm
 203-641-6277
 ctduke1@msn.com
 217 Magee Drive
Hamden, CT 06514

Additional Applicant Info: Please note that "?" bubbles throughout the application provide additional helpful information when hovered over.

Applicant Type*

Owner

Application Information

Type of Application:*

A variance in the application of the zoning regulations is requested

Applicable Section of Regulation

Section 4.04 Dimensional Requirements

Application Recieved

10/21/2025

Hearing Date

11/18/2025

Hearing End Date

—

Hearing Time

7:00 pm

Total Votes

Yes Votes

🔒 Abstained

🔒 No Votes

—

🔒 Location

Town Hall Annex

🔒 Town Address [?]

1712 Main Street, Coventry, CT 06238

🔒 Advertising Date

11/06/2025

🔒 Second Advertising Date

11/13/2025

🔒 Notice Date

—

🔒 Commission Decision

—

🔒 Conditions of Approval: [?]

IF variance, activity being applied for:*

Non-Conforming Lot Line Modification

Detail of the specific, land-based hardship with respect to the zoning regulations. Upload a file below if necessary.*



During a recent survey done on my neighbor's property (66 Pine Lake Drive), it was discovered that the property line infringes on the back and side yard of the my property (44 Pine Lake Drive). We (both properties) would like to adjust this line slightly away from my house (44 Pine Lake) over the existing driveway into the 66 Pine Lake property. Both lots are non-conforming and this change requires a variance.

Per Andrew Bushnell -

The current square footage of 44 Pine Lake Drive is 7,948 sq ft + or -, or .18 acres. The proposed square feet is 9,194. This is an adjustment of 1,246 sq ft, or .03 acres.

The current square footage of 66 Pine Lake Drive is 31,806 sq ft + or -, or .73 acres. The proposed square feet is 30,560.

If you wish to upload a file regarding hardship:



No File Uploaded

Comment

Property Info

Map Block Lot M/B/L

Building Type or Project Type

Site Plan Review

Zone *

Occupancy Type*

LR

Residential

Development Title 

 ViewPermit PIN 

Briefly describe the proposed project and/or activity.* 

Lot Line Modification

 Comments

Additional Project Info

Existing Gross Sqft

—

Structure Size (Proposed Gross Sqft)

—

Existing Parking Spaces

—

Proposed Parking Spaces

—

Total Acreage / Sqft 

—

Linear Feet

—

Disturbed Acres

—

Is Property Located in Groundwater Protection District?

 Extension Date

—

Legal Notices

Notifying abutting property owners using return-receipt mail is a requirement. Please indicate below if you need the mailing addresses provided to you:*

Yes, I need abutting property owner mailing addresses

Posting a Public Hearing sign on each street frontage is a requirement. Please indicate below if you need a sign from the town hall (\$3.00 per sign):*

Yes, I need a Public Hearing sign(s) from the town hall

I am aware that there is a non-refundable \$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 the application is submitted.



Engineer Information: please enter if applicable

Company Name*	Engineer Name*
Bushnell Associates	Andrew Bushnell
Address: Street, City, State, Zip*	Phone Number*
563 Woodbridge Rd Manchester, CT 06042	860-643-7875
Registration #	Insurance Expiration
	—
Email*	
abushnell@bushnellassociatesllc.com	

Administrative

 #of pages \$0.50/pg copies

—

 #of pages \$7/pg copies

—

 # of Signs*

1

 # of Legal Notices

3

Consultant Reviews and Inspections

 #of Hours for Engineering Consultant Review 

—

 #of Hours for Wetlands Consultant Review 

—

 #of Hours for Town's Legal Counsel 

—

 # of Inspections for Erosion and Sediment Control Measures

—

Acknowledgments

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.*



I HEREBY ACKNOWLEDGE AND CERTIFY THAT I'M PERSONALLY FAMILIAR WITH ALL THE INFORMATION PROVIDED IN THIS APPLICATION AND THAT ALL STATEMENTS AND REPRESENTATIONS MADE ARE TRUE TO THE BEST OF MY KNOWLEDGE. I FURTHER CERTIFY THAT I AM AWARE OF THE PENALTIES FOR OBTAINING A PERMIT THROUGH DECEPTION OR THROUGH INACCURATE OR MISLEADING INFORMATION.*



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.*



I agree that my electronic signature below is equivalent to a handwritten signature and is binding for all purposes related to this transaction.*

 **Melissa D. Gamm**

Sep 12, 2025

SURVEY NOTES:

1.) THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT", AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. ON AUGUST 29, 2019. IT IS A LIMITED PROPERTY ZONING LOCATION SURVEY MAP. THE EXISTING BOUNDARY LINES ARE A RESURVEY AND THE PROPOSED LOT LINE IS AN ORIGINAL SURVEY CONFORMING TO HORIZONTAL SURVEY ACCURACY CLASS A-2. THE INTENT OF THIS MAP IS TO DEPICT THE PROPOSED LOT LINE MODIFICATION SHOWN WITH RESPECT TO THE APPLICABLE MUNICIPAL OR STATUTORY REQUIREMENTS.

2.) PROPERTIES ARE LOCATED IN A LAKE RESIDENTIAL ZONE.

3.) BEARINGS DEPICTED ARE BASED ON NAD 1983 DATUM.

4. THE SURVEY MAP MADE BY HALLISEY & HEBERT ENTITLED "PROPERTY SURVEY FOR ROLAND S. & THERESE S. VIOLETTE 66 PINE LAKE DRIVE COVENTRY, CONNECTICUT MAY 2, 1984" REFERENCED IN THE CURRENT DEED FOR 66 PINE LAKE DRIVE (VOLUME 1285 PAGE 287) WAS NOT FOUND FILED ON THE TOWN OF COVENTRY LAND RECORDS. THE SURVEYOR WHO PREPARED THE MAP HAS SINCE CEASED OPERATIONS.

MAP REFERENCES:

1.) BOUNDARY SURVEY - PREPARED FOR - PINE LAKE COMMUNITY CLUB INC. PINE LAKE DRIVE - RIGHT OF WAY COVENTRY CONNECTICUT JOB NO.: 2010-002 FILE NO.: PL 10002 SWS SHEET NO.: 3 OF 3 SCALE: 1"=40' BY: ROBIN H. DATE: MAY 26, 2010 ROB HELLSTROM LAND SURVEYING 32 MAIN STREET HEBRON, CT. (860) 228-9853 (860) 228-1360 (FAX) ROBLS1949@SBCGLOBAL.NET P.O. BOX 487 COLUMBIA, CT. 06237-0487 REVISED TO 5-22-14

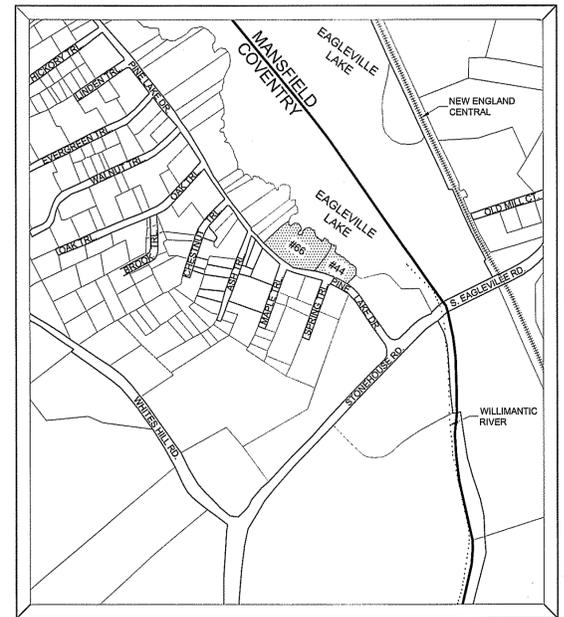
2.) PROPERTY SURVEYED TOE NORMAN P. & CATHERINE CARTER PINE LAKE DRIVE COVENTRY, CONN BEING LOTS NO 5,6,7,8,9,10,11,12,13,14,15,16 ON MAP PROPERTY OF PINE LAKE SHORES EAGLEVILLE - COVENTRY, CONN. JULY 29, 1929 SCALE 1"=100' J.D. WILLIAMS CIVIL ENGR. SUPERCEDES MAPS DATED DEC. 1928, FEB. 1929 SCALE 1"=20' OCTOBER 13, 1959 HAYDEN L. GRISWOLD C.E.

3.) PROPERTY OF - PINE LAKE SHORES - INCORPORATED EAGLEVILLE - COVENTRY - CONN. JULY 29, 1929 SCALE 1"=100' J.D. WILLIAMS CIVIL ENGR. SUPERCEDES MAPS DATED DEC 1928 AND FEB. 1929

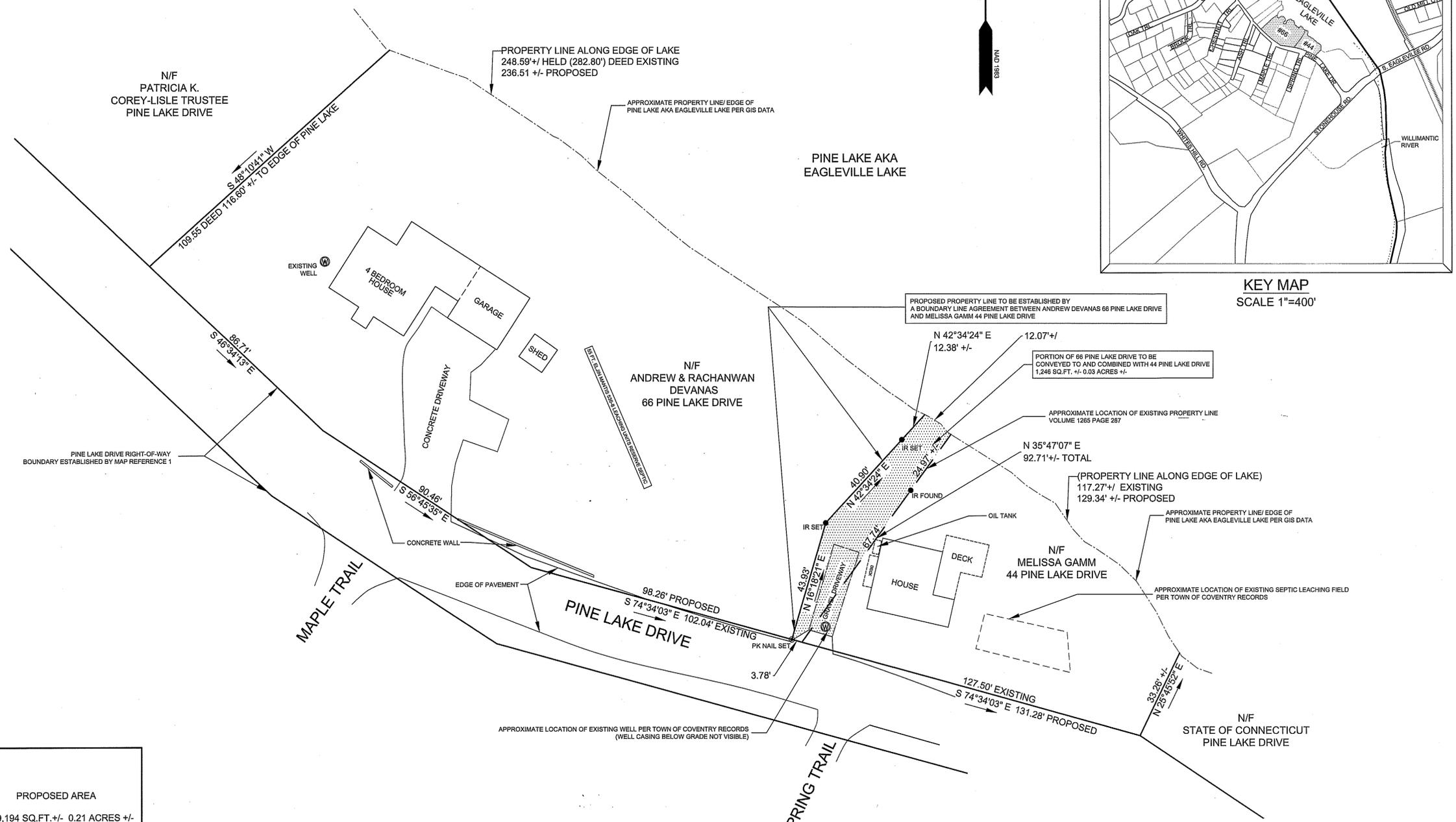
4.) MAP PREPARED FOR STEPHEN AND RACHEL O'DONNELL PINE LAKE DRIVE, COVENTRY, CONN. SCALE 1"=20' DATE: 8-15-77 DRAWN BY: R.H. A.BOWEN DAVIES AND CO. GLASTONBURY-CONNECTICUT DEGREE OF ACCURACY A-2 DRAWING NUMBER 7-32-47

5.) STATE OF CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION DAN W. LURKIN COMMISSIONER WILLIMANTIC RIVER CHANNEL ENCROACHMENT LINES COVENTRY, MANSFIELD CONNECTICUT DEGAN & KROOPPER CONSULTING ENGINEERS BOSTON-HARTFORD PROJECT W-133 DWG NO. 9 OF 21 DATE MARCH 1971

6.) PLAN PREPARED FOR ANDREW DEVANAS 66 PINE LAKE DRIVE COVENTRY, CT. LOT LINE MODIFICATION PLAN SCALE: 1"=20' DATE: 8/28/2023 FILE NO. 2023-80 SHEET 1 OF 2 BUSHNELL ASSOCIATES LLC. CIVIL ENGINEERING AND LAND SURVEYING 563 WOODBRIDGE STREET MANCHESTER, CT. 06042 860-643-7875 REVISIONS: 6/12/2024



KEY MAP
SCALE 1"=400'

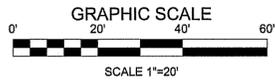


LOT AREA TABLE:
LR ZONE MINIMUM REQUIRED LOT AREA: 40,000 SQ.FT.

	EXISTING AREA	PROPOSED AREA
44 PINE LAKE DRIVE	7,948 SQ.FT. +/- 0.18 ACRES +/-	9,194 SQ.FT. +/- 0.21 ACRES +/-
66 PINE LAKE DRIVE	31,806 SQ.FT. +/- 0.73 ACRES +/-	30,560 SQ.FT. +/- 0.70 ACRES +/-

LEGEND

- IR EXISTING IRON ROD
- IP EXISTING IRON PIPE
- PK EXISTING PK MAGNETIC NAIL



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

ANDREW F. BUSHNELL, P.E. L.S. 24591
THIS MAP IS NOT VALID UNLESS IT BEARS THE EMBOSSED SEAL OF THE LICENSED LAND SURVEYOR WHOSE REGISTRATION NUMBER AND SIGNATURE APPEAR ABOVE.

UTILITIES SHOWN ON THIS MAP WERE DERIVED FROM FIELD LOCATIONS AND EXISTING MAPPING CONTRACTOR TO VERIFY LOCATIONS AND DEPTH IN THE FIELD PRIOR THE START OF ANY CONSTRUCTION. "CALL BEFORE YOU DIG (1-800-922-4455)."

PLAN PREPARED FOR			
MELISSA GAMM & ANDREW DEVANAS			
44&66 PINE LAKE DRIVE		COVENTRY, CT.	
LOT LINE MODIFICATION PLAN			
SCALE: 1"=20'	DATE: 8/2/2024	FILE NO. 2023-80	SHEET: 1 OF 1
BUSHNELL ASSOCIATES LLC.			
CIVIL ENGINEERING AND LAND SURVEYING			
563 WOODBRIDGE STREET		MANCHESTER, CT. 06042	
860-643-7875			
REVISIONS: 8/7/2024, 9/18/2025			

