



ZBA-25-16

ZBA Application

Status: Active

Submitted On: 9/26/2025

Primary Location

0 ROSS AVE

Coventry, CT 06238

Owner

HANSEN MARY ANN MELLOR

74 AVERY SHORES

COVENTRY, CT 06238

Applicant

Kai Anderson

+1 860-328-5518

kai-
anderson@hotmail.com

89 clinton st
glastonbury, ct 06033

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

Applicant Type*

Contractor

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**

—

 **Second Advertising Date**

—

 **Notice Date**

—

 **Commission Decision**

—

 **Conditions of Approval:** 

IF variance, activity being applied for:*

Other

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

we are looking to build a house on this property and fall short of the 40,000 sq requirement. This property was sold this size to my client and has no more land available.

If you wish to upload a file regarding hardship:



25-158_Ross_Ave_SCAN_9-19-25.pdf

 **Comment**

Property Info

Map Block Lot M/B/L 

36-4-12 Ross

Building Type or Project Type

Single Family

Zone * 

LR

Occupancy Type*

Residential

Development Title 

 **ViewPermit PIN** 

Briefly describe the proposed project and/or activity.* 

we are looking to build a house on this plot

 **Comments**

Additional Project Info

Existing Gross Sqft

35487

Structure Size (Proposed Gross Sqft)

2200

Existing Parking Spaces

—

Proposed Parking Spaces

—

Total Acreage / Sqft 

35487

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:*

No, I have the 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.

Administrative

 #of pages \$0.50/pg copies

—

 #of pages \$7/pg copies

—

 # of Signs*

2

 # 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.*

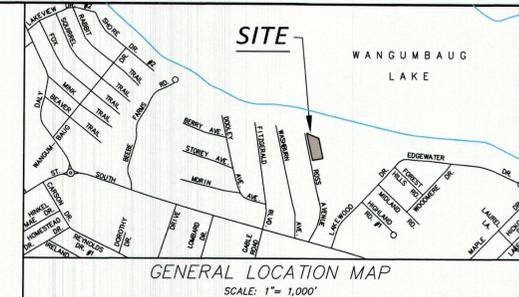
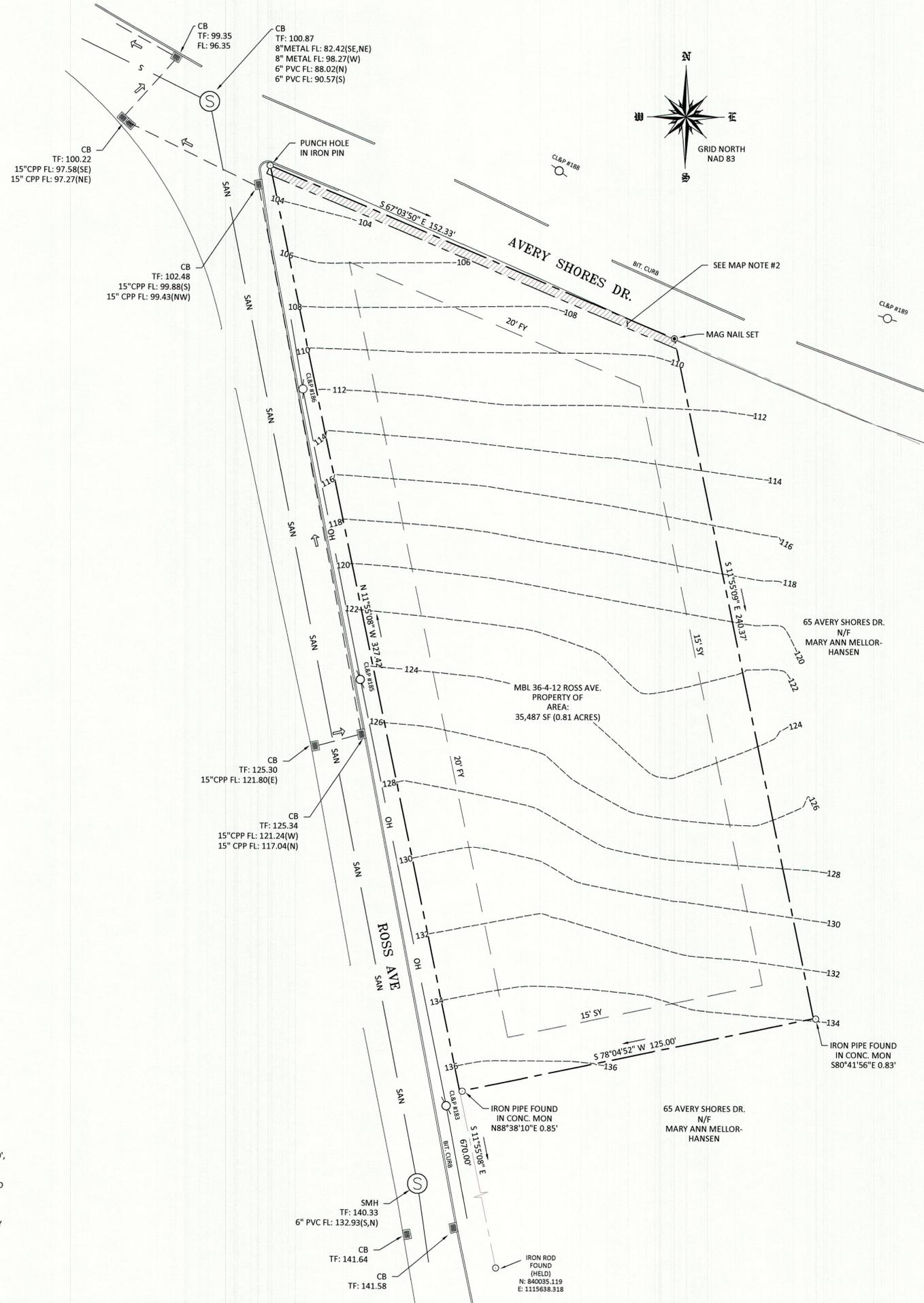


I agree that my electronic signature below is equivalent to a handwritten signature and is binding for all purposes related to this transaction.*

 **Kai Anderson**
Sep 26, 2025

LEGEND

- PROPERTY LINE
- - - - - SETBACK LINES: PER ZONE LR
- - - - - LIMIT OF EASEMENT
- SAN SAN SAN SANITARY SEWER MAIN
- - - - - 100 EXISTING CONTOUR
- OH OH OH OVERHEAD POWER
- MAG NAIL SET
- IRON PIN, PIPE OR ROD FOUND
- UTILITY POLE



MAP STANDARD NOTES:

- THIS SURVEY (OR MAP) HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.

TYPE OF SURVEY: PROPERTY SURVEY
 BOUNDARY DETERMINATION CATEGORY: RESURVEY
 HORIZONTAL ACCURACY CLASS: A-2
 TOPOGRAPHIC ACCURACY CLASS: T-2
 HORIZONTAL DATUM: NAD 83
 VERTICAL DATUM: ASSUMED

- A PERMANENT EASEMENT (HATCHED AREA) TO CONSTRUCT, REPAIR, OR REPLACE IN FAVOR OF THE TOWN OF COVENTRY AS RECORDED IN DEED RECORD VOL. 1305, PAGE 384.

- MAP REFERENCES:**
- "TOWN OF COVENTRY RIGHT-OF-WAY AND EASEMENT MAP GERALD PARK COVENTRY LAKE SEWER EXPANSION PROJECT CONTRACT 3B COVENTRY, CONNECTICUT", SHEETS: 3 & 4 OF 4, SCALE: 1"= 40', DATE: 3/19/03, BY: FUSS & O'NEILL, INC., CONSULTING ENGINEERS, MANCHESTER, CONNECTICUT
 - "TOWN OF COVENTRY RIGHT-OF-WAY AND EASEMENT MAP AVERY SHORES DRIVE COVENTRY LAKE SEWER EXPANSION PROJECT CONTRACT 3B COVENTRY CONNECTICUT", SHEET 1 OF 2, SCALE: 1"= 40', DATE: 9/23/03, BY: FUSS & O'NEILL INC, CONSULTING ENGINEERS, MANCHESTER CONNECTICUT
 - "MAP OF GERALD PARK AND VICINITY LAKE WANGUMBAUG SO. COVENTRY, CONN. BY J.H. FITZGERALD C.E., SCALE: 100' TO 1".
 - "PROPERTY BOUNDARY SURVEY PREPARED FOR ALINA BOGUSZEWSKA 42 ROSS AVENUE COVENTRY, CONNECTICUT", SCALE: 1"= 20', DATE: JUNE 26, 2002, REVISED MARCH 28, 2003, BY: JAMES W. SHEEHY L.S. WETHERSFIELD, CT.
 - "PLAN PREPARED FOR SHARON & GAIL POWERS AVERY SHORES/ROSS AVE COVENTRY, CT, LIMITED PROPERTY / IMPROVEMENT LOCATION SURVEY", SCALE: 1"= 20', DATE: 9/20/2023, SHEET: 1 OF 2, BY: BUSHNELL ASSOCIATES, LLC. MANCHESTER, CT.

ROB HELSTROM
LAND SURVEYING LLC
 61 MAIN STREET-SUITE G
 HEBRON, CONNECTICUT
 (860)-228-9853

Mailng Address:
 P.O. BOX 378
 HEBRON, CT 06248
 www.rhlsct.com
 Email: helstromsurveying@yahoo.com

PROPERTY SURVEY
 - PREPARED FOR -
KAI ANDERSON
 MBL 36-4-12 ROSS AVENUE

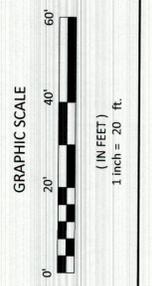
COVENTRY
 SHEET NO.: 1 OF 1
 BY: AGS
 DATE: AUGUST 5, 2025

CONNECTICUT
 JOB NO.: 25-158
 FILE NO.: 25-158_ROSS_AVE

ALL RIGHTS RESERVED.
 ANY REPRODUCTION, POSSESSION OR USE OF THIS DRAWING OR ANY PART THEREOF WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR INDICATED BELOW IS PROHIBITED.
 THIS DRAWING IS THE PROPERTY OF THE SURVEYOR AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

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

ROBERT W. HELSTROM, L.L.S. #13626



NO.	DATE	DESCRIPTION

REVISIONS