



### ZBA-25-18

ZBA Application

Status: Active

Submitted On: 10/27/2025

### Primary Location

89 FLANDERS RD  
Coventry, CT 06238

### Owner

BEEBE, JOSHUA W  
89 FLANDERS RD COVENTRY, CT  
06238

### Applicant

Joshua Beebe  
 860-428-5258  
 tardiffarm@gmail.com  
 89 Flanders rd  
coventry, ct 06238

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

Table 4.04A.d and Section 6.05.02.b(i)

### Application Recieved

11/18/2025

### 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:\*

Proposed Structure is Outside the Regulated Set Back  
(Front, Rear, Side)

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

looking for front yard and side yard set back veriance for concrete structure and post and net livestock englosure.

If you wish to upload a file regarding hardship:



2025 marked sight plan.pdf

🔒 Comment

## Property Info

Map Block Lot M/B/L ?

Building Type or Project Type

—

Zone \* ?

R/A

Occupancy Type\*

Commercial

Development Title ?

🔒 ViewPermit PIN ?

Briefly describe the proposed project and/or activity.\* ?

set back for concrete structure and set back for post neted area in front and side yard.

Comments

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## 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

—

---

## Setbacks and Lot Coverage

Front Required

—

Front Setback Provided

(<https://www.coventryct.org/DocumentCenter/View/2119/Final-2016-04-22-UPDATED-ZONING-REGULATIONS?bidId=>)

0

Back Required

—

Back Setback Provided

(<https://www.coventryct.org/DocumentCenter/View/2119/Final-2016-04-22-UPDATED-ZONING-REGULATIONS?bidId=>)

—

Left Required

—

Left Setback

Provided(<https://www.coventryct.org/DocumentCenter/View/2119/Final-2016-04-22-UPDATED-ZONING-REGULATIONS?bidId=>)

—

Right Required

—

Right Setback Provided

(<https://www.coventryct.org/DocumentCenter/View/2119/Final-2016-04-22-UPDATED-ZONING-REGULATIONS?bidId=>)

—

Proposed Setback Encroachment (ft.)

—

Open Space Provided sqft

—

Open Space Required

—

Lot Coverage Existing

([https://www.coventryct.org/DocumentCenter/View/110/LOT\\_COVERAGE?bidId=](https://www.coventryct.org/DocumentCenter/View/110/LOT_COVERAGE?bidId=))

—

Lot Coverage Proposed

([https://www.coventryct.org/DocumentCenter/View/110/LOT\\_COVERAGE\\_WORKSHEET?bidId=](https://www.coventryct.org/DocumentCenter/View/110/LOT_COVERAGE_WORKSHEET?bidId=))

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## Legal Notices

Notifying abutting property owners using return-recipient 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):\*

N/A

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\*

Hellstrom

Engineer Name\*

Mark Reynolds

Address: Street, City, State, Zip\*

61 Main St Suite G, Hebron, CT 06248

Phone Number\*

(860) 228-9853

<b>Registration #</b>	<b>Insurance Expiration</b>
	—
<b>Email*</b>	
james.hebert17@yahoo.com	

### 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.\*

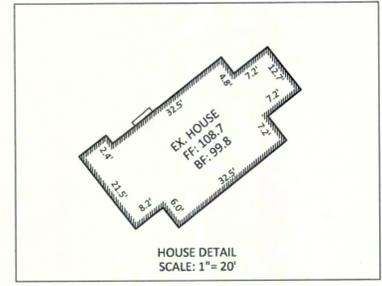
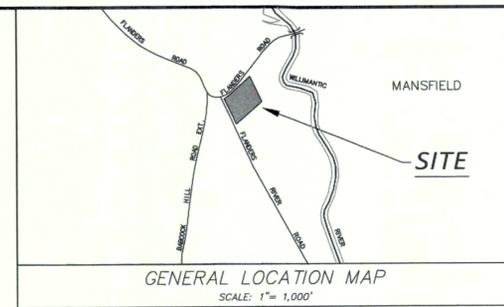
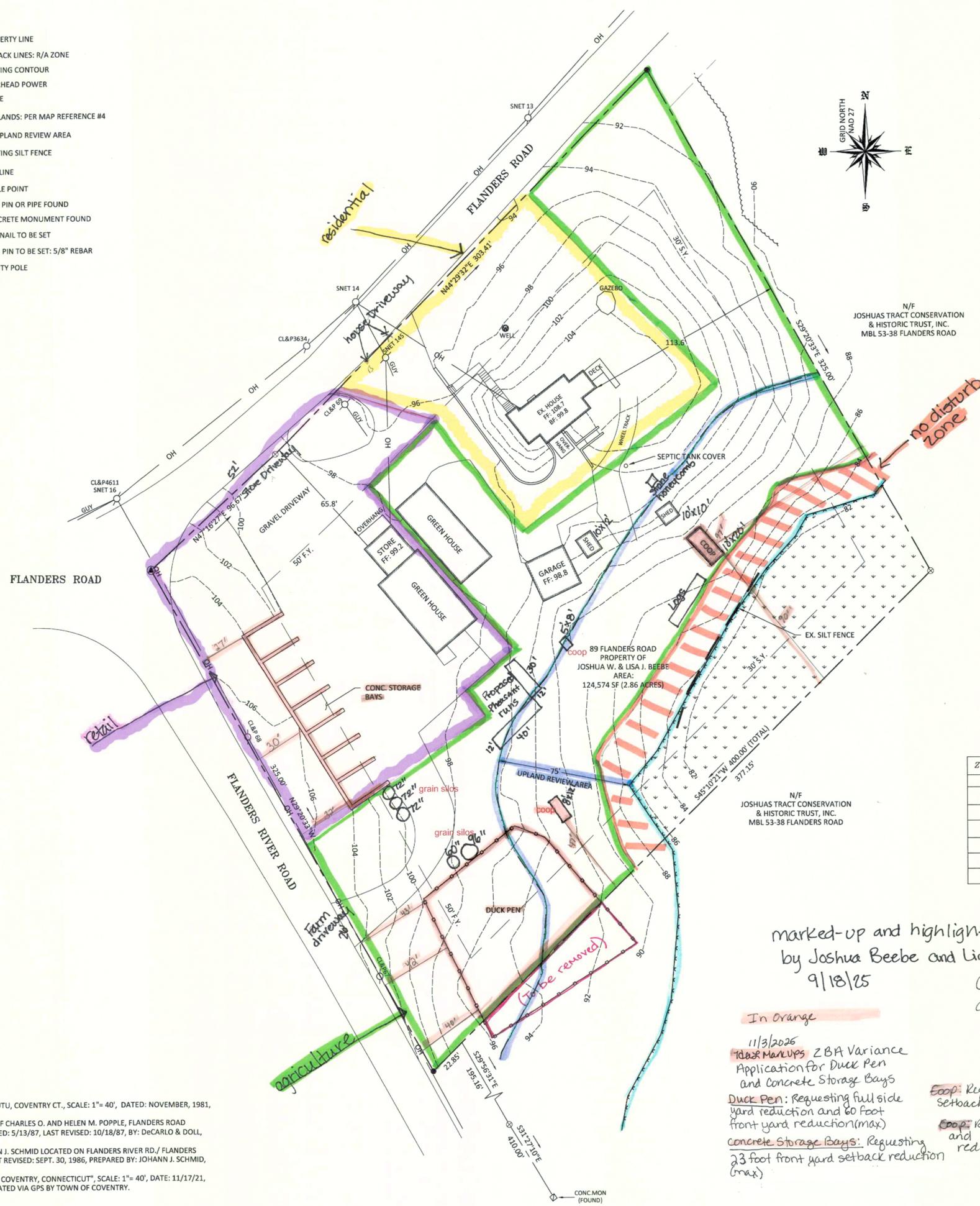


I agree that my electronic signature below is equivalent to a handwritten signature and is binding for all purposes related to this transaction.\*

 Joshua W. Beebe  
Oct 27, 2025

**LEGEND**

- PROPERTY LINE
- SETBACK LINES: R/A ZONE
- 100 --- EXISTING CONTOUR
- OH OH OVERHEAD POWER
- FENCE
- WETLANDS: PER MAP REFERENCE #4
- 75' UPLAND REVIEW AREA
- EXISTING SILT FENCE
- TREELINE
- ⊗ ANGLE POINT
- IRON PIN OR PIPE FOUND
- ⊠ CONCRETE MONUMENT FOUND
- ⊙ MAGNAIL TO BE SET
- IRON PIN TO BE SET: 5/8" REBAR
- UTILITY POLE
- TREE



ZONE: R/A (RIVER/AQUIFER)		
ITEM	REQUIRED	EXISTING
MIN. LOT AREA	80,000 SF	124,574 SF
MIN. LOT FRONTAGE	200'	725.08'
MIN. FRONT YARD	50'	65.8'
MIN. SIDE YARD	30'	90' (COOP)
MIN. REAR YARD	100'	N/A
MAX. LOT COVERAGE	10%	4.6%

- MAP REFERENCES:**
- "SUBDIVISION PLAN PROPERTY OF HELEN COUTU, COVENTRY CT., SCALE: 1"= 40', DATED: NOVEMBER, 1981, PREPARED BY: JOHANN J. SCHMID P.E. & L.S."
  - "PROPERTY MAP LAND NOW OR FORMERLY OF CHARLES O. AND HELEN M. POPPLE, FLANDERS ROAD COVENTRY, CONNECTICUT, SCALE: 1"= 20', DATED: 5/13/87, LAST REVISED: 10/18/87, BY: DeCARLO & DOLL, INC. 10 MAIN ST, HEBRON, CONNECTICUT."
  - "COVENTRY PLOT PLAN PROPERTY OF JOHANN J. SCHMID LOCATED ON FLANDERS RIVER RD./ FLANDERS RD., SCALE: 1"= 100', DATED: APRIL 4, 1986, LAST REVISED: SEPT. 30, 1986, PREPARED BY: JOHANN J. SCHMID, P.E. & L.S."
  - "WETLAND DELINEATION 89 FLANDERS ROAD COVENTRY, CONNECTICUT", SCALE: 1"= 40', DATE: 11/17/21, DELINEATED BY WES WENTWORTH. FLAGS LOCATED VIA GPS BY TOWN OF COVENTRY.

marked-up and highlighted  
by Joshua Beebe and Lindsay Beutler  
9/18/25

In Orange

11/3/2026  
100% Markups ZBA Variance  
Application for Duck Pen  
and Concrete Storage Bays

Duck Pen: Requesting full side  
yard reduction and 60 foot  
front yard reduction (max)

Concrete Storage Bays: Requesting  
23 foot front yard setback reduction  
(max)

Coop: Requesting 53 foot  
setback reduction

Coop: Requesting 10 foot  
and 3 foot setback  
reductions

**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  
HORIZONTAL DATUM: NAD 27  
TOPOGRAPHIC ACCURACY CLASS: T-2  
VERTICAL DATUM: ASSUMED

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

Improvement Location Survey  
- PREPARED FOR -  
**JOSHUA W. BEEBE**  
89 FLANDERS ROAD

COVENTRY CONNECTICUT

Job No.: 25-075  
File No.: 25-075\_89\_FLANDERS\_RD

Sheet No.: 1 OF 1  
Scale: 1"= 30'

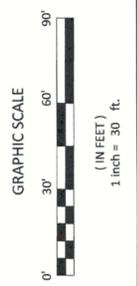
AGS  
Date: JUNE 17, 2025  
BY: HELSTROMSURVEYING@YAHOO.COM

ALL RIGHTS RESERVED  
ANY REPRODUCTION, POSSESSION OR USE OF THIS DRAWING OR ANY PART THEREOF  
WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR IS PROHIBITED AND VIOLATORS  
WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

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

THIS DRAWING IS NOT VALID UNLESS IT BEARS  
AN ORIGINAL INK SIGNATURE AND IMBOSSED SEAL.

*Rob Helstrom*  
ROBERT W. HELSTROM, L.S. #13626



NO.	DATE	DESCRIPTION	REVISIONS
1	6/25/25	MINOR REVISION: MAP REF #4	