



Record No: ZBA-25-17

ZBA Application

Status: Active

Submitted On: 10/13/2025

Primary Location

710 GOOSE LN
Coventry, CT 06238

Owner

BEAUCHESNE, ZACHARY
Goose Lane 710 COVENTRY, CT 06238

Applicant

Zachary Beauchesne

[REDACTED]

[REDACTED]

710 Goose Lane
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.b

Application Recieved

10/21/2025

Hearing Date

01/20/2026

Hearing End Date

—

Hearing Time

7:00 pm

Total Votes

Yes Votes

Abstained

No Votes

—

Location

Town Hall Conference Room B

Town Address ?

1712 Main Street, Coventry, CT 06238

Advertising Date

01/08/2026

Second Advertising Date

01/15/2026

🔒 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.* ?

The backyard setback for the property takes up a majority of the backyard or the property is within wetlands buffer zone. The area in the front yard that is outside of the side yard setback does not contain area to building a standalone deck or another structure due to the location of the septic tank and leach field covering most of the front yard.

If you wish to upload a file regarding hardship:



No File Uploaded

🔒 Comment

Property Info

Map Block Lot M/B/L ?

02/16

Building Type or Project Type

Single Family

Zone * ?

GR-80

Occupancy Type*

Residential

Development Title ?

🔒 ViewPermit PIN ?

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

Addition of 16' by 20' deck.

🔒 Comments

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

50

Back Setback Provided ?

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

39

🔒 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_WORKSHEET?bidId=)

—

Lot Coverage Proposed ?

(https://www.coventryct.org/DocumentCenter/View/110/LOT_COVERAGE_WORKSHEET?bidId=)

—

Legal Notices

Notifying abutting property owners using return-reciept 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. ?



Administrative

#of pages \$0.50/pg copies

—

#of pages \$7/pg copies

—

of Signs*

1

of Legal Notices

3

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.*

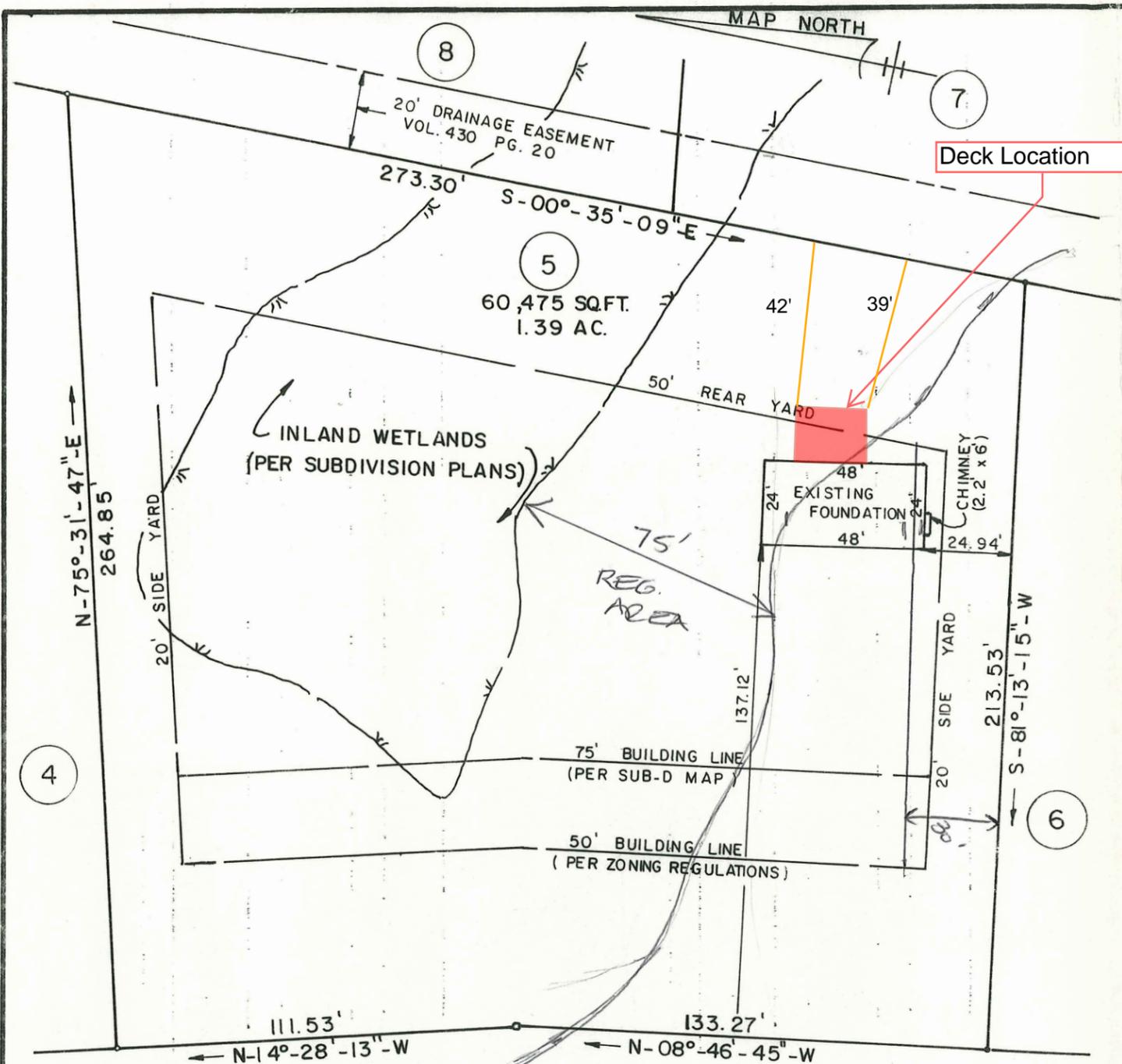


The applicant and owner grants permission to the Coventry Zoning Board of Appeals, its members, and Agent to enter upon the property for the purpose of inspection and to perform any tests which are necessary.*



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

Zachary Beauchesne
Sep 25, 2025



TOGETHER WITH DRAINAGE RIGHTS TO DRAINAGE EASEMENT ON LOTS 7 & 8 VOL. 560 PG. 79.

NOTE: THIS PARCEL CONTAINS INLAND WETLANDS. ANY ALTERATION MUST BE CONSISTENT WITH CONNECTICUT STATE STATUTES 22A-36 THROUGH 22A-45 AND REQUIRES WETLANDS AGENCY APPROVAL. THIS NOTE IS TO BE PLACED ON ANY SUBSEQUENT PLANS OR MAPS (E.G., AS-BUILTS).

BEING LOT 5 ON A MAP ENTITLED "SUBDIVISION PLAN PROPOSED SUBDIVISION THE GROVE APPLICANT: C & A DEVELOPMENT GOOSE LANE TOLLAND/COVENTRY, CONN. FUSS & O'NEILL INC. CONSULTING ENGINEERS MANCHESTER, CONNECTICUT DATE 2-17-87 SCALE: 1"=40' SHEET NO. 6 OF 17 REVISED TO 5-8-87."

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON AND THIS SURVEY MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED FOR USE BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 24, 1992.

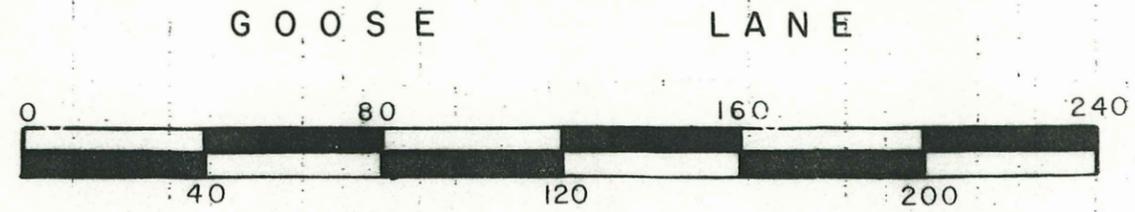
THE TYPE OF SURVEY PERFORMED IS A BUILDING LOCATION MAP, ZONING, AND IS INTENDED TO SHOW THE POSITION OF THE EXISTING FOUNDATION WITH RESPECT TO THE APPLICABLE MUNICIPAL SETBACK REQUIREMENTS.

BOUNDARY DETERMINATION IS BASED UPON A DEPENDENT RESURVEY. THE RECORDED SUBDIVISION MAP AND EXISTING MONUMENTATION WAS USED TO ESTABLISH THE PROPERTY LINES.

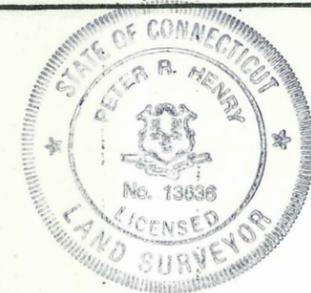
THIS SURVEY CONFORMS TO A CLASS A-2 SURVEY. THIS SURVEY IS SUBJECT TO SUCH FACTS AS AN INDEPENDENT RESURVEY MAY DISCLOSE. THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

Peter R. Henry

PETER R. HENRY, L.L.S. NO. 13636



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

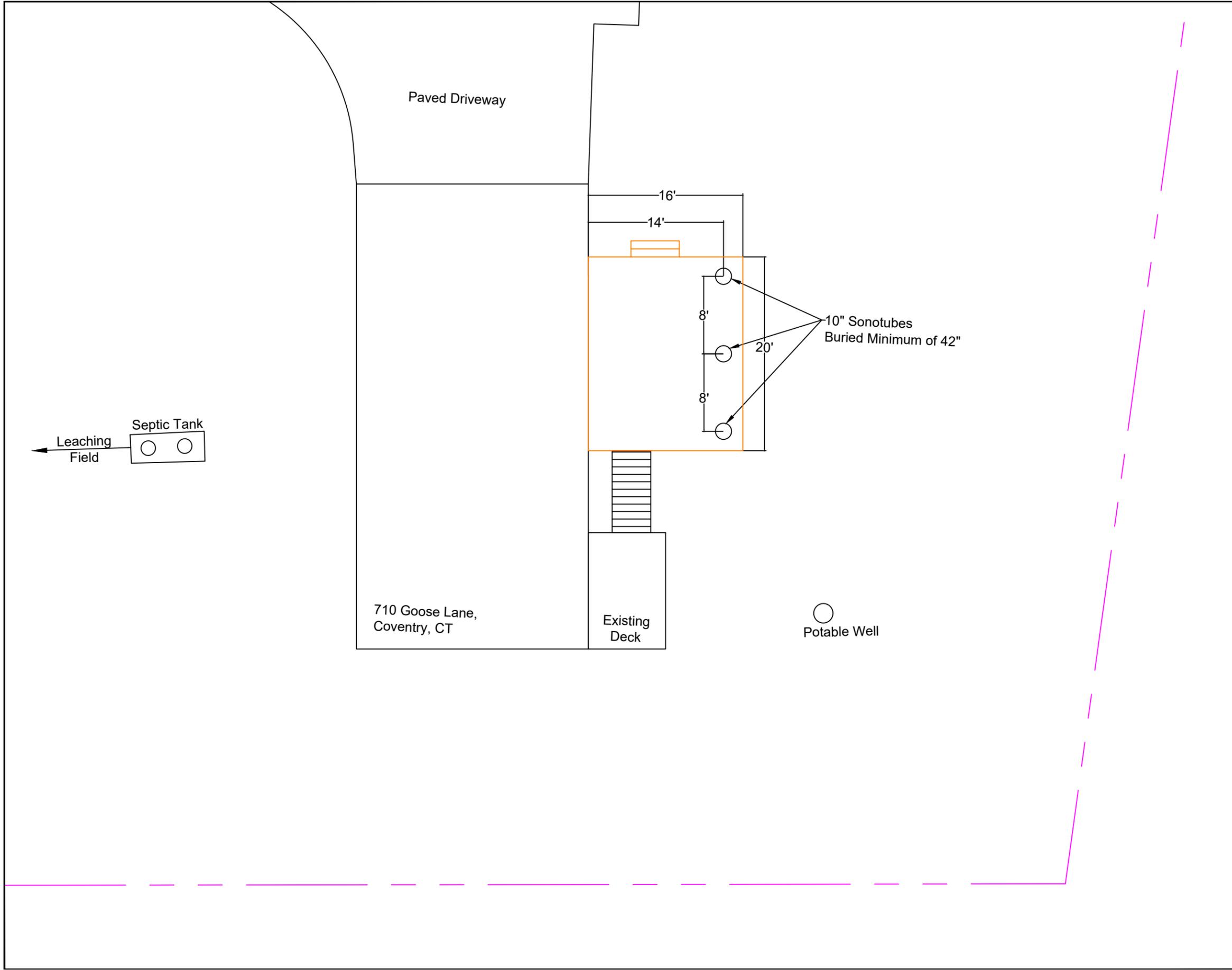


PLAN PREPARED FOR
ROBERT YOUNG BUILDER JUN 14 1996
 LOT 5 "THE GROVE"
 TOWN OF COVENTRY
 CODE ENFORCEMENT
 COVENTRY, CT.

710 GOOSE LANE
 AS-BUILT FOUNDATION

REVISIONS: SCALE: 1" = 40' DATE: 6/13/96 FILE NO. 96051AB SHEET 1 OF 1

HOLMES & HENRY CONSULTING ENGINEERS
 LAND SURVEYORS · LAND PLANNERS
 2179 BOSTON TPKE. COVENTRY, CT. 06238
 (860) 742-0340



Legend

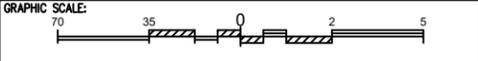
- Property Line
- Deck Extent

General Notes:

All locations, dimensions, and property lines depicted on this plan are approximate. Select features created from Microsoft Bing Maps and the Coventry's Town Assessor's GIS website hosted by MapXpress Property Information Viewer.

PROJECT: **Deck Addition**
710 Goose Lane
Coventry, Connecticut

TITLE: **Site Plan**



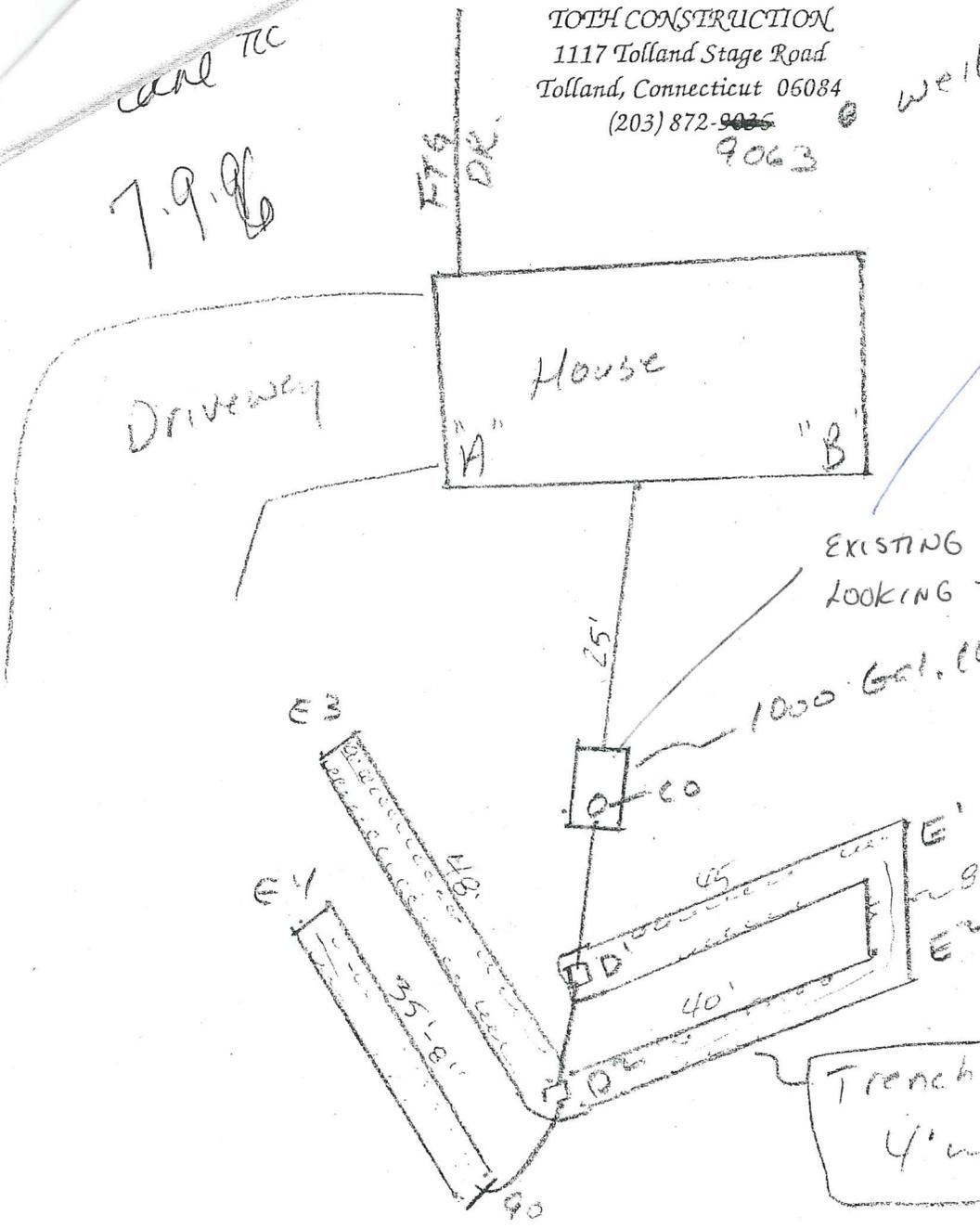
DRAWN BY:	DESIGNED BY:
JVC	ZRB
SCALE:	DATE:
1" = 70'	June 2025

TOTH CONSTRUCTION
 1117 Tolland Stage Road
 Tolland, Connecticut 06084
 (203) 872-9035
 9063

Approved
 6.4.03


VERIFY PROPER
 ELEVATIONS AND
 DROP THROUGH TANK

TOM WALKER
 LIC # 002247



EXISTING TANK IS CRACKED
 LOOKING TO REPLACE IN
 SAME PLACE

TRENCHES ARE
 4' WIDE 12" DEEP

- STA "A"
- C0 - 37'
 - D1 - 54'-9"
 - D2 - 67'-6"
 - E1 - 70'-2"
 - E2 - 75'
 - E3 - 40'
 - E4 - 55'-9"
 - 90 - 77'-10"

- STA "B"
- C0 - 41'-8"
 - D1 - 63'
 - D2 - 74'-6"
 - E1 - 41'
 - E2 - 54'
 - E3 - 77'-6"
 - E4 - 85'-6"
 - 90 - 90'-2"

Septic As Built Lot # 5 "The Grove" Country CT

Heidi Leech

From: Brian Murray [REDACTED]
Sent: Wednesday, November 12, 2025 12:46 PM
To: Heidi Leech; Jana Roberson
Subject: (EXTERNAL MESSAGE)Request for Formal Review by Town Attorney – ZBA Application ZBA-25-17

Brian Murray
29 Cassidy Hill Road
Coventry, CT 06238
November 12th, 2025

To:
Heidi Leech
Zoning Enforcement Officer
Town of Coventry
1712 Main Street
Coventry, CT 06238

Subject: Request for Formal Review by Town Attorney – ZBA Application ZBA-25-17

Dear Ms. Leech,

For the record, my name is Brian Murray, and I reside at 29 Cassidy Hill Road. While I currently serve as a full member of the Coventry Planning and Zoning Commission, I am writing to you solely in my capacity as a private citizen and adjoining property owner, not in any official capacity.

I am writing regarding the pending variance application ZBA-25-17, scheduled for public hearing on November 18, 2025. This application is inconsistent with Connecticut Land Use standards and established policy.

Specifically:

1. The hardship claimed by the applicant is entirely self-created. Connecticut law, including General Statutes §8-6(a)(3), clearly requires that a variance may be granted only for hardships arising from the unique physical characteristics of the property, not from the choices or actions of the property owner.
2. Connecticut case law is consistent and unequivocal: no recent case has granted a variance based solely on a self-created hardship.
3. The email to the applicant on July 29, 2025, giving them the opportunity to apply for a variance, was potentially misleading. Since the alleged hardship is self-created, there is no legal basis to permit a variance, and the Board has no authority to consider it.
4. The applicant currently has a notice of violation pending with the Town, confirming that the structure does not comply with Coventry's Zoning Regulations. This further underscores that the claimed hardship arises entirely from the applicant's actions and not from any conditions of the property itself.

5. Under these standards, the Zoning Board of Appeals lacks legal authority to grant this variance. Proceeding without proper legal review risks a decision that is beyond the Board's powers and subject to reversal.

In light of these points, I respectfully request that you seek a formal opinion from the Town Attorney prior to the public hearing since he is not attending to give an orientation overview, to ensure the Board fully understands the legal constraints regarding self-created hardships under Connecticut law and §8-6(a)(3).

Thank you for your attention to this matter and for your careful consideration of the legal standards that must guide the ZBA in this case.

Sincerely,

Brian Murray
29 Cassidy Hill Road
Coventry, CT 06238

Heidi Leech

Subject: FW: 710 Goose Lane Unpermitted Deck - Please respond

Heidi A. Leech

Planning Technician/Zoning Enforcement Officer

Town of Coventry, Connecticut

1712 Main Street, Coventry, CT 06238

Phone 860-742-4062 **Fax** 860-742-4059

New Email hleech@coventry-ct.gov

Web www.coventry-ct.gov

CFM Web www.coventryfarmersmarket.org



From: Randy Heckman <rheckman@coventry-ct.gov>
Sent: Thursday, January 15, 2026 5:42 PM
To: Heidi Leech <hleech@coventry-ct.gov>
Subject: RE: 710 Goose Lane Unpermitted Deck - Please respond

Heidi,

They will still have to comply with Building code and prove that the work that was done meets code (pier depth, framing, handrail furnace discharge 7' above walking surface.

Randy Heckman

Building Official/ CBOA President

Town of Coventry, Connecticut

1712 Main Street, Coventry, CT 06238

Phone: 860-742-4064 x 1217

Fax: 860-742-4059

Email: Rheckman@coventry-ct.gov

Web: www.coventryct.org



From: Heidi Leech <hleech@coventry-ct.gov>
Sent: Thursday, January 15, 2026 5:19 PM
To: Randy Heckman <rheckman@coventry-ct.gov>
Subject: 710 Goose Lane Unpermitted Deck - Please respond
Importance: High

Hi Randy –

As you know, the owners of 710 Goose Lane constructed a deck without permits that doesn't conform to Zoning Regulations (projects into the rear yard setback) and they are currently trying to get a variance to authorize the deck after the fact.

I asked you a while back to look at what they submitted with their building permit application (B-25-295) to see if you could determine based on what was submitted if the deck was built to meet Building Code.

You had the following comments:

Monday, November 17th

RH

Randy Heckman Internal

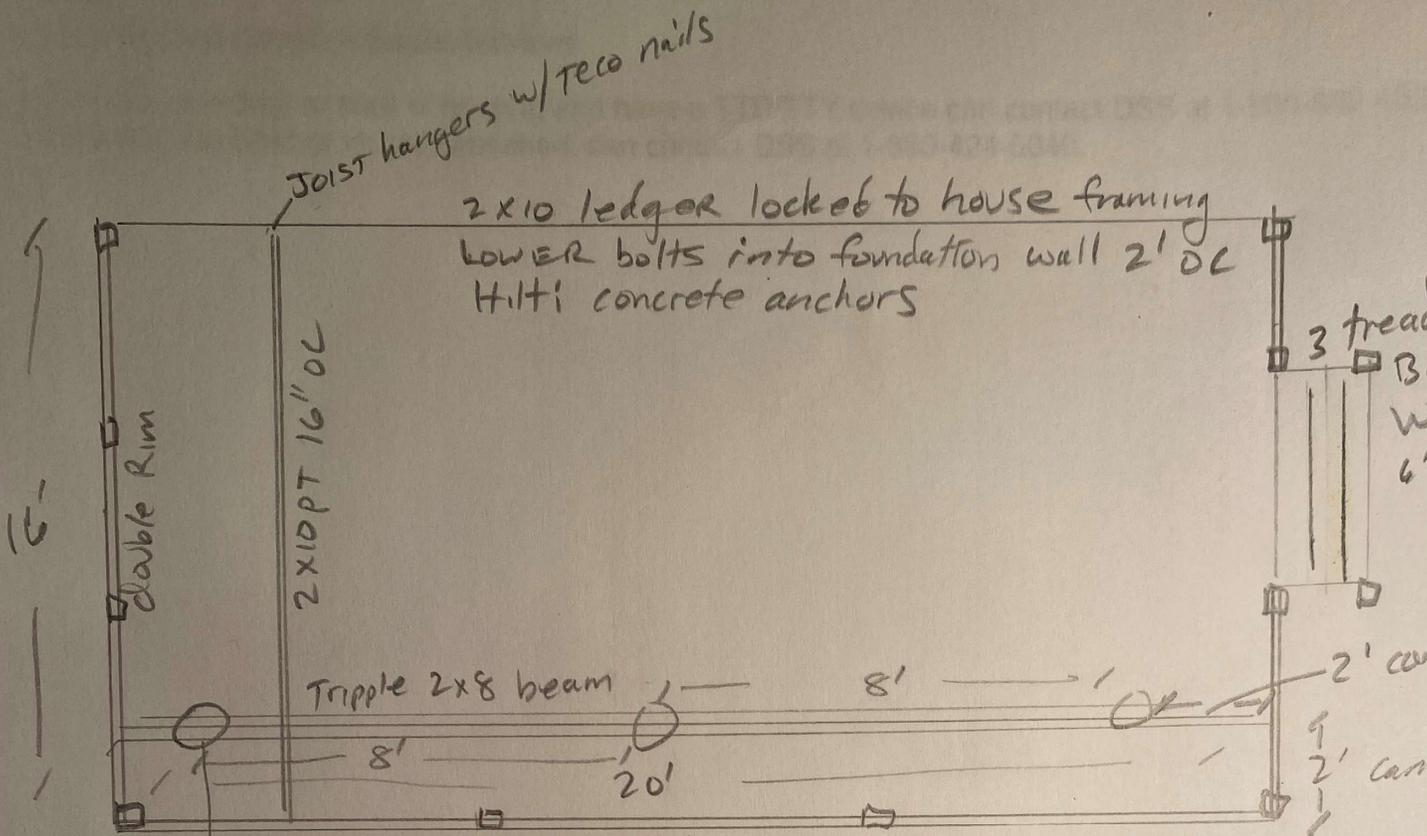
November 17, 2025 at 11

[@Heidi Leech](#) As far as the permit is concerned it doesn't say its already been built. Plan has several missing details that could be a violation. The piers are not sufficient. If there is a stove exhaust exiting the house on the deck it must be relocated 7' off the walking surface of the deck.

Additionally, below is a photo that was submitted with the initial complaint about the unpermitted deck that shows an oil truck filling a pipe on the deck. Is that a problem?







10" Sono tubes 42" below grade @ 8' OC

6x6 post bases w/ hilti concrete anchors

Wolf Dynal Rail kits w/ sleeves over 4x4 PT posts

moistureShield decking w/ blind clip fastening kit

****Based on all the information that you have, if the variance were to be granted and moved on to you for approval, what would be required from you? Would they potentially have to tear down the deck due to improper piers/construction? Would they just need to make modifications to the stove venting or dig down to prove the pier depth? Would you please reply and let me know so I can share that information with the ZBA?**

Thanks,
Heidi

Heidi A. Leech

Planning Technician/Zoning Enforcement Officer

Town of Coventry, Connecticut

1712 Main Street, Coventry, CT 06238

Phone 860-742-4062 **Fax** 860-742-4059

New Email hleech@coventry-ct.gov

Web www.coventry-ct.gov

CFM Web www.coventryfarmersmarket.org

