



Record No:
ZBA-25-22

ZBA Application

Status: Active

Submitted On: 12/4/2025

Primary Location

6 MIDLAND RD
Coventry, CT 06238

Owner

SKINNER JEFFREY
6 MIDLAND RD
COVENTRY, CT 06238

Applicant

Titan Construction

PO Box 665
Storrs, Ct 06268

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

Table 4.04a.c Dimensional Requirements

Application Recieved

01/20/2026

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:*

Other

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



- ADA ACCESSIBLE BEDROOM/BATHROOM ADDITION TO BE BUILT ON TOP OF EXISTING DECK IN SAME FOOTPRINT USING EXISTING PIERS.
- PROPOSED ADDITION IS OVER THE ALLOWABLE LOT COVERAGE PERCENTAGE (17.825%)
- STORMWATER MITIGATION TO BE PROVIDED BY INFILTRATORS AS REQUIRED. SEE PROVIDED PLAN FROM MARK PETERSON, PE.
- APPLICANT IS REQUESTING REASONABLE ACCOMMODATION FOR QUALIFIED INDIVIDUAL WITH A DISABILITY UNDER ADA/FHA
 - PLEASE SEE THE ATTACHED LETTER FROM THE HOMEOWNER DETAILING HARDSHIP

If you wish to upload a file regarding hardship:



HARDSHIP FOR 6 MIDLAND R OAD.pdf

Comment

Property Info

Map Block Lot M/B/L

43-1-204

Building Type or Project Type

Single Family

Zone *

LR

Occupancy Type*

Residential

Development Title

ViewPermit PIN

Briefly describe the proposed project and/or activity.* 

BUILD 25'X16' ADDITION (REPLACING EXISITNG 26X16' DECK)

 **Comments**

Additional Project Info

Existing Gross Sqft

0

Structure Size (Proposed Gross Sqft)

400

Existing Parking Spaces

—

Proposed Parking Spaces

—

Total Acreage / Sqft 

0.17

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

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 #of pages \$7/pg copies

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 # of Signs*

2

 # 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.*



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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.*



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

 SHANE STINSON

Dec 4, 2025

Request for hardship exception

My name is Jeffrey Skinner of 6 Midland Road. My family and I have had the good fortune of living in this wonderful home since 2014. Recently I was diagnosed with Primary Progressive Multiple Sclerosis. Due to the disease I have started losing my mobility. I currently use a rollator(walker) to get around and have to ask family members to do things that would require me to go up or down stairs when I am feeling weak. We do not know how fast the disease will progress but we suspect based on how it has progressed so far that I will need to use a wheelchair before too long. In order for me to stay in this wonderful home we will need to adapt it so that I can live on a single level.

Thank you for your time and consideration.



Jeffrey Skinner





Handicap Ramp (22' 11" x 5' 2")
exempt from setbacks per Sec
4.06.09/Sec 4.11

16 x 25 ADA Accessible Addition
in same footprint of Existing
16 x 25 Deck Using Same Piers

919.76 ft²

400.00 ft²



Town of Coventry

Land Use Office - Zoning

1712 Main Street • Coventry, CT 06238

Planning • Zoning • Wetlands • Economic Development • Conservation

Phone: 860 742-4062 Fax: 860 742-4059 Web: coventryct.org



Lot Coverage Worksheet

Address 6 Midland Rd Permit # ZBA-25-22

		1) Lot Area		
Acreage	0.17	43,560	Square Feet	7405.2
Zone Code	LR			
Lot Coverage %	10		15% w/ Mitigation (LR) Coverage Percentage	1110.78 17.82531194

*Driveway is Permeable Asphalt per DA-23-50

Existing Dwelling(s)	920
Existing Outbuilding(s)	
Existing Paved Areas	
Existing Slabs	
Existing Coverage	920

2) Lot Coverage

ADA Accessibility

Proposed Dwelling(s)	
Proposed Outbuilding(s)	
Proposed Addition(s)	400
Proposed Paved Areas	
Proposed Coverage	400

Total Coverage	1320
Zone Coverage (%) Allowed	740.52

Excess Coverage Requiring Storage

579.48

3) Required Stormwater Storage

Excess Coverage	579.48	0.0833	Cubic Feet	48.270684
Cubic Feet	48.270684	7.48	Gallons	361.0647163

GARDNER & PETERSON ASSOCIATES, LLC

PROFESSIONAL ENGINEERS • LAND SURVEYORS

178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT 06084

KENNETH R. PETERSON, L.S.
ERIC R. PETERSON, P.E., L.S.
MARK A. PETERSON, P.E.

TELEPHONE: (860) 871-0808

info@GardnerPeterson.com
www.GardnerPeterson.com

January 13, 2026

Heidi Leech
Zoning Enforcement Officer
1712 Main Street
Coventry, Connecticut 06238

Re: 6 Midland Drive, Coventry

Dear Heidi,

It is my understanding the applicant has proposed a home addition on the southerly side of the existing house and a lot coverage variance is required. Today I performed a percolation test and witnessed a deep test pit, with Richard Zulick, C.S.S., located between the existing house and Midland Road. The results are as follows:

Deep Test Pit Data

0-15"	Topsoil
15-24"	Brown Fine Sandy Loam
24-72"	Yellow Gray Loamy Sand
	Somewhat compact at 39-45"
	Faint mottles at 45"
	Compact at 62"
	No Roots, Ledge or Seepage

Percolation Test Data

Depth=31"
Presoaked @ 9:35, Dry @ 10:10
Mark Down 19"

Time	Depth
10:13	0"
10:23	4"
10:33	6 ½"
10:43	8 ¼"
10:53	10"
Rate:	less than 10.1 min/in

Based on the Town of Coventry Lot Coverage Worksheet the applicant is required to store 361 gallons of runoff. The (2) existing downspouts on the house collect all runoff from the existing house and covered porch roofs.

The two existing roof leaders shall be tied into a proposed underground infiltration system with the bottom set 20" below grade. The system shall be set parallel with the contour and approximately 20' off the house. The infiltration system shall consist of (8) 12" tall quick 4 infiltrator units backfilled with 1" stone and covered with filter fabric totaling 32 l.f. Each unit provides a storage capacity of 43 gallons and the void space in the stone provides approximately 4.5 additional gallons of storage per unit totaling 380 gallons of storage for the entire system which exceeds the 361 gallons required.

An overflow box shall be installed at the northerly end of the infiltration system with a 4" SDR high overflow pipe connected just below the grate of the catch basin at the intersection of Midland Road and Lakewood Drive.

During construction of the infiltration system, topsoil shall be stripped and stockpiled on the uphill side of the excavation. Siltfence shall be installed downgrade of the excavation and subsoil removed from the excavation shall be placed between the trench and siltfence. Excess material shall be removed from the site and the lawn areas shall be final graded and seeded. The siltfence shall be removed once the area is stabilized.

Feel free to contact me with any questions.



Mark A. Peterson P.E.