

# Inspection Report for Zoning Compliance Certificate

Town of Coventry

Updated September 2019

Date of Inspection \_\_\_\_\_

Permit Number: \_\_\_\_\_

Requested By: \_\_\_\_\_

Phone #: \_\_\_\_\_

Address \_\_\_\_\_

Zone: \_\_\_\_\_ Approved? \_\_\_\_\_

## Compliance with Zoning Permit and Conditions

		Yes	No	N/A	Comments
1	<b>Primary Dwelling</b> <i>(Matches site plan, meets setbacks)</i>				
2	<b>Accessory Buildings/Structures or other impermeable surfaces</b> <i>(Matches site plan, meets setbacks)</i>				
3	<b>Grading of approved Site Plan</b> <i>(Matches site plan, no steeper than 3:1 feet, horizontal to vertical)</i>				
4	<b>Lot Boundary is met</b>				
5	<b>Other</b>				

## Diveway Criteria

		Yes	No	N/A	Comments
6	<b>Driveway Location</b> <i>(No closer than 5 feet to an adjacent property)</i>				
7	<b>Non-erodable driveway surface</b>				
8	<b>Gradient</b> <i>(Shall not exceed 8% in street right of way, and 15% within private property)</i>				

9	<b>Common Driveways received letter from engineer certifying complaine</b> <i>FYI (Common driveways must have a turnout every 300 feet that is at least 10' wide and 30 ' long)</i>				
	<b>A Common Driveway Easement and Mainanance Agreement was filed in the land records (per template)</b>				
10	<b>Adequate Width</b> <i>(Paved Common driveways must have 12' width. Single Family driveways must have 10' width)</i>				
11	<b>Other</b>				

**Erosion and Sediment Control**

		Yes	No	N/A	Comments
11	<b>Silt Fencing installed and maintained to standard, and in the proper locations</b>				
12	<b>Anti-tracking pad present and to standard</b> <i>(Minimum of 50 feet long)</i>				
13	<b>Disturbed areas are considered stable</b> <i>(lawn is established, if not see number 16 on this sheet)</i>				
14	<b>Stormwater storage is installed</b> <i>(if nessessary)(If they are already installed I need picture and documentation)</i>				
15	<b>Other</b>				

**Other Requirements**

		Yes	No	N/A	Comments
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16	<b>Seeding/Mulching Bond is required</b> <i>(Only Subdivision lots and if &gt;.5 Acres of unstable soil)(When it is not feasible to establish turf Oct 15 - Apr 15, Jun 15 - Aug 15)</i>				
	<b>All site plan elements are met</b> <i>(footing drain in correct location, stone walls, drainage, special permit/subdivision requirements et)</i>				
17	<b>Lot Boundary Pin Certification Letter is submitted</b> <i>(only for subdivisions and re-subdivisions)</i>				
18	<b>Open Space markers are present at easement boundaries</b> <i>(when applicable)</i>				
19	<b>Any other required bonds are submitted</b> <i>(Paved Common Driveway Bond, other driveway bonds, etc.)</i>				
20	<b>Any other required documents are submitted</b> <i>(Notice of stormwater storage structure, combining deed, notice of in-law apartment, home occupation notice, bond acknowledgment form, Common Driveway has a certification letter, etc.)</i>				
21	<b>The house number is visible from the road</b>				
22	<b>Other</b>				

**Final Comments**

	Yes	No	N/A	Comments
<b>Issue Certificate of Zoning Compliance</b>				

Notes

Name of ZEO \_\_\_\_\_ Signature of ZEO \_\_\_\_\_ Date \_\_\_\_\_

**Applicable Zoning Regulations**

Erosion and Sediment Control:

\* Section 4.13.04 unreasonable drainage etc. outlet of footing drain, roof leaders

\* Section 5.03.05 Upon completion of an approved operation, the final grades in any area excavated or filled shall not be steeper than three to one (3:1) horizontal to vertical or whatever lesser slope is necessary to maintain stability under the site's particular soil Conditions.

\* Section 5.03.05, Section 5.04.08) Site shall be subject to, and must continuously conform to, the State of Connecticut Guidelines for Soil Erosion and Sediment Control, as amended.

Driveway Criteria:

\* Section 4.14.02 includes two-family dwellings and common driveways for two or more single-family homes

*SURFACE:* Paved surfaces consisting of a minimum of two (2) inches, after compaction, of Class II bituminous concrete placed on a minimum of eight (8) inches, after compaction, of processed aggregate base OR eight (8) inches of bank run gravel and four (4) inches of processed gravel.

*DRAINAGE/SURFACE:* (Section 4.12.02.j – driveways drainage; Section 5.04.06 – minimum standards for soil erosion and sedimentation control) Driveways must be constructed in a manner which eliminates potential runoff nuisances to the property owner, town and adjacent properties. As part of the overall lot development, the driveway must be constructed to minimize erosion and sedimentation during and after construction, on and off site.

*LOCATION:* where a common driveway or curb cut is provided to serve more than one lot, in which case such setback shall only apply to a property line of an adjacent lot which is not served by the common driveway or curb cut.

*ADEQUATE WIDTH:* common driveways shall have a paved surface no less than twelve (12) feet wide with load-bearing shoulders at least four (4) feet wide on each side.

*GRADIENT:* Driveway grades within the street right-of-way shall not exceed eight (8) percent, and within private property shall not exceed fifteen (15) percent.

*TURNOUTS:* On driveways exceeding a total length of three hundred (300) feet, turnouts with a minimum width of ten (10) feet and a minimum length of (30) feet shall be provided for each three hundred (300) feet of driveway length to permit a vehicle to pull off the driveway so that another vehicle may safely pass without leaving the driveway surface.

Other Applicable Regulations and Ordinances:

\* HOUSE # VISIBLE FROM ROAD (COUNCIL ORDINANCE & AMENDMENT #86.72)

\* LOT BOUNDARY PIN CERTIFICATION LETTER (CHAPTER VI, SECTION. 3g, SUBDIVISION REGULATIONS)