

**TOWN OF COVENTRY  
ZONING BOARD OF APPEALS  
NOTICE OF PUBLIC HEARING**

The Zoning Board of Appeals will hold public hearings on Tuesday, February 18, 2025, starting at 7:00 p.m. via Zoom and in person at the Town Hall Conference Room B located at 1712 Main Street, Coventry, CT on the following:

- **ZBA-25-1** – Request for variance from Table 4.04A.c of the Zoning Regulations to allow a reduction of the front yard setback from 20’ to less than 20’ from the property line, but no less than 10’ from the edge of pavement at 43 John Hand Drive in the LR Zone; Applicant: Gregory Pappas, Owner: Cathryn-Jean Fleming.
- **ZBA-25-2** - Request for variance from Table 4.04A.c of the Zoning Regulations to allow a reduction of the side yard setback from 15’ to 9’ at 237 Woodland Road in the LR Zone; Applicant/Owners: Eric and Cynthia Springer.

Interested persons may appear and be heard. Written communications will be accepted prior to the closing of the hearings. A copy of the applications are available at the Land Use office.

*To be published on Thursday February 6, 2025, and Thursday February 13, 2025, in the  
Willimantic Chronicle.*

### ZBA-25-1

ZBA Application  
Status: Active  
Submitted On: 1/14/2025

### Primary Location

43 JOHN HAND DR  
Coventry, CT 06238

### Owner

FLEMING CATHRYN-JEAN  
43 JOHN HAND DR COVENTRY, CT 06238

### Applicant

 Gregory Pappas  
 860-208-9105  
 gtpatrhp@yahoo.com  
 43 John Hand Dr  
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

### 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.\*

A permit application for a shed was denied due to setback limitations. Our property is unique in that it abuts three "road frontages" limiting its placement. Therefore, in order to put the shed in a suitable/practicable location we are respectfully requesting that we be granted a variance. The shed is replacing a previously existing shed and is larger but the location is approximate to old shed. Thank you.

### If you wish to upload a file regarding hardship:



No File Uploaded

## Property Info

### Map Block Lot M/B/L

### Building Type or Project Type

Shed

### Zone \*

### Occupancy Type\*

LR

Residential

### Development Title

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

Barn Yard Shed 12' x 16'

### Additional Project Info

Existing Gross Sqft

-

Structure Size (Proposed Gross Sqft)

192

Existing Parking Spaces

-

Proposed Parking Spaces

-

Total Acreage / Sqft 

-

Linear Feet

-

Disturbed Acres

-

Is Property Located in Groundwater Protection District?

### Setbacks and Lot Coverage

Front Setback Provided

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

-



Back Setback Provided

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

-



Left Setback

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

-



Right Setback Provided

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

-



Proposed Setback Encroachment (ft.)

-

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-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. ?



## 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.\*

 Gregory T Pappas  
Jan 13, 2025



Record & Return to:  
Diana, Conti & Tunila, LLP  
Attn: Carol Gaudio  
1091 Main St  
Manchester, CT 06040

## WARRANTY DEED

**To all People to whom these Presents shall come, Greeting:**

**KNOW YE, THAT MARTHA A. RICHARDS** of the Town of Coventry, County of Tolland and State of Connecticut,

For the consideration of: One Hundred Seventy Thousand and 00/100ths (\$170,000.00) Dollars received to her full satisfaction from:

**CATHRYN-JEAN FLEMING**, of the Town of Tolland, County of Tolland and State of Connecticut,

does grant, bargain, sell and confirm unto said **CATHRYN-JEAN FLEMING** her heirs and assigns forever with **WARRANTY COVENANTS**

The real property known as 43 John Hand Drive, Coventry, CT and more particularly described as follows:

**A certain piece or parcel of land with the buildings thereon standing situated on John Hand Drive, formerly known as West Shore Drive, and now known as 43 John Hand Drive, in the Town of Coventry, County of Tolland and State of Connecticut, more particularly bounded and described as follows, to wit:**

**Beginning at a point on the Northwestern side of West Shore Drive in said town, thence the line runs southwesterly a distance of 130 feet along said West Shore Drive to a point; thence the line runs along the arc of a curve with a radius of 20 feet and along said West Shore Drive and John Hand Drive to a point; thence the line runs in a northwesterly direction a distance of 110 feet along said John Hand Drive to a point; thence the line runs 132.2 feet in a northeasterly direction along said John Hand Drive to a point; thence the line runs in a southeasterly direction along land now or formerly of Lillian E. and Russell Lewis a distance of 174 feet to the point and place of beginning.**

**Being the same premises as described in a map entitled, "Maps, Property of John Hand, Coventry Conn.," May 1930 Scale 1: = 100' F.E. Thrall Engr., Shown as Lots 24, 25, and 26.**

TO HAVE AND TO HOLD the above-granted and bargained premises, with the appurtenances thereof, unto her, the said Grantee, her heirs and assigns forever to them and their own proper use and behoof. And also, I, the said Grantor do for myself, my heirs, executors, administrators, and successors, covenant with the said grantee, her heirs, successors, and assigns, that at and until the ensealing of these premises, I am well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and have good right to bargain and sell the same in manner and form as is above written and that the same is free from all encumbrances whatsoever, except as hereinbefore mentioned.

AND FURTHERMORE, I, the said Grantor do by these presents bind myself, and my heirs to WARRANT AND DEFEND the above granted and bargained premises to the said Grantee, his heirs, successors, and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned



PROPERTY OF  
JOHN HAND

COVENTRY      CONN.

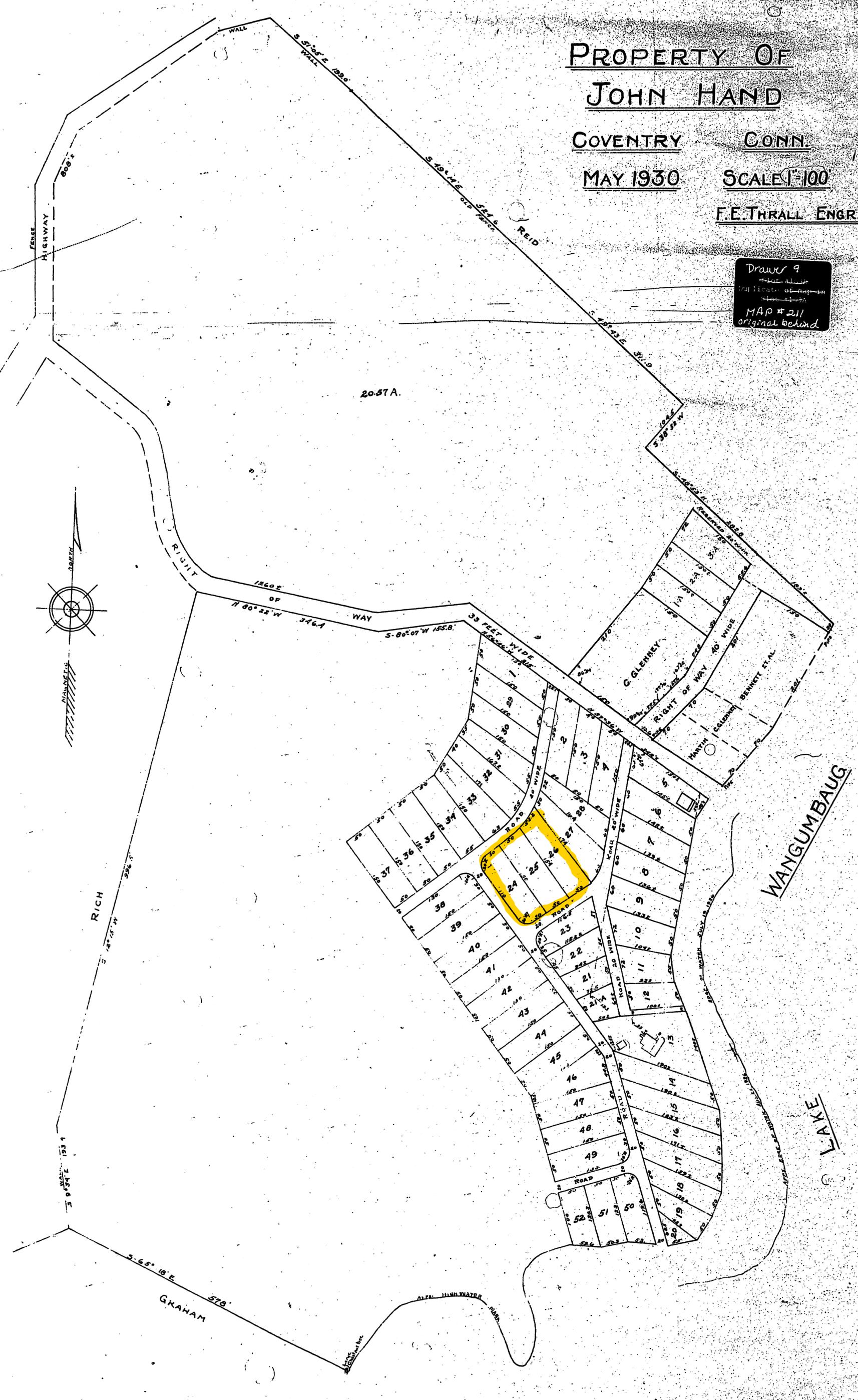
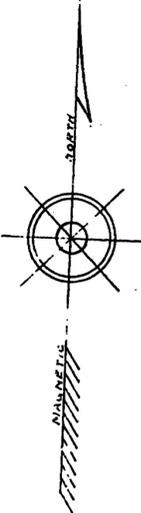
MAY 1930

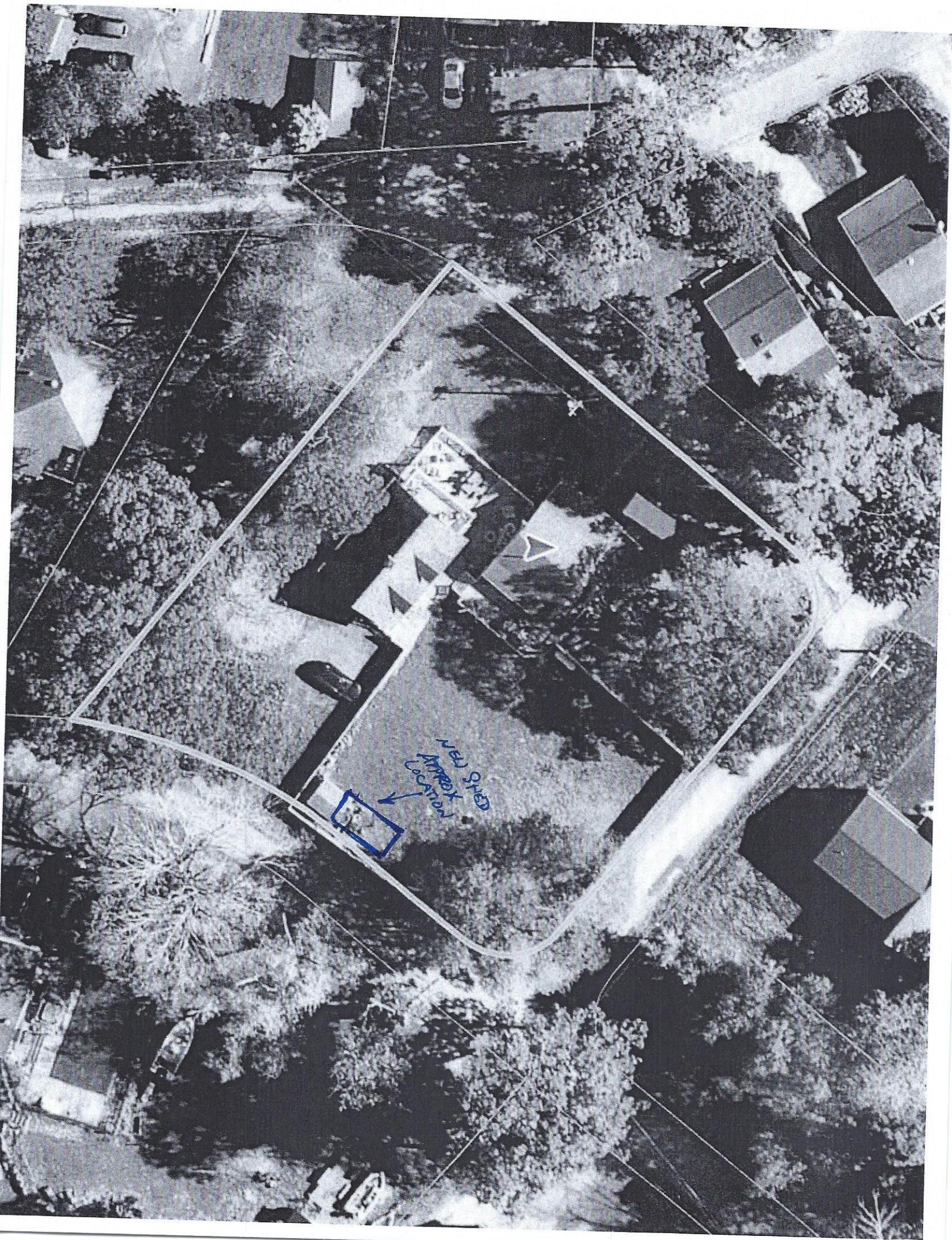
SCALE 1"=100'

F.E. THRALL ENGR.

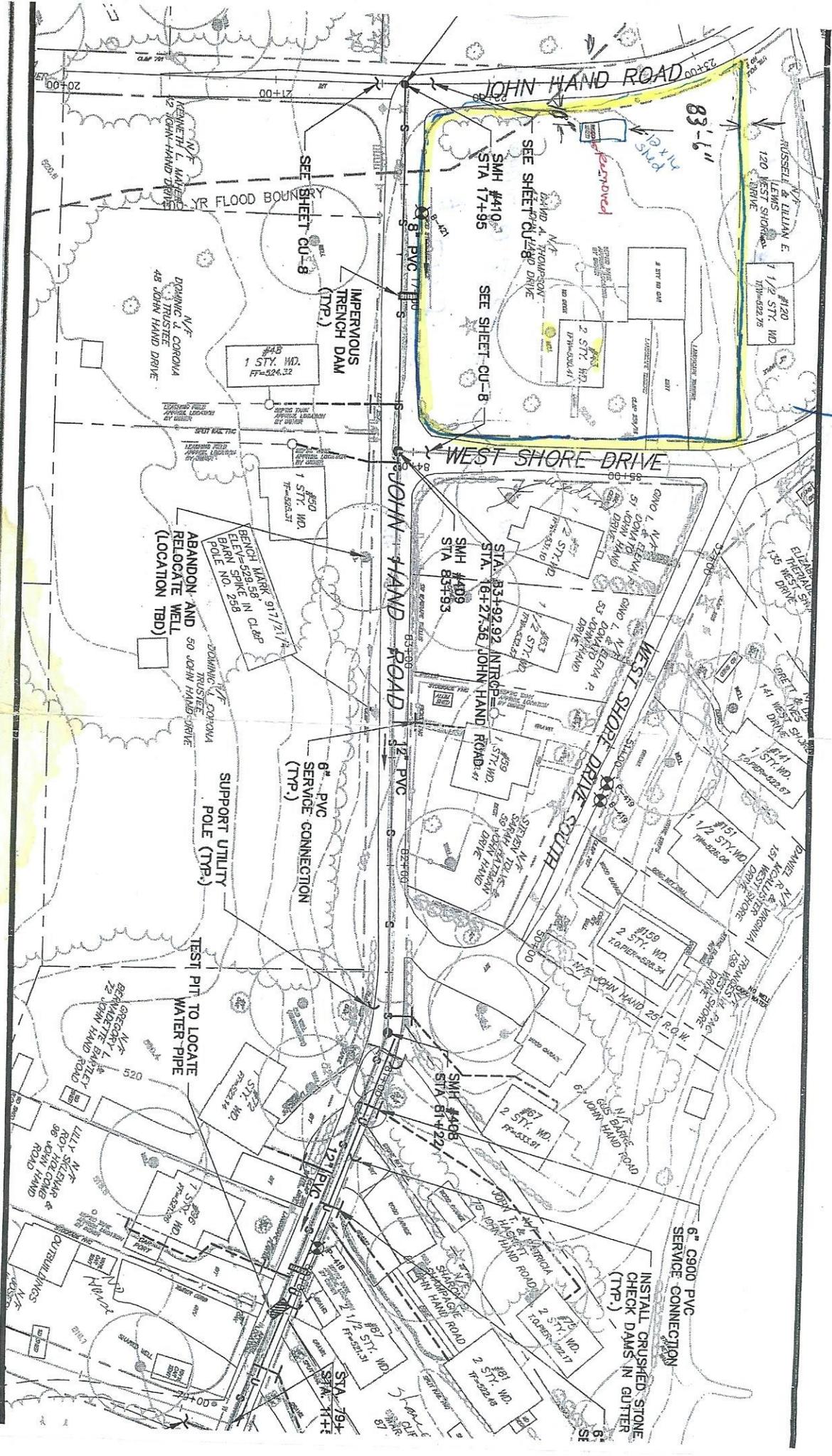
Drawer 9  
211  
MAP # 211  
original behind

20-57 A.





New Speed  
Approx  
Location







TOLLAND  
658 TOLLAND STAGE RD  
TOLLAND, CT 06084-9998  
(800)275-8777

02/07/2025

12:43 PM

Product	Qty	Unit Price	Price
CTOM - Firm - Domestic	6		\$3.90
Grand Total:			\$3.90
Cash			\$5.00
Change			-\$1.10

<https://informedelivery.usps.com>

All sales final on stamps and postage.  
Refunds for guaranteed services only.  
Thank you for your business.

Tell us about your experience.  
Go to: <https://postalexperience.com/Pos>  
or scan this code with your mobile device,



or call 1-800-410-7420.

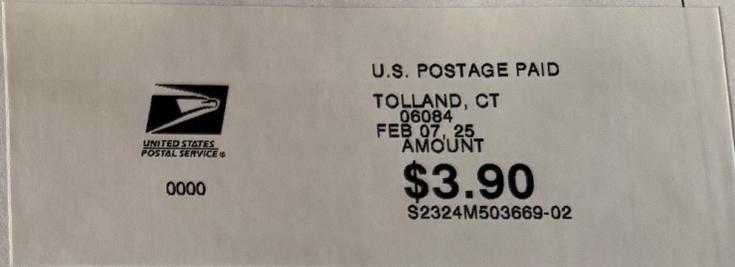
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Receipt #: 840-50600058-1-6831368-2  
Clerk: 02

### Date of Mailing — Firm (Domestic)

TOTAL NO. Pieces Listed by Sender  6	TOTAL NO. of Pieces Received at Post Office  6
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Affix Stamp Here  
Postmark with Date of Receipt.

Postmaster, per (name of receiving employee)  
  
Tanny Goodridge



Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
Russell Lewis Kenneth Lewis + Robert Lewis 540 HERZEL Blvd West Babylon NY 11704				
Mr. Daniel Silva 24 John Hand Dr. Coventry CT 06238				
Andrew + Meghan Milewski 135 West Shore Dr. Coventry CT 06238				
Mr. + Mrs Andrew Bove 36 John Hand Dr Coventry CT 06238				
Mr. and Mrs. Aaron Marcus 3927 Abingdon Rd Charlotte NC 28211				
Down Management 7 Justin Dr Ellington CT 06029				