

PZC Application

PZC-25-2

Submitted On: Jan 27, 2025

Applicant

 Timothy Herbst
 203-864-4611
 therbst@mzslaw.com

Primary Location

1409 MAIN ST
Coventry, CT 06238

Active Parties & Contact Information

Activity Being Applied For:	Development Title
Amendment to Zoning Map	--

Project Description

SENT VIA ELECTRONIC SUBMISSION

Hon. Bill Jobbagy, Chairperson
Coventry Planning and Zoning Commission
Coventry Town Hall
1712 Main Street
Coventry, CT 06238

January 27, 2025

Dear Chairman Jobbagy and Members of the Planning and Zoning Commission:

The undersigned represents A 1Z7, LLC, (the “Client” and/or the “Applicant”), the record owner of property located at 1409 Main Street, Coventry, Connecticut (the “Property”). The Property consists of approximately 2.05 acres, located at the intersection of Routes 275 and 31 in the Town of Coventry, Connecticut (the “Town”). The Property is show as “Lot A” on a plan entitled, “Improvement Location and Topographic Survey “Record Free Split Plan” prepared for A1Z7, LLC, 1409 Main Street (CT Route 31) – Coventry, Connecticut. Presently, the Property has two zoning classifications under the Coventry Zoning Regulations (the “Regulations”). The front of the Property is zoned commercial, located in the Village Gateway Zone (VGZ”) and the rear of the Property is zoned residential, located in the Lake Residential Zone (“LRZ”) with views of Coventry Lake.

The Applicant is filing this PZC Application with the Coventry Planning and Zoning Commission (the “Commission”) for a zone boundary change to reclassify the entire parcel under the VGZ designation. The Applicant will warrant and agree as a condition of approval that all ingress and egress for the parcel will come from Main Street and not Woodland Road.

The Applicant’s request to change the zone boundary designation for the Property to make all of it VGZ is consistent with the goals and objectives of the 2020 Coventry Plan of Conservation and Development (the “POCD”). The POCD calls for the Commission, the Economic Development Commission and land use staff to:

1. *[s]electively promote intensive and appropriate residential and commercial uses.*
2. *Plan a careful strategy to combine new uses, including services, retail starter businesses, clustered housing on the Village edges, and infill commercial development along Main Street.*
3. *Target new uses that will have regional attraction, including those associated with local universities.*

The POCD goes on to state, that “[t]he community and the government must actively support the retention of existing businesses and the development of selected new businesses in robust commercial districts attractive to residents and visitors. This allows residents to enjoy a high quality of life and to care for the community’s future.” (Emphasis added). It is significant to note that in 2019, the Town sought citizen feedback before formalizing the 2020 modifications to the POCD. The 2019 Citizen’s Survey included specific questions regarding residents opinions regarding commercial business growth in the Town. Sixty-five percent of respondents to the Town’s survey indicated that the Town should encourage targeted commercial development to provide jobs, services and tax revenue.

Given the Property’s location, it is appropriate and consistent with the goals of the 2020 POCD to change the zone boundaries entirely to VGZ for the Property. Additionally, the zone change will produce optimal lot development and result in a higher tax base for the Town. We look forward to discussing this proposal with the Commission.

Very truly yours,

Timothy M. Herbst, Esq.

Applicable Section of the Zoning or Subdivision Regulations

Section 6.04, Section 6.10

Property Info

Map Block Lot M/B/L (<https://coventry.mapxpress.net/>)

36-3// 92//

Building Type or Project Type

Change of Use in Existing Structure

Zone (<https://coventry.mapxpress.net/>)

VG

Occupancy Type

Residential

Volume and Page of Deed

1223/1179

Additional Project Info

Existing Gross Sqft of Structure

3852

Proposed Gross Sqft of Structure

0

Existing Parking Spaces

0

Proposed Parking Spaces

0

Total Acreage / Sqft (<https://coventry.mapxpress.net/>)

2.05

Linear Feet of Frontage

143

Disturbed Acres

0

Lot Coverage Existing

1

Lot Coverage Proposed

0

Open Space Provided sqft

0

Is Property Located in Aquifer Protection District?

--

Surveyor Information (if applicable, please enter all fields)

Company Name

Boundaries, LLC

Surveyor Name

John U. Faulise

Registration #

70016

License Expiration

--

Address: Street, City, State, Zip

179 Pachaug River Drive

Phone

(860) 376-2006

Email

N/A

Architect Information (if applicable, please enter all fields)

Engineer Information (if applicable, please enter all fields)

Attorney Info (if applicable, please enter all fields)

Name

Timothy M. Herbst

Phone

(203) 864-4611

Address: Street, City, State, Zip

657 Orange Center Road, Orange, CT 06477

Email

therbst@mzslaw.com

Contractors (if applicable, please enter all fields)

Consultant Reviews and Inspections

Acknowledgments

The undersigned, hereby grants permission for the Commission and/or its agents to walk the land and perform those tests necessary to properly review this application.

true

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. *

true

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

true

ZONING TABLE: VILLAGE GATEWAY		
ITEM	REQUIRED	PARCEL A
MINIMUM LOT AREA	7,000 SF	89,312± SF
MINIMUM LOT FRONTAGE/WIDTH	75 FT	215.36 FT
MINIMUM FRONT YARD	10 FT	143± FT
MINIMUM SIDE YARD	10 FT	04± FT
MINIMUM REAR YARD	10 FT	121± FT
MAXIMUM LOT COVERAGE	80%	7.1%
MAXIMUM BUILDING HEIGHT	40 FT	<40 FT
WATER SUPPLY	PUBLIC WATER AVAILABLE*	
SANITARY	PUBLIC SEWER AVAILABLE*	

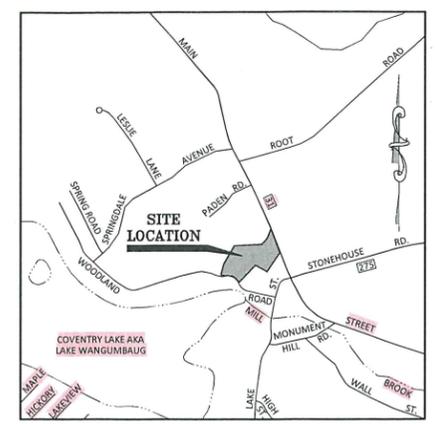
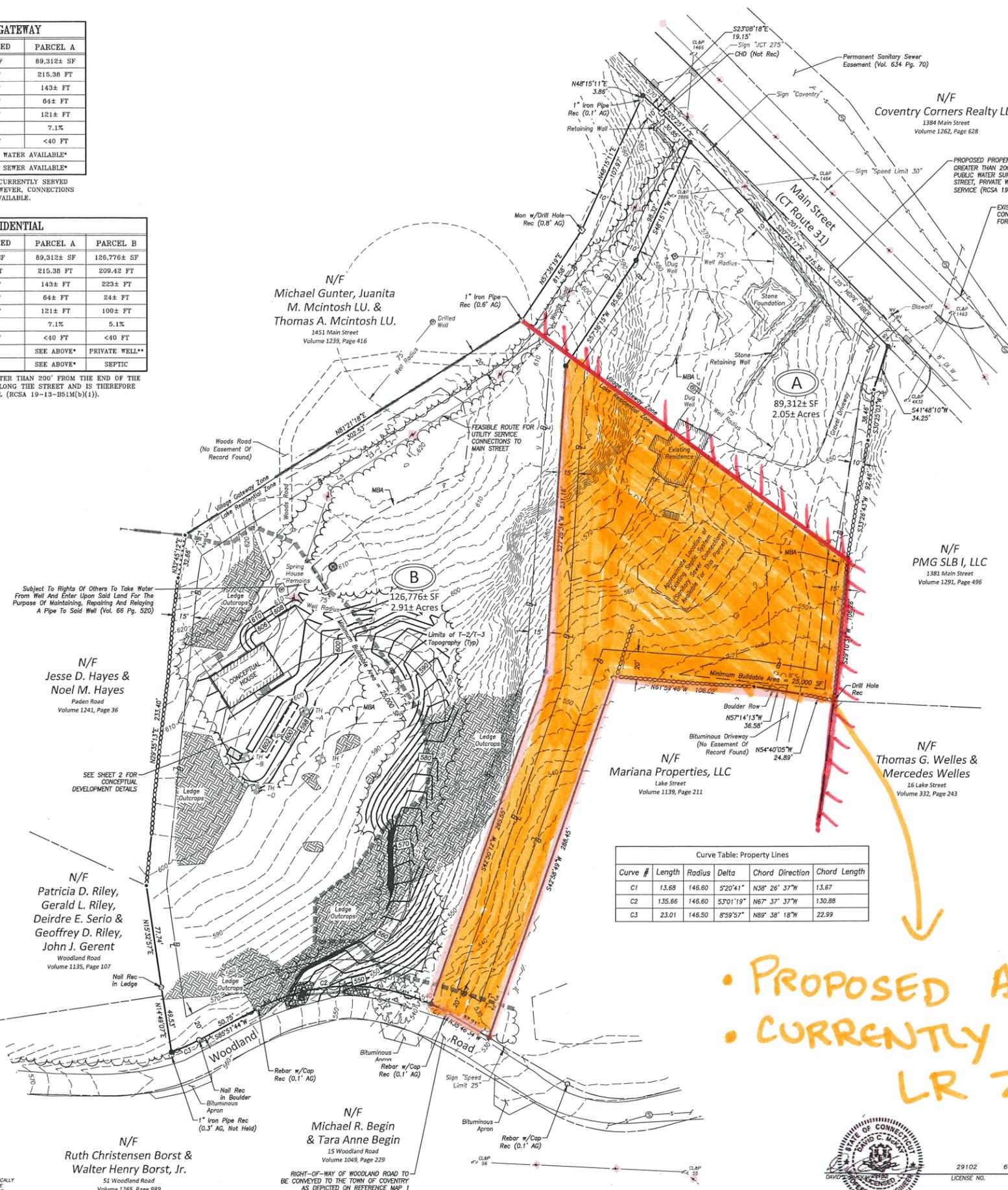
*THE EXISTING STRUCTURE ON PARCEL A IS CURRENTLY SERVED BY A PRIVATE WELL AND SEPTIC SYSTEM. HOWEVER, CONNECTIONS TO PUBLIC UTILITIES IN MAIN STREET ARE AVAILABLE.

ZONING TABLE: LAKE RESIDENTIAL			
ITEM	REQUIRED	PARCEL A	PARCEL B
MINIMUM LOT AREA	40,000 SF	89,312± SF	126,776± SF
MINIMUM LOT FRONTAGE/WIDTH	150 FT	215.36 FT	209.42 FT
MINIMUM FRONT YARD	20 FT	143± FT	223± FT
MINIMUM SIDE YARD	15 FT	04± FT	24± FT
MINIMUM REAR YARD	20 FT	121± FT	100± FT
MAXIMUM LOT COVERAGE	10%	7.1%	5.1%
MAXIMUM BUILDING HEIGHT	40 FT	<40 FT	<40 FT
WATER SUPPLY	SEE ABOVE*	PRIVATE WELL**	
SANITARY	SEE ABOVE*	SEPTIC	

**THE PROPERTY LINE OF PARCEL B IS GREATER THAN 200' FROM THE END OF THE PUBLIC WATER SUPPLY MAIN AS MEASURED ALONG THE STREET AND IS THEREFORE PROPOSED TO BE SERVED BY A PRIVATE WELL (RCSA 19-13-851m(b)(1)).

LEGEND & ABBREVIATIONS

- ± MORE OR LESS
- TYP TYPICAL
- RCP REINFORCED CONCRETE PIPE
- SF SQUARE FEET
- FF FINISHED FLOOR
- SMH SANITARY MANHOLE
- CB CATCH BASIN
- TF TOP OF FRAME
- INV INVERT
- WV WATER VALVE
- HH HANDHOLE
- MB MAILBOX
- W/ WITH
- CONC CONCRETE
- MON MONUMENT
- REC RECOVERED
- CL&P CONNECTICUT LIGHT AND POWER
- N/F NOW OR FORMERLY
- MBA MINIMUM BUILDABLE AREA
- AG ABOVE GRADE
- BG BELOW GRADE
- x 200.0 EXISTING SPOT ELEVATION
- x 200.0 PROPOSED SPOT ELEVATION
- B BUILDING SETBACK LINE
- 320 EXISTING CONTOUR
- 320 PROPOSED CONTOUR
- TREE LINE
- PROPOSED TREE LINE
- RETAINING WALL
- STONE WALL
- UNDERGROUND UTILITIES
- OVERHEAD WIRES
- SANITARY SEWER
- WATER
- ANGLE POINT
- IRON PIN, IRON PIPE OR REBAR
- DRILL HOLE
- MONUMENT
- POINT TO BE SET
- FENCE POST
- UTILITY POLE
- GUY WIRE
- CATCH BASIN
- SANITARY MANHOLE
- WATER VALVE
- DEEP TEST PIT
- PERCOLATION TEST HOLE
- SIGN
- WELL



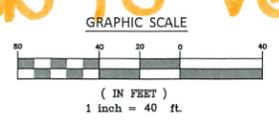
SURVEY NOTES

- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 AND THE STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED FOR USE BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019. IT IS AN IMPROVEMENT LOCATION AND TOPOGRAPHIC SURVEY BASED ON RESURVEY AND CONFORMS TO HORIZONTAL CLASS A-2 AND TOPOGRAPHIC CLASS T-2 ACCURACY STANDARDS. IT IS INTENDED TO BE USED FOR LOT DIVISION.
- NORTH ORIENTATION DEPICTED HEREON IS APPROXIMATE NORTH AMERICAN DATUM 1983 (NAD83) BASED UPON GLOBAL POSITIONING SYSTEM OBSERVATIONS, OBSERVED ON APRIL 19, 2024.
- VERTICAL DATUM DEPICTED HEREON IS APPROXIMATE NORTH AMERICAN VERTICAL DATUM 1988 (NAV88) BASED UPON GLOBAL POSITIONING SYSTEM OBSERVATIONS USING GEODETIC8 ON APRIL 19, 2024.
- THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON THE LOCATION OF ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED BY OTHERS. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. ALL SUBTERANEAN FEATURES AND IMPROVEMENTS MAY NOT BE DEPICTED OR NOTED HEREON. THE LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. CONTACT "CALL BEFORE YOU DIG" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION OPERATIONS.
- THE FIELD SURVEY WAS COMPLETED ON APRIL 19, 2024. LAND RECORD AND RELATED RESEARCH WAS COMPLETED ON JANUARY 11, 2024.
- RECORD TITLE TO THE SUBJECT PROPERTY MAY BE REFERENCED TO A TAX COLLECTOR'S DEED TO A177, LLC RECORDED DECEMBER 26, 2013 IN THE TOWN OF COVENTRY LAND RECORDS VOLUME 1223 PAGE 1179.
- SUBJECT PROPERTY IS ZONED LAKE RESIDENTIAL AND VILLAGE GATEWAY ZONE.
- SUBJECT PROPERTY IS SUBJECT TO A WELL RIGHT EASEMENT SET FORTH IN VOLUME 66, PAGE 520.
- SUBJECT PROPERTY MAY BE FURTHER TOGETHER WITH SUBJECT TO RIGHTS AND RESERVATIONS AS DESCRIBED IN VOLUME 84, PAGE 199 AND VOLUME 71, PAGE 312 OF THE TOWN OF COVENTRY LAND RECORDS.

REFERENCE MAPS

- MAP SHOWING PROPERTY OF VIOLET M. BUCKLEY AND ABUTTING PROPERTIES, SOUTH COVENTRY, CONNECTICUT, SCALE: 1"=40', DATED 1946, PREPARED BY: H.Q. HOWE.
- MAP SHOWING PROPERTY OF VIOLET M. BUCKLEY AND ABUTTING PROPERTIES, TO SHOW LOT LAYOUT OF SHONY LAKE AND LOTS #1 TO #6 SOUTH COVENTRY, CONNECTICUT, SCALE: 1"=40', DATED 1946, LAST REVISED: AUGUST 16, 1952, PREPARED BY: H.Q. HOWE.
- MAP OF PROPERTY OF LILLIAN G. VOULGARIS, LAKE STREET + CONNECTICUT ROUTE #31, COVENTRY, CONNECTICUT, SCALE: 1"=40', DATED: JANUARY 5, 1955, PREPARED BY: E.L. DAVIS JR.
- PROPERTY OF STANDARD INVESTORS, INC. LAKE STREET & MAIN STREET, SCALE: 1"=10', DATED: JUNE 18, 1963, PREPARED BY: MEGSON & HYPPIA CIVIL ENGINEERS.
- PROPERTY MAP PREPARED FOR JOHN J. GERENT, ROUTE 31, COVENTRY CONNECTICUT, SCALE: 1"=40', DATED: OCTOBER 19, 1975, PREPARED BY: RICHARD R. MIHOK ASSOCIATES.
- PLAN PREPARED FOR JAMES DEFONZO, FORMERLY OWNED BY JOSEPH & ROSALBA BAIRD, PADEN ROAD, COVENTRY CONNECTICUT, SCALE: 1"=40', DATED: DECEMBER 1983, PREPARED BY: KASPER ASSOCIATES, INC.
- PROPERTY/BOUNDARY FIRST SURVEY PREPARED FOR RICHARD BEZZINI & JOSEPHINE A. DEQUATRO, LAKE STREET & WOODLAND ROAD, COVENTRY, CONNECTICUT, SCALE: 1"=40', DATED: JULY 7, 2003, PREPARED BY: DUEL ASSOCIATES.
- IMPROVEMENT LOCATION SURVEY PREPARED FOR BLAINE CROMIE, WOODLAND ROAD, COVENTRY, CONNECTICUT, SCALE: 1"=20', DATED: APRIL 19, 2004, LAST REVISED: NOVEMBER 1, 2004, SHEET 1 OF 7, JOB NO. 03-244, PREPARED BY: TOWNE ENGINEERING, INC.
- PROPERTY SURVEY / FREE CUT, PREPARED FOR A177, LLC, 1409 MAIN STREET A.K.A CT ROUTE 31, COVENTRY, CONNECTICUT, DATED: AUGUST 1, 2016, PREPARED BY: PETER R. HENRY LAND SURVEYING & LAND PLANNERS.
- RIGHT OF WAY MAP TOWN OF COVENTRY, SO. COVENTRY - NO. COVENTRY ROAD IN THE VICINITY OF STRONG HILL, ROUTE U.S. 6, SCALE: 1"=40', DATED: FEBRUARY 28, 1933, MAP NUMBER 32-01, SHEET 1 OF 2, PREPARED BY THE CONNECTICUT STATE HIGHWAY DEPARTMENT.
- RIGHT OF WAY MAP TOWN OF COVENTRY, SO. COVENTRY - WILLIMANTIC ROAD FROM LAKE STREET SOUTHEASTERLY ABOUT 8,500 FEET, ROUTE U.S. 6, SCALE: 1"=40', DATED: APRIL 30, 1934, MAP NUMBER 32-04, SHEET 1 OF 4, PREPARED BY THE CONNECTICUT STATE HIGHWAY DEPARTMENT.
- TOWN OF COVENTRY, RIGHT-OF-WAY MAP WOODLAND ROAD, COVENTRY LAKE SEWER EXPANSION PROJECT CONTRACT 1, COVENTRY, CONNECTICUT, PROJ. NO.: 99117A30, DATE: AUGUST 2002, SHEET 1 OF 3, PREPARED BY FUSSELL & O'NEILL, INC., REVISION NO. 1, 9/10/03.

• PROPOSED ADDITION TO VG ZONE
• CURRENTLY IN LR ZONE

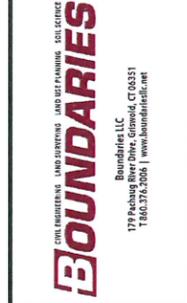


11/29/2024 10:25:15 AM PROJECTS\CIVIL_3D\PROJECTS\2023\23-3380 A177.LLC\DWG\DESIGN\FREE SPLIT PLAN.DWG

© 2024 BOUNDARIES LLC
THIS DRAWING IS THE PROPERTY OF BOUNDARIES LLC AND HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER OF THIS SITE. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR USED IN PART OR WHOLE FOR ANY OTHER PURPOSE. PROJECT LOCATION OR OWNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF BOUNDARIES LLC. NOT VALID WITHOUT LINE SIGNATURE AND EMBOSSED SEAL.



TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
JOHN U. FAULSE JR., L.S. LICENSE NO. 70016 DATE 6-14-24



Improve Location & Topographic Survey
"Record Free Split Plan"
 Prepared for
A177, LLC
 1409 Main Street (CT Route 31) - Coventry, Connecticut



SCALE: 1" = 40'
DATE: June 2024
JOB ID. NO.: 23-3380
Revisions

SHEET NO.
1
4



724.15 ft

284.61 ft
← 221.5°

236.78 ft
← 212.5°

102.5 ft
← 222.2°

206.3°



FOR SALE \$599,900
1409 MAIN STREET

RE/MAX

Potential 2 Commercial and 1 residential Lot
 4.57 acres
 Views of Country Lake
 300' Frontage on Main Street
 200' Frontage on Woodland Street
 At Intersection of Route 21 & 275
 Zone U2 - Village Gateway
 Traffic Counts 4,200 on Rt. 21, 2,400 on Rt. 275
 City Water and Sewer Available
 4.2 mi to 3200th Corridor

ERA
 Eric Gogan, ERA Blanchard & Gogan
 860-263-5579 www.1409main.com





← Univ. Of Conn.
Connecticut Vietnam
Veterans Memorial →

VILLAGE
FOGGA

337
399



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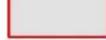
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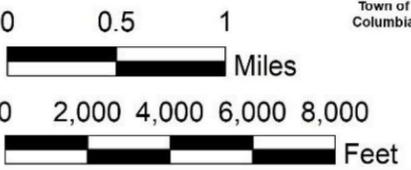
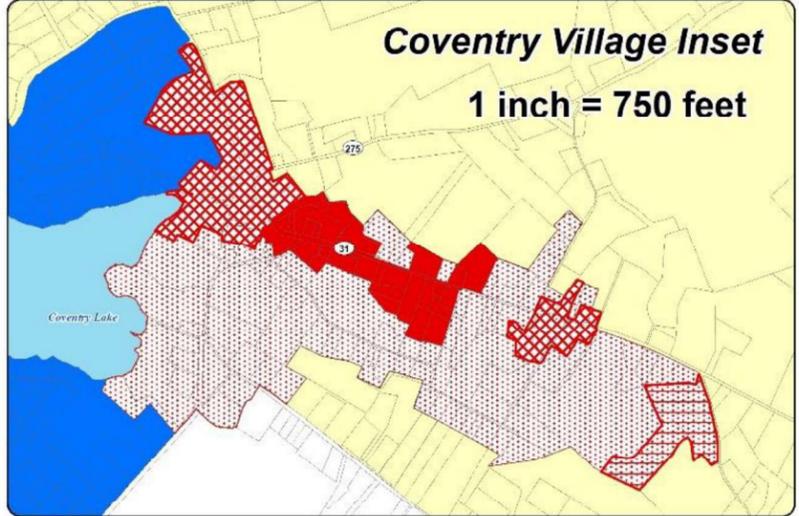
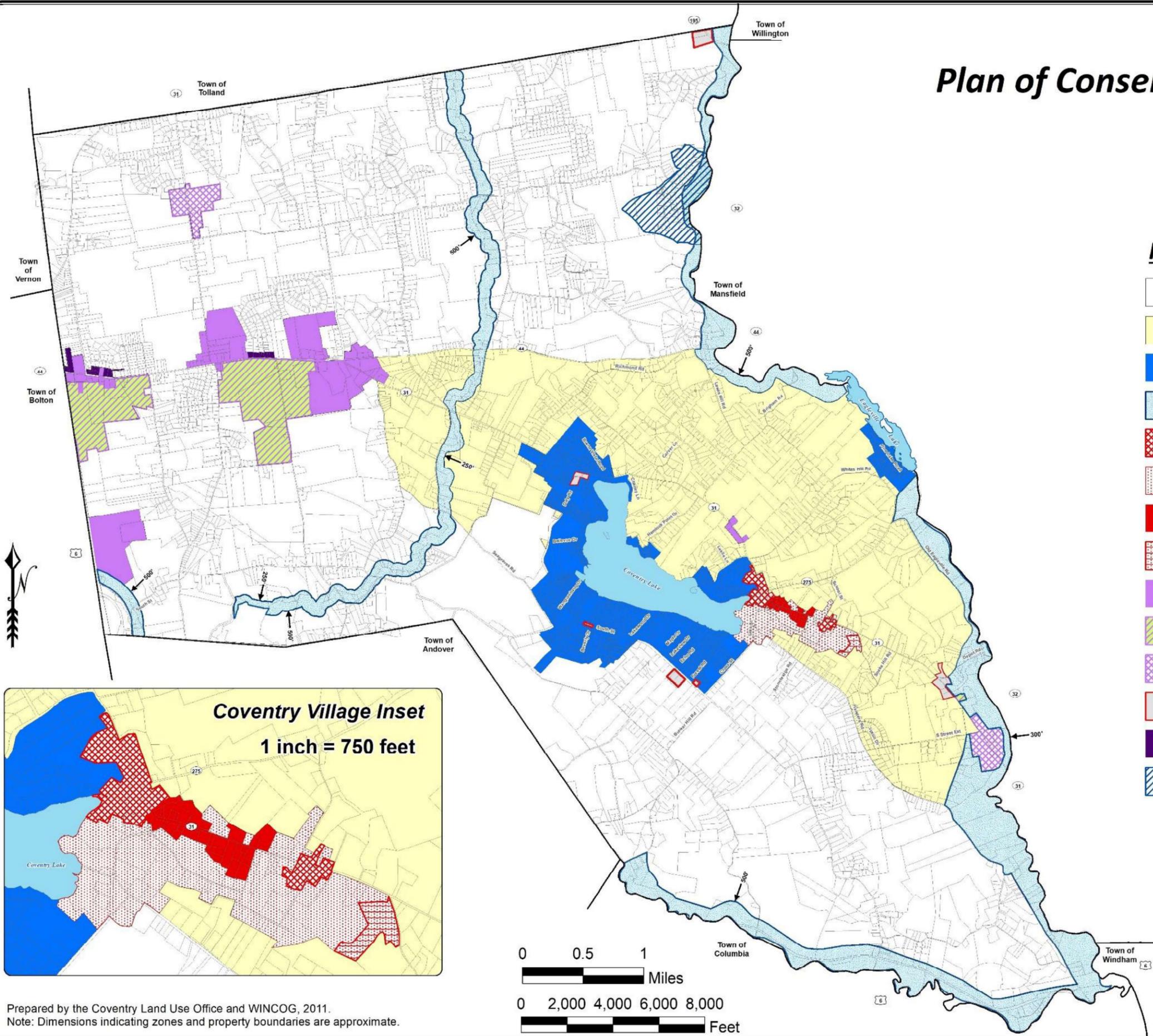


Town of Coventry, CT Plan of Conservation & Development

1. Current Zoning 2020

KEY:

-  General Residential Zone - 80
-  General Residential Zone - 40
-  Lake Residential Zone
-  River/Aquifer Zone
-  Village Gateway Zone
-  Village Residence Zone
-  Village Center Zone
-  Industrial Heritage Overlay District - 1
(underlying zone is Village Residential)
-  Commercial Zone
-  Commercial/Agricultural Zone
-  Rural Development Zone
-  Neighborhood Commercial Zone
-  Professional Office Zone
-  Aquifer Protection Area - Level A
(underlying zone is General Residential - 80 and River/Aquifer Zone)



Prepared by the Coventry Land Use Office and WINCOG, 2011.
Note: Dimensions indicating zones and property boundaries are approximate.

