

### ZBA-25-3

ZBA Application  
Status: Active  
Submitted On: 2/26/2025

### Primary Location

4 AVERY SHORES  
Coventry, CT 06238

### Owner

SMITH LAURA BAILEY +  
4 AVERY SHORES COVENTRY, CT 06238

### Applicant

Cori Stolbun  
713-817-3384  
 cstolbun@gmail.com  
 15 Schoolhouse Rd  
Granby, CT 06035

Additional Applicant Info: Please note that "?" bubbles throughout the application provide additional helpful information when hovered over.

### Applicant Type\*

Agent

## 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.\*

Our reasons for needing to build a deck that extends past the rear yard setback are as follows:

1. Managing the land between the house and the lake has become untenable. Especially given the owner's age. Grass won't grow anymore and it is always mud. We are looking to build a deck to cover these issues so that we may continue to enjoy the house, yard, and lake for many years to come.
2. This is a multi-generational home, its main occupant being a 91-year-old woman. It is not currently safe for her to walk in that part of the yard.
3. In the same vein, there are many young children in the family. We are in need of the deck and fencing for safety from the water.

If you wish to upload a file regarding hardship:



Xerox Scan\_20240723130242.pdf

## Property Info

### Map Block Lot M/B/L

### Building Type or Project Type

—

Zone \* 

LR

Occupancy Type\*

Residential

Development Title 

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

Adding on a deck to an existing home. Replacing some parts of old rotting deckwork as well.

### Additional Project Info

Existing Gross Sqft

—

Structure Size (Proposed Gross Sqft)

—

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=>)

0



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\\_COVER/bidId=](https://www.coventryct.org/DocumentCenter/View/110/LOT_COVER/bidId=))

—

Lot Coverage Proposed ?  
([https://www.coventryct.org/DocumentCenter/View/110/LOT\\_COVERAGE\\_WORKSHEET?](https://www.coventryct.org/DocumentCenter/View/110/LOT_COVERAGE_WORKSHEET?bidId=)  
bidId=)

—

### 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. ?



### Contractors: please enter if applicable

<b>Name*</b>	<b>Address: Street, City, State, Zip*</b>
Seth Arzt	12 Lakeview Park, Columbia, CT 06237
<b>Phone Number*</b>	<b>Email*</b>
8608039972	advancedcustomcarpentry@gmail.com
<b>DBA</b>	<b>License Type</b>
	HIC
<b>License Expiration</b>	<b>License No</b>
—	611976
<b>License Status*</b>	<b>Bond</b>
Active	
<b>Bond Amount</b>	<b>Bond Expiration</b>
—	—

<b>Insurance Expiration</b> -	<b>Bond Policy No</b>
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Agent: Please enter if applicable

<b>Agent Name*</b> Cori Stolbun	<b>Phone Number*</b> 7138173384
<b>Address of Agent: Street, City, State, Zip*</b> 15 Schoolhouse Rd, Granby, CT 06035	<b>Email*</b> cstolbun@gmail.com
<b>Association to Owner*</b> Daughter-in-law	

<b>Agent Name*</b> Robert Smith	<b>Phone Number*</b> 8603059536
<b>Address of Agent: Street, City, State, Zip*</b> 24 Oakwood Drive, Granby, CT 06035	<b>Email*</b> robertesmith@morganstanley.com
<b>Association to Owner*</b> Spouse	

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.\*



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.\*

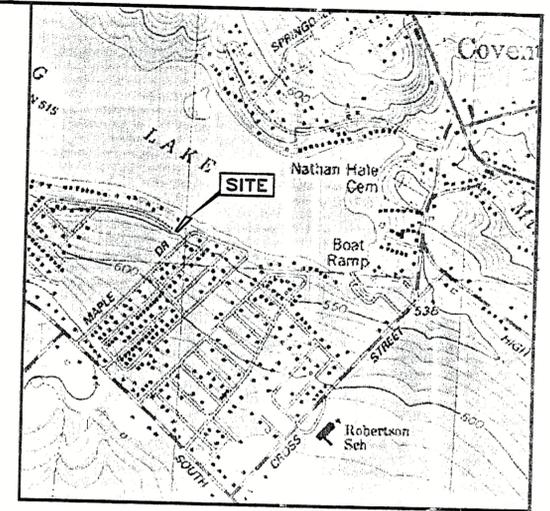


I agree that my electronic signature below is equivalent to a handwritten signature and is binding for all purposes related to this transaction.\*

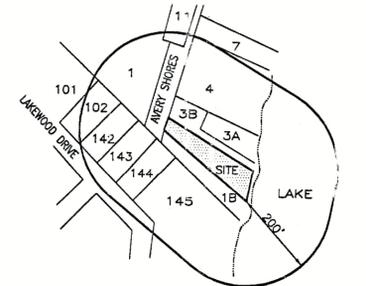
 Cori Stolbun

Feb 26, 2025

Proposed Deck  
in Green  
Setbacks in Red



VICINITY MAP  
SCALE: 1" = 1000'



ABUTTING PROPERTY OWNERS  
WITHIN 500 FEET OF SITE

SCALE: 1" = 200'

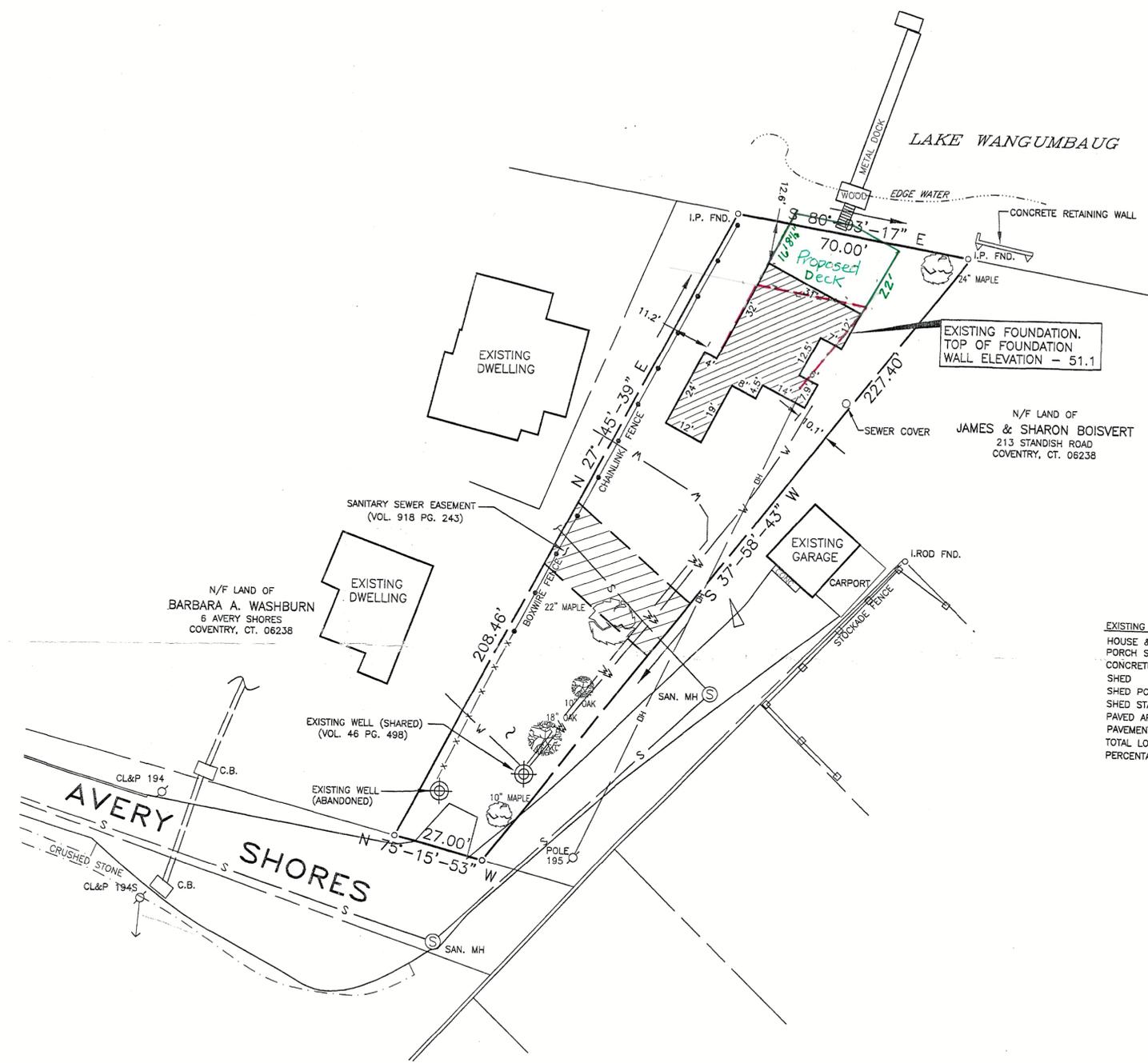
MAP OP / BLOCK 13	MAP OP / BLOCK 21
1B BOISVERT, JAMES & SHARON 213 STANDISH ROAD COVENTRY, CT 06238	1 GRACE, JANET 30 HICKORY DRIVE COVENTRY, CT 06238
3A BEGIN, MICHAEL R. & TARA ANNE 8 AVERY SHORES COVENTRY, CT 06238	11 RES, JEAN T. 14 AVERY SHORES COVENTRY, CT 06238
3B WASHBURN, BARBARA A. 6 AVERY SHORES COVENTRY, CT 06238	AVERY SHORES (ROAD) GERALD PARK ASSOCIATION C/O SCOTT GALLO 130 AVERY SHORES MANCHESTER, CT 06040
4 GUARINO, ELAINE B. 41 GERALD DRIVE MANCHESTER, CT 06040	7 RES, JEAN T. 14 AVERY SHORES COVENTRY, CT 06238
7 RES, JEAN T. 14 AVERY SHORES COVENTRY, CT 06238	LAKEWOOD DRIVE (ROAD) LAKE WOOD HEIGHTS P.O. BOX 544 COVENTRY, CT 06238
MAP OP / BLOCK 22	
101 CLARK, STEPHEN H. 135 EDGEWATER DRIVE COVENTRY, CT 06238	LAKE WANGUMBAUG TOWN OF COVENTRY 1712 MAIN STREET COVENTRY, CT 06238
102 ALEX, JOSEPH M. 107 LAKEWOOD DRIVE COVENTRY, CT 06238	
142 CHICINE, RAYMOND & PHYLLIS 93 JOHN HAND DRIVE COVENTRY, CT 06238	
143 CHICINE, RAYMOND & PHYLLIS 93 JOHN HAND DRIVE COVENTRY, CT 06238	
144 VEGIARD, RONALD L. 14 ENSIGN STREET EAST HARTFORD, CT 06118	

EXISTING LOT COVERAGE:	PROPOSED LOT COVERAGE:
HOUSE & PORCH 881 SQ.FT.	HOUSE & GARAGE 888 SQ.FT.
PORCH STAIRS 15 SQ.FT.	PORCH 98 SQ.FT.
CONCRETE RETAINING WALL 26 SQ.FT.	LANDING & STAIRS 20 SQ.FT.
SHED 254 SQ.FT.	PAVED APRON 166 SQ.FT.
SHED PORCH 17 SQ.FT.	ENTRY AREA 24 SQ.FT.
SHED STAIRS 12 SQ.FT.	PAVEMENT ENCROACHMENT 29 SQ.FT.
PAVED APRON 166 SQ.FT.	TOTAL LOT COVERAGE AREA: 1,225 SQ.FT.
PAVEMENT ENCROACHMENT 29 SQ.FT.	PERCENTAGE OF LOT COVERAGE 12.5%
TOTAL LOT COVERAGE: 1,400 SQ.FT.	
PERCENTAGE OF LOT COVERAGE: 14.3%	

ZONING TABLE - LAKE RESIDENTIAL (LR)

LOT AREA	REQUIRED	EXISTING	PROVIDED
LOT AREA	40,000 S.F.	9,767 S.F.	9,767 S.F.
LOT FRONTAGE	150 FT.	27 FT.	27 FT.
FRONT YARD	20 FT.	137 FT.	138 FT.
SIDE YARD (EAST)	15 FT.	7.1 FT.	10.1 FT.
SIDE YARD (WEST)	15 FT.	7.4 FT.	11.2 FT.
REAR YARD	20 FT.	10 FT.	12.6 FT.
LOT COVERAGE	10%*	14.3%	12.3%

\*MAYBE INCREASED TO 15% IN ACCORDANCE WITH SECTION 4.04.06



LEGEND

PROPERTY LINE	—————
ABUTTER PROPERTY LINE	- - - - -
EDGE OF PAVED ROAD	—————
OVERHEAD UTILITY LINE	————— OH ———
UTILITY POLE	⊙
SANITARY SEWER LINE	————— S ———
WATER SERVICE LINE	————— W ———
CHANLINK FENCE	—————

REFERENCE MADE TO THE FOLLOWING MAP:  
 1.) "PLAN OF PROPERTY OF EDGAR K. VAHER, LINDA VAHER & MIRIAM VASAR HINKLE AVENUE, GERALD PARK COVENTRY, CONNECTICUT OCTOBER 1973 SCALE 1" = 20" PREPARED BY VOLNEY BLODGETT AND ON FILE IN THE COVENTRY TOWN CLERK'S OFFICE.  
 2.) "BUNGALOW LOTS ON LAKE WANGUMBAUG SOUTH COVENTRY, CONN. SURVEYED BY CHAS E. MELLOR, C.E. AUG. 14 & 16, 1911" RECORDED IN THE COVENTRY TOWN CLERK'S OFFICE IN MAP BOOK 5 PAGE 93.

NOTES:  
 PARCEL LOCATED IN ZONE C (AREA OF MINIMAL FLOODING) PER "NATIONAL FLOOD INSURANCE PROGRAM FIRM FLOOD INSURANCE RATE MAP TOWN OF COVENTRY CONNECTICUT TOLLAND COUNTY PANEL 15 OF 15 COMMUNITY-PANEL NUMBER 090110 0015 A EFFECTIVE DATE: JUNE 4, 1980 FEDERAL EMERGENCY MANAGEMENT AGENCY"



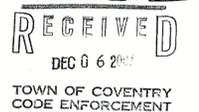
THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS AN IMPROVEMENT LOCATION MAP BASED ON A DEPENDENT RESURVEY CONDUCTED ON THE GROUND ON DECEMBER 4, 2007 AND CONFORMING TO HORIZONTAL ACCURACY CLASS A-2. THIS SURVEY AND MAP IS INTENDED TO ENABLE DETERMINATION OF COMPLIANCE OR NON-COMPLIANCE WITH APPLICABLE MUNICIPAL OR STATUTORY REQUIREMENTS WITH RESPECT TO LOCATION OF EXISTING FOUNDATION.  
 TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.  
 EDWARD A. BELLETIER, L.S. #14203  
 ANY ORIGINAL OR DUPLICATE OF THIS MAP IS NOT VALID UNLESS IT BEARS THE EMBOSSED SEAL OF THE SURVEYOR WHOSE REGISTRATION NUMBER AND SIGNATURE APPEAR ABOVE. NO OTHER CERTIFICATION OR WARRANTY IS EXPRESSED OR IMPLIED.

**DATUM**  
**ENGINEERING & SURVEYING, LLC**

132 CONANTVILLE ROAD  
 MANSFIELD CENTER, CT 06250  
 TEL (860)456-1357 FAX (860)456-1840

AS-BUILT PLAN  
 FOUNDATION LOCATION ONLY  
 PREPARED FOR  
**ELEANOR HUTCHINS**  
 4 AVERY SHORES  
 COVENTRY, CONNECTICUT  
 SCALE: 1" = 20' DATE: DECEMBER 6, 2007

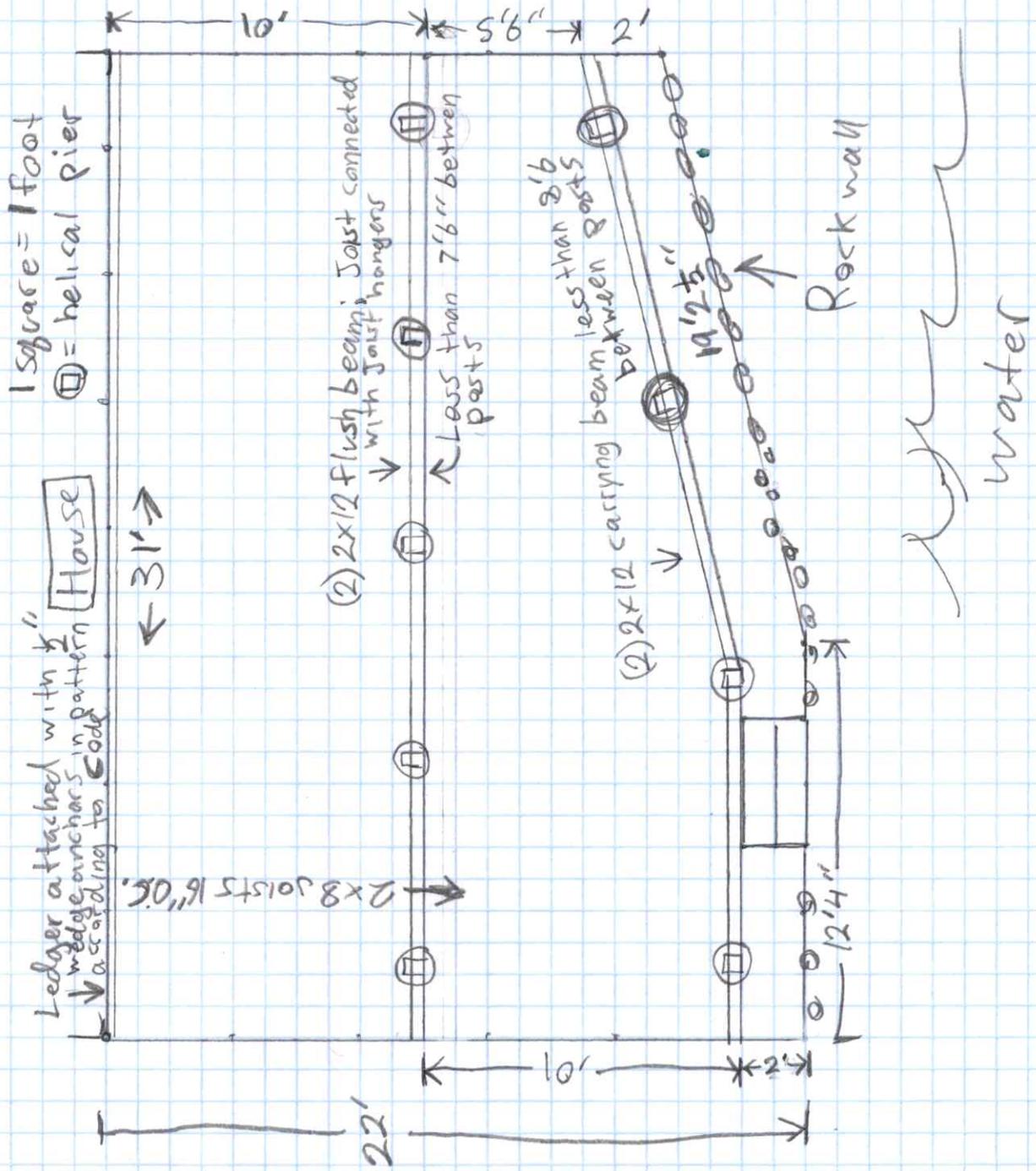
CHECKED BY: \_\_\_\_\_ CORRECTIONS BY: \_\_\_\_\_



Customer: Laura Smith 4 Avery Shores, Coventry

Contractor: Advanced Custom Carpentry  
(860) 803-9972

Lower deck aerial view plan





Sun Oct 8 2023  
Imagery © 2025 Nearmap, HERE

10 ft

Nearmap



Tue Apr 9 2024  
Imagery © 2022 Nearmap, HERE

Nearmap



Tue Apr 9 2024  
Imagery © 2022 Nearmap, HERE

Nearmap



24

14

10

5

8

#4

4

6

13



## **INLAND WETLANDS PERMIT TO CONDUCT REGULATED ACTIVITIES**

**PERMIT NUMBER: #24-35W**

**APPROVAL DATE:** August 28, 2024

**EXPIRATION DATE:** August 28, 2029

**PROPERTY ADDRESS:** 4 Avery Shores

**PROPERTY OWNER(S):** Laura Smith

**PERMIT HOLDER/APPLICANT:** Robert Smith

**ACTIVITY PERMITTED:** Proposed redecking existing deck and construction of new deck facing Coventry Lake.

**REASON FOR DECISION:** The applicant has demonstrated the following:

- Incorporation of erosion and sedimentation controls into plan to protect the regulated areas

**PERMIT CONDITIONS:**

- The permittee shall schedule a preconstruction meeting with Wetlands Agent Staff, and any other subcontractors prior to the start of activities to review construction sequencing.
- Additional erosion and sedimentation controls may be required as site conditions/weather warrant by the Wetlands Agent staff.
- Inspect erosion and sedimentation controls prior to soil disturbances, except for what is necessary to install said measures.
- All activities involving work at the lake edge will require staff oversight. All coordination for staff time on site will be schedule at least a week in advance. Failure to coordinate staff's presence will be considered a violation of the permit and be subject to a cease-and-desist order. (Projects on the Lake edge)

**No person shall conduct any regulated activity within an inland wetland or watercourse which requires zoning or subdivision approval without first having obtained a valid certificate of zoning or subdivision approval, special permit, special exception, variance, or other documentation establishing that the proposal complies with the zoning or subdivision requirements adopted by the municipality pursuant to Chapters 124 to 126 of the Connecticut General Statutes inclusive; or any special act, including permits as required under Federal Army Corps of Engineers and the Connecticut Department of Environmental Protection.**

*Lindsay Beutler*

9/3/2024

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Lindsay Beutler  
Wetlands Agent & Erosion Control Officer

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Date



## WPCA Review

Complete

Completed ▾



### Assignee

Mike Ruef ✎



### Due Date

Add +

## Messages

All Messages ▾

Oldest to Newest ▾

Thursday, February 27th



Mike Ruef

Internal

February 27, 2025 at 10:13 am



Appears to be related to deck permit from 2024. Decks not near sewer pump or sewer lines. Approved.



## Engineering Review

Complete

Completed ▾



### Assignee

Todd Penney ✎



### Due Date

Add +

## Messages

All Messages ▾

Oldest to Newest ▾

Thursday, February 27th



Todd Penney

Public

February 27, 2025 at 11:11 am



N/A for engineering. Wetlands has confirmed the applicant is utilizing the latest approved plan.

UNITED STATES POSTAL SERVICE  
Certificate of Mailing

From: Ellie Hutchins  
4 Avery Shores  
Coventry, Ct

To: James Nathan  
3 Prior Dr  
Bolton, Ct

APR 2 2005  
COVENTRY POST OFFICE  
COVENTRY CT 06238

PS Form 3817, April 2007 PSN 7530-02-000-9065

UNITED STATES POSTAL SERVICE  
Certificate of Mailing

From: Ellie Hutchins  
4 Avery Shores  
Coventry, Ct

To: James Davis  
213 Standish Rd  
Coventry, Ct.

APR 2 2005  
COVENTRY POST OFFICE  
COVENTRY CT 06238

PS Form 3817, April 2007 PSN 7530-02-000-9065

UNITED STATES POSTAL SERVICE  
Certificate of Mailing

From: Ellie Hutchins  
4 Avery Shores  
Coventry, Ct.

To: Stephen Bellucci  
79 Lake Wood Rd  
Coventry, Ct.

APR 2 2005  
COVENTRY POST OFFICE  
COVENTRY CT 06238

PS Form 3817, April 2007 PSN 7530-02-000-9065

UNITED STATES POSTAL SERVICE  
Certificate of Mailing

From: Ellie Hutchins  
4 Avery Shores  
Coventry Ct.

To: Barbara Washburn  
6 Avery Shores  
Coventry, Ct.

APR 2 2005  
COVENTRY POST OFFICE  
COVENTRY CT 06238

PS Form 3817, April 2007 PSN 7530-02-000-9065



March 8, 2025

I, Laura B. Smith, owner of the property at 4 Avery Shores, Coventry, CT, am aware of the proposed property variance application with said town. I am also aware of the deck plans for this property.

Laura B. Smith

Return to:  
Rappe & Bartlett  
P. O. Box 280  
Coventry, CT 06238

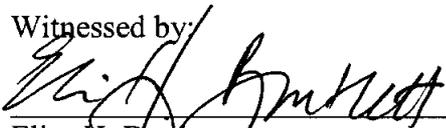
STATUTORY FORM QUIT CLAIM DEED

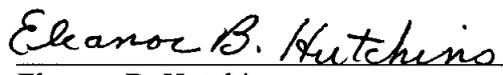
I, **ELEANOR B. HUTCHINS**, of Coventry, Connecticut (hereinafter referred to as "Grantor") for no consideration paid, grant to **LAURA BAILEY SMITH** of Granby, Connecticut (hereinafter collectively referred to as "Grantee"), as joint tenants, with QUIT CLAIM COVENANTS that certain piece or parcel of land located in the Town of Coventry, County of Tolland and State of Connecticut and known as 4 Avery Shores Drive and more particularly bounded and described on Schedule A attached hereto and made a part hereof.

The Grantor reserves a life interest in the above-described property. **This life use shall terminate if of the Grantor shall permanently cease to reside in the above-described property.** The Grantor shall be responsible for and pay all taxes, insurance, maintenance and repairs in connection with the above described property. The Grantor reserves a testamentary power of appointment with respect to the above conveyed property. The Grantor reserves the power to appoint, in whole or in part, the property herein conveyed to anyone (subject to the limitation set forth below) in such proportions, outright or upon such trusts, terms, and conditions as the Grantor may specify by Grantor's Last Will or Codicil making specific reference hereto. The failure to record notice of any such exercise of this power on the land records where this deed is recorded within sixty (60) days of the Grantor's death shall be conclusively treated as a default in the exercise of the power. A release of the power reserved hereunder in whole or in part, shall be effective when recorded on the land records where this deed is recorded. A release of the foregoing powers may be made by the Grantor's attorney-in-fact acting under a durable power of attorney. The Grantor may not appoint the said property to the Grantor, the Grantor's creditors, the Grantor's estate, or the creditors of the Grantor's estate. If Grantor does not exercise this power of appointment, title shall remain in and be held by the Grantee.

Signed this 19<sup>th</sup> day of August, 2010.

Witnessed by:

  
Elisa H. Bartlett

  
Eleanor B. Hutchins

  
Mary F. Luchenbill

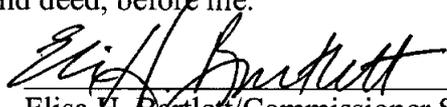
STATE OF CONNECTICUT)

( SS: Coventry

August 19, 2010

COUNTY OF TOLLAND )

Personally Appeared **ELEANOR B. HUTCHINS**, Signer of the foregoing Instrument, and acknowledged the same to be her free act and deed, before me.

  
Elisa H. Bartlett/Commissioner Superior Court

Grantee's Mailing Address:  
24 Oakwood Drive  
Granby, CT 06035

CONVEYANCE TAX RECEIVED

Local \$   -0-   State \$   -0-

SCHEDULE A

A certain piece or parcel of land, with the buildings and improvements thereon, situated on the general southerly shore of Lake Wangumbaug (Coventry Lake) in the Town of Coventry, County of Tolland and State of Connecticut, bounded and described as follows:

- NORTHERLY: by Lake Wangumbaug (Coventry Lake), seventy (70) feet;  
EASTERLY: by land now or formerly of E. Lynn Beervort, two hundred ten (210) feet, more or less;  
SOUTHERLY: by land now or formerly on one Fitzgerald, twenty-seven (27) feet; and  
WESTERLY: by land now or formerly of Virginia Wheeler, two hundred ten (210) feet, more or less.

Together with a right of way over land to the south of the herein described premises as set forth in a deed from Arnold P. Avery to Basil Wesley Long, dated October 14, 1924, and recorded in the Land Records of the Town of Coventry in Volume 44 at Page 44.

Together also with certain water rights to a spring and access to the same as is more clearly set forth in an agreement between E. Lynn Beervort and Jesse Wheeler, dated November 15, 1930 and recorded in the Land Records of the Town of Coventry in Volume 46 at Page 498.

Reference is hereby made to a certain map on file in the office of the Town Clerk of the said Town of Coventry entitled "Bungalow Lots on Lake Wangumbaug, South Coventry, Connecticut, Surveyed by Chas E. Mellor, C.E. August 14-16, 1911, Scale 1" = 80'".

Received for record Aug 27, 2010  
At 11:04A. Recorded in Coventry  
Land Records, Vol 1148 Page 297  
By Coventry Town Clerk

*Pai Tollmann Ass't*