

ZBA-25-4

ZBA Application
Status: Active
Submitted On: 3/19/2025

Primary Location

287 ROOT RD
Coventry, CT 06071

Owner

CHAMP MARY A
287 ROOT RD COVENTRY, CT 06238

Applicant

 mary champ
 860-948-0088
 mary.champ@yahoo.com
 287 Root Road
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.* 

See attached

If you wish to upload a file regarding hardship:



Variance Narrative.pdf

IF activity being applied for is ZBA Other:* 

9 ft reduction

Property Info

Map Block Lot M/B/L

GR40

Building Type or Project Type

Single Family

Zone *

GR-40

Occupancy Type*

Residential

Development Title

Briefly describe the proposed project and/or activity.* 

16x28Trex deck attached to addition

Additional Project Info

Existing Gross Sqft	Structure Size (Proposed Gross Sqft)
–	448
Existing Parking Spaces	Proposed Parking Spaces
4	–
Total Acreage / Sqft 	Linear Feet
2.9	–
Disturbed Acres	Is Property Located in Groundwater Protection District?
–	<input type="checkbox"/>

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_WORKSHEET?bidId=)	
–		–	
Lot Coverage Proposed (https://www.coventryct.org/DocumentCenter/View/110/LOT_COVERAGE_WORKSHEET?bidId=)			
–			

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.*

 Mary Champ
Mar 19, 2025

March 19, 2025.

Dear board members,

I am writing this letter to ask and explain for a 9 foot reduction of the rear yard setback for a 16' x 28' trek deck.

In April 2023 I applied for a 9 foot reduction for an addition to our home and the board approved and blessed my family with this addition. Thank you so much. But now I am asking to build a deck off of that addition. We currently have 12" x 12" spaced Tile blocks down as a patio, but every year the area gets lots of water and dirt buildup due to the incline of the property. I have absolutely no level yard. It makes it very difficult to have events with family and have outdoor furniture. (please refer to the enclosed pictures.)

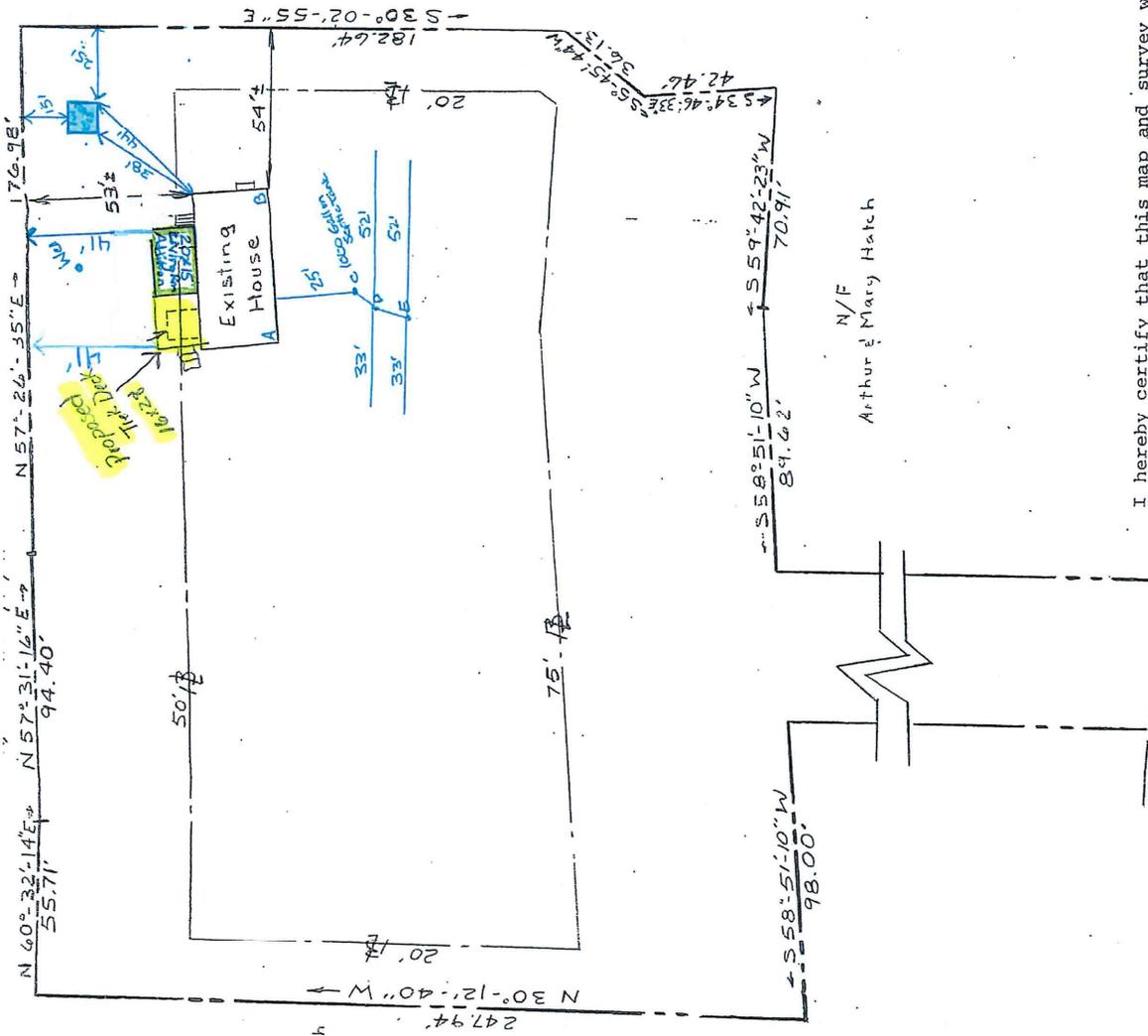
The deck will be made of high-quality trek decking, and rails all to be within the character of the neighborhood.

I have spoken to my neighbors and they do not have any problems, along I will send a certified letter to each with the full explanations with date and time.

Thank you for your time!

Sincerely,
Mary Champ

Proposed 16 x 28 Deck - 3/2025
(in yellow)
Requesting 9' Setback Variance



N/F
Stanley & Kathleen Gourn

"This Map Is Compiled From Other Maps, Deed Dimensions And Other Sources Of Information, Not To Be Construed As An Accurate Survey And Subject To Final Changes As A More Accurate Survey May Disclose."

JOSEPH C. CASAVECCHIA, L.S.
LAND SURVEYOR
P.O. BOX 251 SOUTH WINDHAM, CT.

Existing House Location

Prepared For
Gary & Mary Hatch
Caventree, Ct.

DATE	DRAWN	JOB NO.	REVISIONS	SHEET NO.
5-13-88	JCC	88-20	1.	1
SCALE	DESIGNED	BOOK NO.	2.	OF
1" = 40'	JCC	4	3.	OF
	CHECKED			
	JCC			

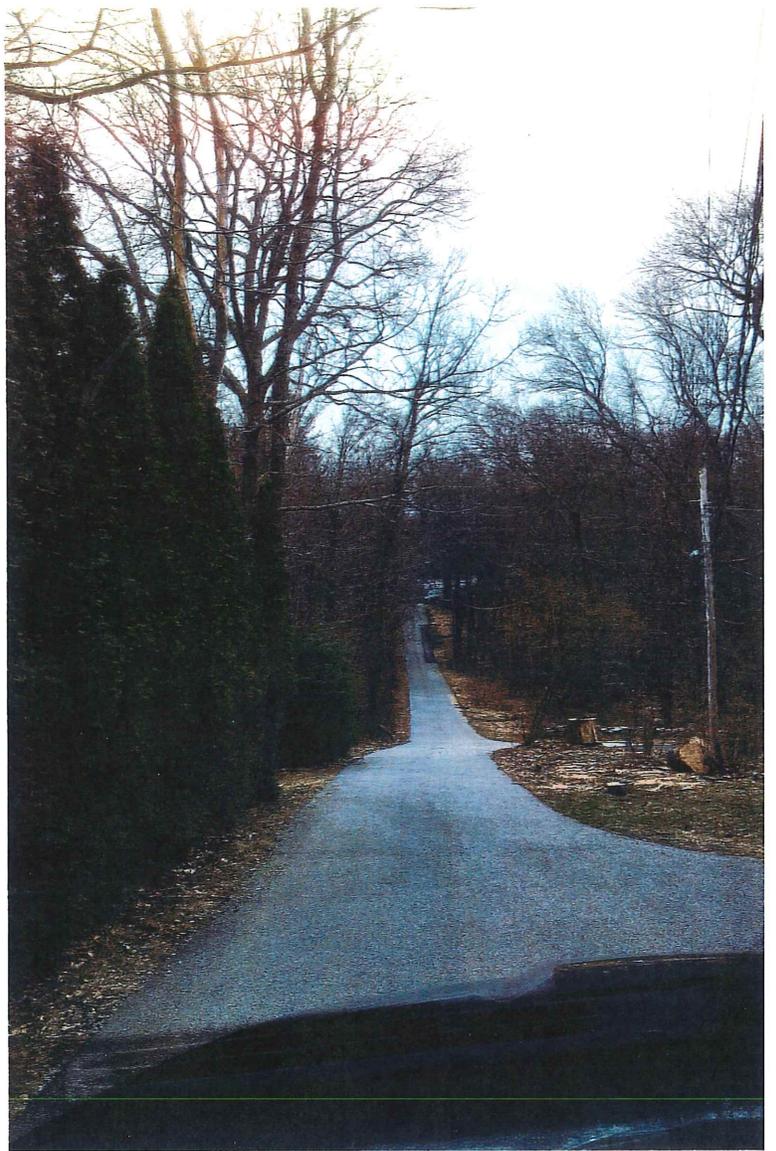
I hereby certify that this map and survey were prepared in accordance with the standards of a Class D survey as defined in the Code of Practice for Standards of Accuracy of Surveys and Maps, adopted December 10, 1975, as amended by the Connecticut Association of Land Surveyors, Inc.

Arthur & Mary Hatch

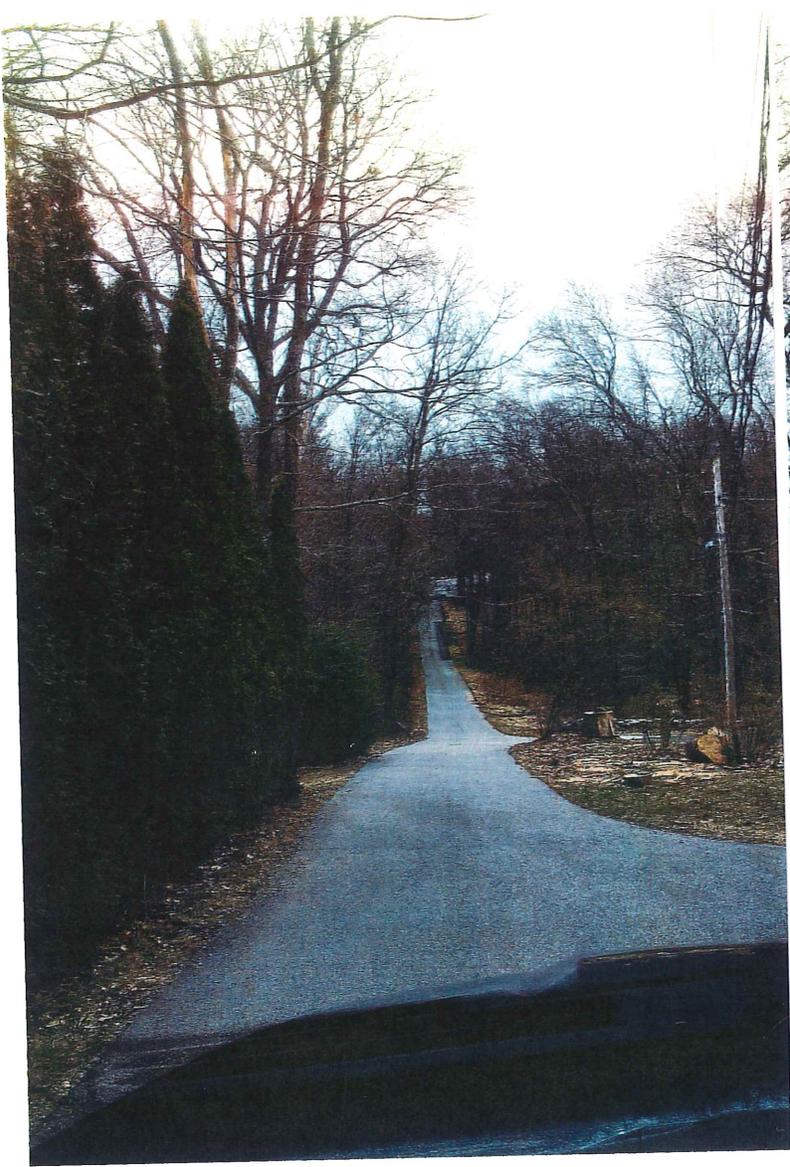
Root Rd.



Entrance
to driveway
from Root Rd



Driveway



Drive way



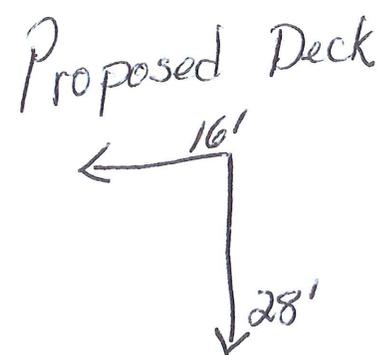
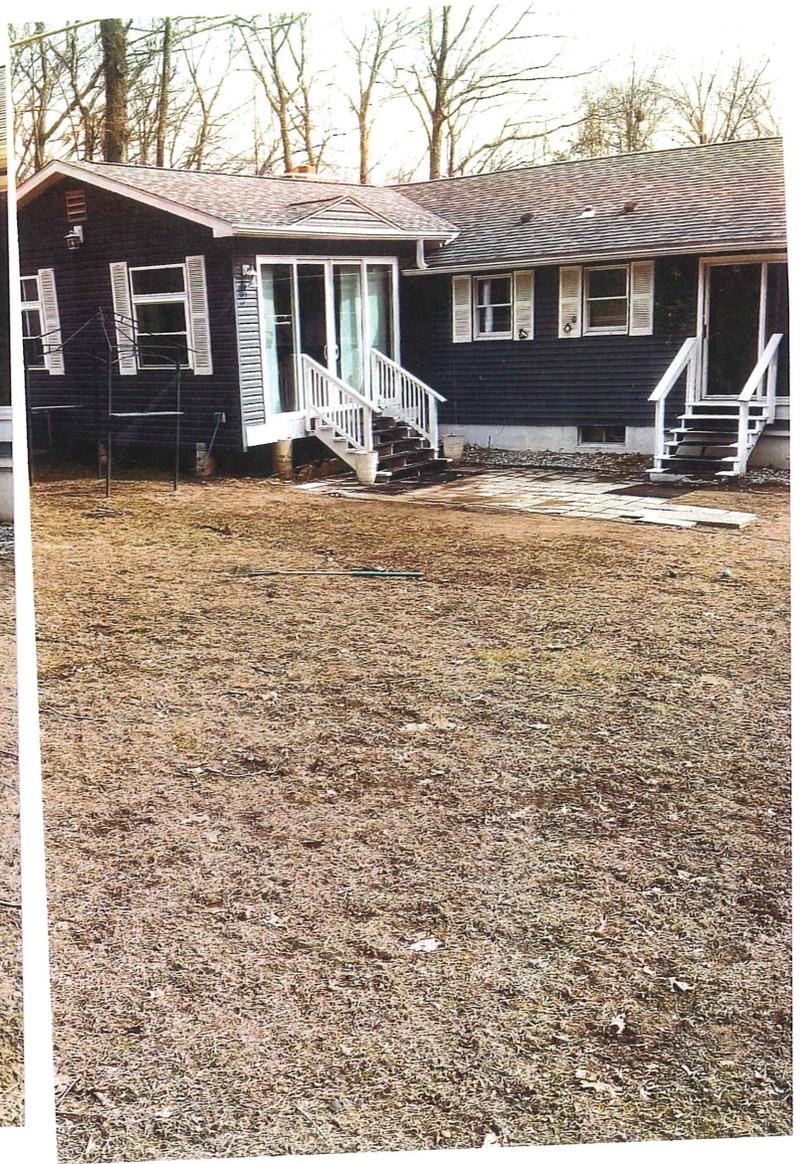
Abbiting Property
295 Root Rd



Front of House



Personal Driveway

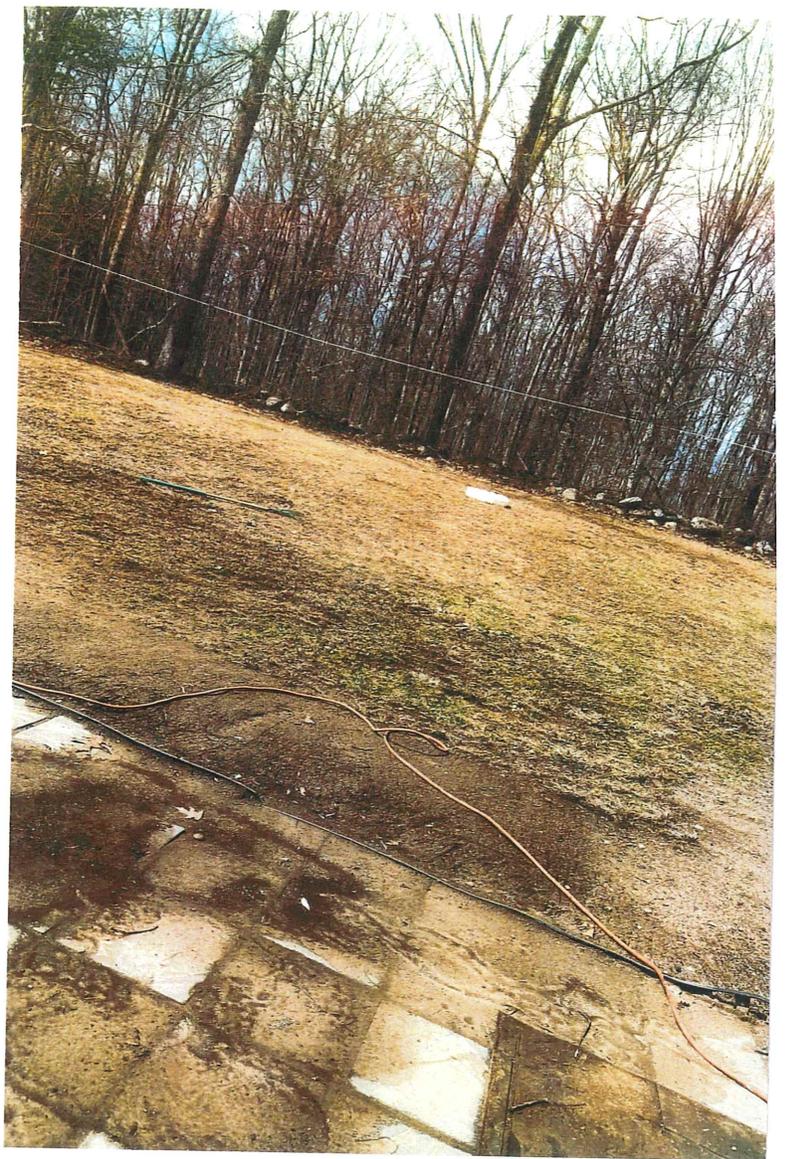






Addition

←
16'



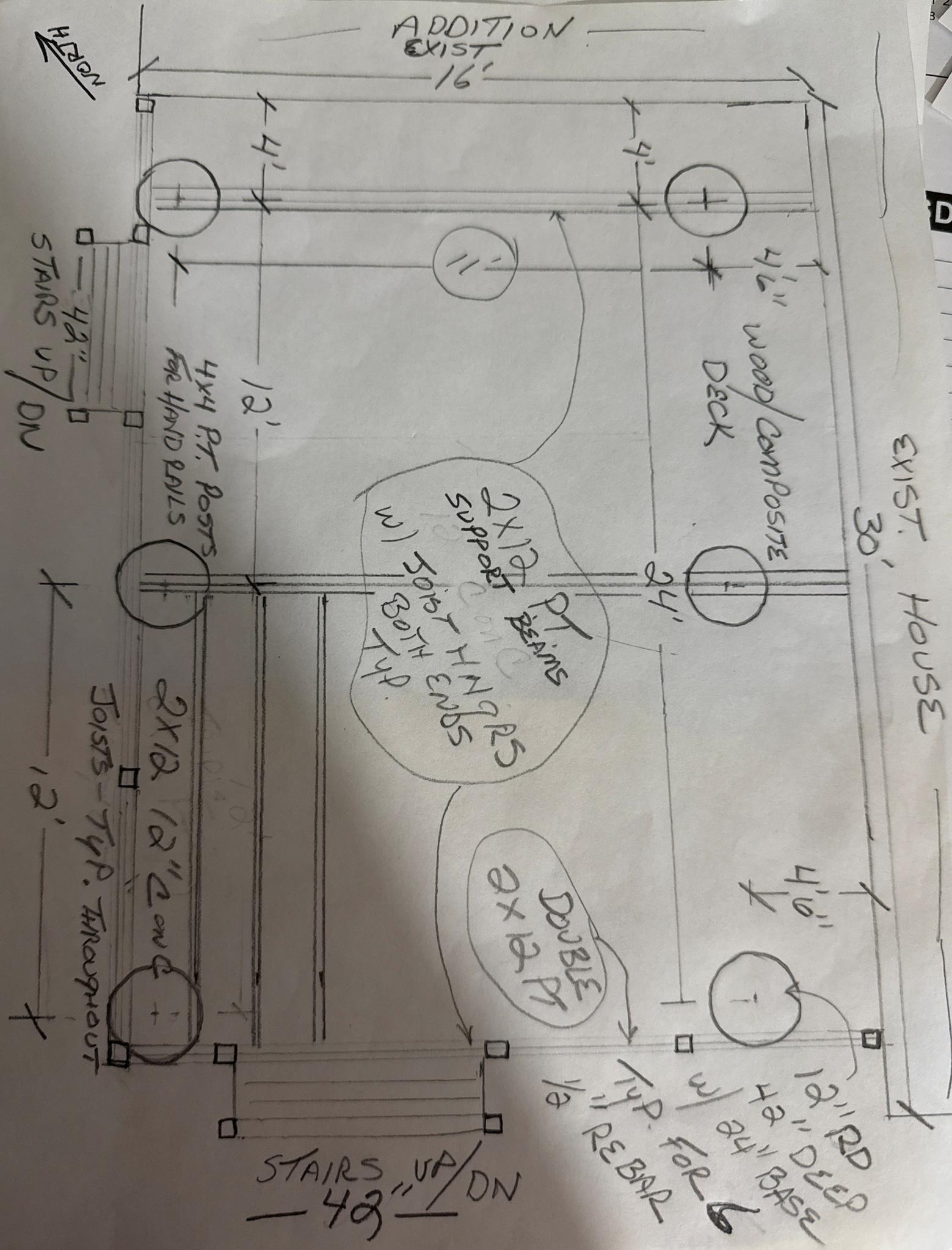




Back yard

ADDITION
EXIST
16'

NORTH



EXIST. HOUSE
30'

4 1/2" wood/composite
DECK

2x12 PT. BEAMS
SUPPORT JOISTS
w/ 5x10 HINGERS
ON BOTH ENDS

DOUBLE
2x12

12" RD
4x8" DEEP
w/ 2x4" BASE
1/2" TYP. FOR
REBAR

4x4 PT. POSTS
FOR HAND RAILS

2x12 12" END
JOISTS - TYP. THROUGHOUT

42"
STAIRS UP/DN

42"
STAIRS UP/DN

12'

12'

4'

4'

24'

4'6"

30'



Eastern Highlands Health District

4 South Eagleville Road Phone: (860) 429-3325 Fax: (860) 429-3321 Web: www.EHHD.org

Approval

March 17, 2025

mary champ
287 Root Road
Coventry Ct 06238

RE: Public Health Review - Accessory structure - deck, pool, shed etc Description of work: 16 x 28 trek Deck
Reference #PHR-25-62

Location: 287 ROOT RD , Coventry

Dear mary champ:

Your application for the above referenced project has been reviewed for compliance with the Connecticut Public Health Code and Technical Standards. The plan is approved with the following conditions:

We will notify the local building official of this health district approval, but you should contact the town directly to determine when all other required permits will be approved for your project. Please note that any revisions to the approved plans, whether proposed by you or required by others, must be reviewed by the health district to verify compliance with the Public Health Code.

If you have any questions, please contact me.

Sincerely,

Glenn H Bagdoian RS.

Glenn Bagdoian, RS Sanitarian II

860-742-4064

bagdoiangh@ehhd.org



Certificate Of Mailing

To pay fee, affix stamps or meter postage here.

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: M. Champ
257 Root Rd
Coventry, Ct 06238

To: Sarah Ranson
280 Root Rd
Coventry, Ct. 06238



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From: M. Champ
287 Root Rd
Coventry, Ct 06238

To: Lee Feillion
281 Root Rd
Coventry, Ct. 06238



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From: M. Champ
287 Root Road
Coventry, Ct. 06238

To: Jesse Walberg
295 Root Rd
Coventry, Ct. 06238





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From: M. Champ
287 Root Road
Coventry, Ct. 06238

To: Jesse Walberg
295 Root Rd
Coventry, Ct. 06238





PUBLIC HEARING
[Illegible text]

PUBLIC HEARING
PURPOSE: To establish the boundaries of the proposed
Public Hearing Area, to be known as the Public Hearing
Area, and to determine the location of the Public Hearing
Area, to be known as the Public Hearing Area.
DATE: 10/10/10
TIME: 10:00 AM
PLACE: The Public Hearing will be held at the
Public Hearing Area, to be known as the Public Hearing
Area, to be known as the Public Hearing Area.

STATUTORY FORM WARRANTY DEED

We, ARTHUR R. HATCH, SR. and MARY L. HATCH of Coventry, Connecticut for no dollars consideration paid, grant to GARY D. HATCH and MARY A. HATCH of Coventry, Connecticut as joint tenants with WARRANTY COVENANTS that certain piece or parcel of land described on Schedule A attached hereto. Together with a fifty foot easement for the installation, use, repair and up keep of a driveway for ingress and egress from and to the above described parcel. Said easement abuts land conveyed to Stanley R. and Kathleen L. Gouin in Volume 339, Page 182 and land conveyed to Joseph L. and Suzanne M. Lee in Volume 333, Page 185 all in the Coventry Land Records. There is excepted from said easement area that portion thereof where the grantors' house is located.

Said premises appear to be subject to the following restrictions and encumbrances: 1) Any and all provisions of any ordinance, municipal regulation, public or private law. 2) Any facts which an accurate survey or personal inspection of the premises would disclose. 3) Taxes due the Town of Coventry on the List of October 1, 1986 which the grantees assume and agree to pay. 4) Easement to Gouin set forth in Volume 328, Page 104 of the Coventry Land Records. 5) Easement to CL&P dated June 10, 1987 and recorded June 10, 1987 in the Coventry Land Records.

The grantees herein shall not sell the above-described property without the written permission of Arthur R. Hatch, Sr. and Mary L. Hatch, the grantors herein, for a period of twenty (20) years from the date of this deed. This restriction is not intended to restrict the ability of the grantees to mortgage this property in any way.

A certain piece or parcel of land situated in the Town of Coventry, the County of Tolland and the State of Connecticut shown as Parcel A on a map entitled "Division of Land; Prepared for Arthur & Mary Hatch; Root Road, Coventry, Ct.; Scale: 1"=40' dated July 22, 1987; Sheet 1 of 2" by Joseph C. Casavecchia-Land Surveyor, South Windham, Ct.. Reference to said map is hereby made.

Beginning at an iron pipe on the northerly line of Root Road, said iron pipe marks the south east corner of other land of Arthur and Mary Hatch and the south westerly corner of the parcel herein described.

The following fourteen courses are along land now or formerly of Arthur and Mary Hatch:

- Thence: N 28°-16'-18" W ; 233.52 feet to a point.
- Thence: N 30°-18'-55" W ; 697.13 feet to a point.
- Thence: S 58°-51'-10" W ; 98.00 feet to a point.
- Thence: N 30°-12'-40" W ; 247.94 feet to a point.
- Thence: N 60°-32'-14" E ; 55.71 feet to a point.
- Thence: N 57°-31'-16" E ; 94.40 feet to a point.
- Thence: N 57°-26'-35" E ; 176.98 feet to a point.
- Thence: S 30°-02'-55" E ; 182.64 feet to a point.
- Thence: S 5°-45'-44" W ; 36.13 feet to a point.
- Thence: S 34°-46'-33" E ; 42.46 feet to a point.
- Thence: S 59°-42'-23" W ; 70.91 feet to a point.
- Thence: S 58°-51'-10" W ; 89.62 feet to a point.
- Thence: S 30°-18'-55" E ; 698.16 feet to a point.
- Thence: S 28°-58'-28" E ; 238.00 feet to the northerly line of Root Road.
- Thence: S 64°-57'-08" W ; 52.98 feet along the northerly line of Root Road to the point and place of beginning containing 127,275 square feet or 2.92 acres, as shown on said map.

Signed this 29th day of Sept, 1987.
Witnessed by:

Marlene A. Rooney
Marlene A. Rooney

Arthur R. Hatch Sr.
Arthur R. Hatch, Sr.

Patricia M. Morganson
Patricia M. Morganson

Mary L. Hatch
Mary L. Hatch

STATE OF CONNECTICUT }
COUNTY OF TOLLAND } SS. COVENTRY

9/29/1987

Personally Appeared Arthur R. Hatch, Sr. and Mary L. Hatch Signers of the foregoing Instrument, and acknowledged the same to be their free act and deed before me.

[Signature]
Notary Public/Commissioner of Superior Court

Grantees' Mailing Address:
Root Road, Coventry, Ct. 06238

My Commission expires March 31, 1990



No Conveyance Tax collected
[Signature]
Def. Town Clerk of Coventry

Received for Record
12.31.87 @ 11:26a.
Recorded in Coventry
Book 360 PAGE 30
[Signature]
Asst. Town Clerk

485

(Individual)



STATUTORY FORM QUIT CLAIM DEED

I, GARY D. HATCH

of /NO

for consideration paid, grant to MARY A. HATCH

of Coventry, Connecticut

with QUIT-CLAIM COVENANTS

(Description and Encumbrances, if any and any additional provisions)

A certain piece or parcel of land situated in the Town of Coventry, County of Tolland and the State of Connecticut shown as Parcel A on a map entitled "Division of Land; Prepared for Arthur & Mary Hatch; Root Road; Coventry, Ct., Scale: 1"=40' dated July 22, 1987; Sheet 1 of 2" by Joseph C Casavecchia-Land Surveyor, South Windham, Ct, Reference to said map is hereby made.

Beginning at an iron pipe on the northerly line of Root Road, said iron pipe marks the south east corner of other land of Arthur and Mary Hatch and the south westerly corner of the parcel herein described.

The following fourteen courses are along land now or formerly of Arthur and Mary Hatch:

- Thence: N 28 degrees - 16' - 18"W, 233.52 feet to a point.
- Thence: N 30 degrees - 18' - 55"W, 697.13 feet to a point.
- Thence: S 58 degrees - 51' - 10"W, 98.00 feet to a point.
- Thence: N 30 degrees - 12' - 40" W, 247.94 feet to a point.
- Thence: N 60 degrees - 32' - 14" E, 55.71 feet to a point.
- Thence: N 57 degrees - 31' - 16" E, 94.40 feet to a point.
- Thence: N 57 degrees - 26' - 35" E, 176.98 feet to a point.
- Thence: S 30 degrees - 02' - 55" E, 182.64 feet to a point.
- Thence: S 5 degrees - 45' - 44" W, 36.13 feet to a point.
- Thence: S 34 degrees - 46' - 33" E, 42.46 feet to a point.
- Thence: S 59 degrees - 42' - 23" W, 70.91 feet to a point.
- Thence: S 58 degrees - 51' - 10" W, 89.62 feet to a point.
- Thence: S 30 degrees - 18' - 55" E, 698.16 feet to a point.
- Thence: S 28 degrees - 58' - 28" E, 238.00 feet to the northerly line of Root Road.
- Thence: S 64 degrees - 57' - 08" W, 52.98 feet along the northerly line of Root Road to the point and place of beginning containing 127,275 square feet or 2.92 acres, as shown on said map.

CONFERENCE TAX RECEIVED
State \$ _____ Local \$ _____
Glacia A. Demers
Notary Public / Commissioner of Superior Court
No. 1
2007 TOLLAND COUNTY

Signed this 4th day of March, 1991

Witnessed by:

Joseph S. Casavecchia
Joseph S. Casavecchia
Raymond F. Panard
Raymond F. Panard

Gary D. Hatch
GARY D. HATCH

STATE OF CONNECTICUT, }
COUNTY OF TOLLAND } ss. Rockville, 3/4/ 1991

Personally Appeared Signer(s) of the foregoing Instrument, and acknowledged the same to be free act and deed, before me.

Grantees' Mailing Address

257 ADAM AVE
COVENTRY, CT 06238

Raymond F. Panard
Notary Public / Commissioner of Superior Court

Recd. March 4, 1991 @ 12 noon Glacia A. Demers, CTC

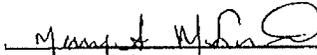
VOL. 885 PAGE 171

CERTIFICATE OF NAME CHANGE

TO WHOM IT MAY CONCERN:

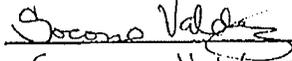
Be it known that Mary A. McLain, owning property in the Town of Coventry, State of Connecticut, in the name Mary A. Hatch which has been changed to Mary A. McLain has duly acknowledged this certificate and has given it for record in compliance with Statutory Requirements of the State of Connecticut.

Dated 28th day of April, 2004


Mary A. McLain

Witness:


Joseph J. Viau


Socorro Valdez

STATE OF CONNECTICUT

SS: Hartford

April 28, 2004

COUNTY OF HARTFORD

Personally appeared Mary A. McLain who subscribed and swore the truth of the foregoing certificate and acknowledged that she executed the same, before me, as her free act and deed.


Joseph J. Viau
Commissioner of the Superior Court

Received for record May 3 20 04
At 4:25 P. M. Recorded In Coventry
Land Records, Vol. 885 Page 171
By Mary A. McLain Town Clerk

Certificate of Change of Name

Receipt # 40825 Instr # 2012-00260



VOL 1193 PG 256

02/03/2012 10:28:43 AM

1 Pages

CHANGE OF NAME

Susan J. Cyr, Town Clerk

TO WHOM IT MAY CONCERN:

Be it known that I, Mary A. Champ of the Town of Coventry
County of Tolland, State of Connecticut owning property in the land
records of the Town of Coventry, State of Connecticut, in the name of
Mary A. McLain which has changed to Mary A. Champ
by (Marriage) Divorce, Adoption, etc., have duly acknowledged this certificate and given
it for record in compliance with Section 47-12 of the General Statutes of Connecticut.

Dated this 3rd day of February, 2012.

Mary A. Champ (L.S.)

WITNESSES:

Lori Tollmann
Lori TOLLMANN

Susan J. Cyr
Susan J. Cyr

STATE OF CONNECTICUT

ss. Coventry

February 3 2012

COUNTY OF Tolland

Personally appeared before me Mary A. Champ, signer of the foregoing
and made oath to the truth of the statement therein, and acknowledged the same to be
her free act and deed.

Susan J. Cyr
Notary Public
Town Clerk
My Comm Exp 3/31/2014

Return to
Mary A. Champ
287 Root Rd
Coventry Ct 06238