

### ZBA-25-5

ZBA Application  
Status: Active  
Submitted On: 4/14/2025

### Primary Location

5 JOHN HAND DR  
Coventry, CT 06238

### Owner

BOHL, GORDON GEORGE  
1000 RIVER REACH DR FORT LAUDERDALE,  
FL 33315

### Applicant

 Titan Construction  
 860-212-5342  
 titanconstructionct@gmail.com  
 PO Box 665  
Storrs, Ct 06268

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

### Applicant Type\*

Contractor

## Application Information

### Type of Application:\*

A variance in the application of the zoning regulations is requested

### Applicable Section of Regulation

4.04A.c

### Application Recieved

05/20/2025

### Hearing Date

05/20/2025

### Hearing End Date

—

### Hearing Time

7:00 pm

### Total Votes

### Yes Votes

### Abstained

### No Votes

—

### Location

Town Hall Annex

### Town Address

1712 Main Street, Coventry, CT 06238

### Advertising Date

05/08/2025

### Second Advertising Date

05/15/2025

### Notice Date

—

### Commission Decision

—

**🔒 Conditions of Approval:** [?](#)

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.\* [?](#)

PROPOSED HALF STORY VERTICAL ADDITION TO SINGLE FAMILY HOME WITHIN THE BUILDING SETBACKS - NO INCREASED FOOTPRINT

If you wish to upload a file regarding hardship:



Screenshot 2025-04-04 114456.png

**🔒 Comment**

### Property Info

Map Block Lot M/B/L [?](#)

35-2-31

Building Type or Project Type

Single Family

Zone \* [?](#)

LR

Occupancy Type\*

Residential

Development Title [?](#)

**🔒 ViewPermit PIN** [?](#)

Briefly describe the proposed project and/or activity.\* [?](#)

RENOVATE EXISTING HOUSE PER PLANS. ADD HALF STORY. INSTALL FOOTINGS AND BEAMS PER PLAN. REFRAME EXTERIOR WALLS AS NEEDED. EXISITNG HOUSE IS 22X34.4'.

🔒 Comments

---

### Additional Project Info

Existing Gross Sqft

770

Structure Size (Proposed Gross Sqft)

1177

Existing Parking Spaces

—

Proposed Parking Spaces

—

Total Acreage / Sqft <sup>?</sup>

0.17

Linear Feet

0

Disturbed Acres

—

Is Property Located in Groundwater Protection District?

🔒 Extension Date

—

---

### Setbacks and Lot Coverage

🔒 Front Required

—

Front Setback Provided <sup>?</sup>

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

10

🔒 Back Required

—

Back Setback Provided <sup>?</sup>

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

5

🔒 Left Required

—

Left Setback

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

10

Right Required

-

Right Setback Provided



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

75

Proposed Setback Encroachment (ft.)

0

Open Space Provided sqft

-

Open Space Required

-

Lot Coverage Existing

([https://www.coventryct.org/DocumentCenter/View/110/LOT\\_COVERAGE/](https://www.coventryct.org/DocumentCenter/View/110/LOT_COVERAGE?bidId=)bidId=)

1670

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=)

1670

## 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.



## Engineer Information: please enter if applicable

Company Name\*

DIBATTISTO ASSOCIATES

Engineer Name\*

DIBATTISTO ASSOCIATES

Address: Street, City, State, Zip\*

5 Creamery Brook, East Granby, CT 06026

Phone Number\*

(860) 653-4432

Registration #

Insurance Expiration

-

**Email\***

(860) 653-4432

**Architect Information: please enter if applicable****Company Name\***

DIBATTISTO ASSOCIATES

**Architect Name\***

DIBATTISTO ASSOCIATES

**Registration #****License Expiration**

-

**Address: Street, City, State, Zip\***

5 Creamery Brook, East Granby, CT 06026

**Phone Number\***

(860) 653-4432

**Email\***

(860) 653-4432

**AOR****Contractors: please enter if applicable****Name\***

TITAN CONSTRUCTION LLC

**Address: Street, City, State, Zip\***

PO BOX 665

**Phone Number\***

8602125342

**Email\***

TITANCONSTRUCTIONCT@GMAIL.COM

**DBA****License Type**

-

**License Expiration**

-

**License No****License Status\***

Active

**Bond****Bond Amount**

-

**Bond Expiration**

-

Insurance Expiration -	Bond Policy No
---------------------------	----------------

### Administrative

# of pages \$0.50/pg copies

-

# of pages \$7/pg copies

-

# of Signs\*

2

# of Legal Notices

3

### Consultant Reviews and Inspections

# of Hours for Engineering Consultant Review ?

-

# of Hours for Wetlands Consultant Review ?

-

# of Hours for Town's Legal Counsel ?

-

# of Inspections for Erosion and Sediment Control Measures

-

### 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.\*

 SHANE STINSON  
Apr 14, 2025

### Attachments

- 
**Hearing Files**  
 05.20.25 Legal Public Hearings.pdf  
 Uploaded by Heidi Leech on May 9, 2025 at 1:02 PM
- 
**PLOT PLAN/SURVEY** REQUIRED  
 5 John Hand Drive.pdf  
 Uploaded by Titan Construction on Apr 14, 2025 at 8:30 AM
- 
**Drawings/Plans of Proposed Work**  
 Final Plans.pdf  
 Uploaded by Titan Construction on Apr 14, 2025 at 8:28 AM
- 
**Lot Coverage Worksheet (completed and attached)**  
 Lot Coverage Worksheet John Hand.pdf  
 Uploaded by Titan Construction on Apr 14, 2025 at 8:28 AM
- 
**Property Deed**  
 Deed 5 John Hand Dr.pdf  
 Uploaded by Heidi Leech on May 9, 2025 at 1:00 PM
- 
**5 JOHN HAND DRIVE ABUTTERS.pdf**  
 5 JOHN HAND DRIVE ABUTTERS.pdf  
 Uploaded by Titan Construction on Apr 16, 2025 at 9:51 AM
- 
**5 JOHN HAND DRIVE ABUTTERS NOTICE.pdf**  
 5 JOHN HAND DRIVE ABUTTERS NOTICE.pdf  
 Uploaded by Titan Construction on Apr 16, 2025 at 9:52 AM
- 
**John Hand Drive No. 5 Apron.JPG**  
 John Hand Drive No. 5 Apron.JPG  
 Uploaded by Mark StGermain on Apr 21, 2025 at 7:42 AM
- 
**5 John Hand Drive Sewer As-built sketch 9-18-2007.pdf**  
 5 John Hand Drive Sewer As-built sketch 9-18-2007.pdf  
 Uploaded by Mike Ruef on Apr 21, 2025 at 9:04 AM

### Timeline

Label	Activated	Completed	Assignee	Due Date	Status
✓ Application Review	4/14/2025, 8:32:43 AM	4/15/2025, 10:07:54 AM	Patty Cortes	-	Completed
✓ Zoning Plan Review	4/15/2025, 10:07:56 AM	5/5/2025, 4:45:20 PM	Heidi Leech	-	Completed
✓ Wetlands Review	4/15/2025, 10:07:56 AM	5/6/2025, 8:41:46 AM	Lindsay Beutler	-	Completed
✓ Engineering Review	4/15/2025, 10:07:56 AM	5/6/2025, 10:18:14 AM	Todd Penney	-	Completed
✓ EHHD Public Health Review	4/15/2025, 10:07:56 AM	5/7/2025, 4:11:35 PM	Glenn Bagdoian	-	Completed
✓ WPCA Review	4/15/2025, 10:07:56 AM	4/21/2025, 9:06:22 AM	Mike Ruef	-	Completed
✓ Admin Check for Fee and Release	5/7/2025, 4:11:36 PM	5/7/2025, 4:22:14 PM	Patty Cortes	-	Completed
💰 Permit Fee	5/7/2025, 4:22:15 PM	5/7/2025, 4:47:40 PM	Titan Construction	-	Completed
✓ Board/Commission Review and Approval	5/7/2025, 4:47:40 PM	-	Heidi Leech	-	Active

Label	Activated	Completed	Assignee	Due Date	Status
✓ Final ZEO Process	-	-	-	-	Inactive
📄 Custom Document	-	-	-	-	Inactive

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

The Zoning Board of Appeals will hold public hearings on Tuesday, May 20, 2025, starting at 7:00 p.m. via Zoom and in person at the Town Hall Annex located at 1712 Main Street, Coventry, CT on the following:

- **ZBA-25-5** – Request for variance from Table 4.04A.c of the Zoning Regulations for a vertical expansion at 5 John Hand Drive in the LR Zone; Applicant: Titan Construction, Owner: Gordon Bohl.
- **ZBA-25-6** – Request for variance from Table 4.04A.c of the Zoning Regulations to allow a lot coverage of 16.81% where 15% is maximum allowable (existing nonconformity is 16.12%) at 96 Avery Shores in the LR Zone; Applicant/Owner: Sharon Powers.

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

*To be published on Thursday May 8, 2025, and Thursday May 15, 2025, in the Willimantic Chronicle.*





Search Google Maps



Share



5 John Hand Dr  
Coventry, Connecticut

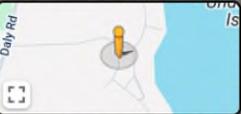


Google Street View

Nov 2023 See more dates

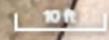


Google

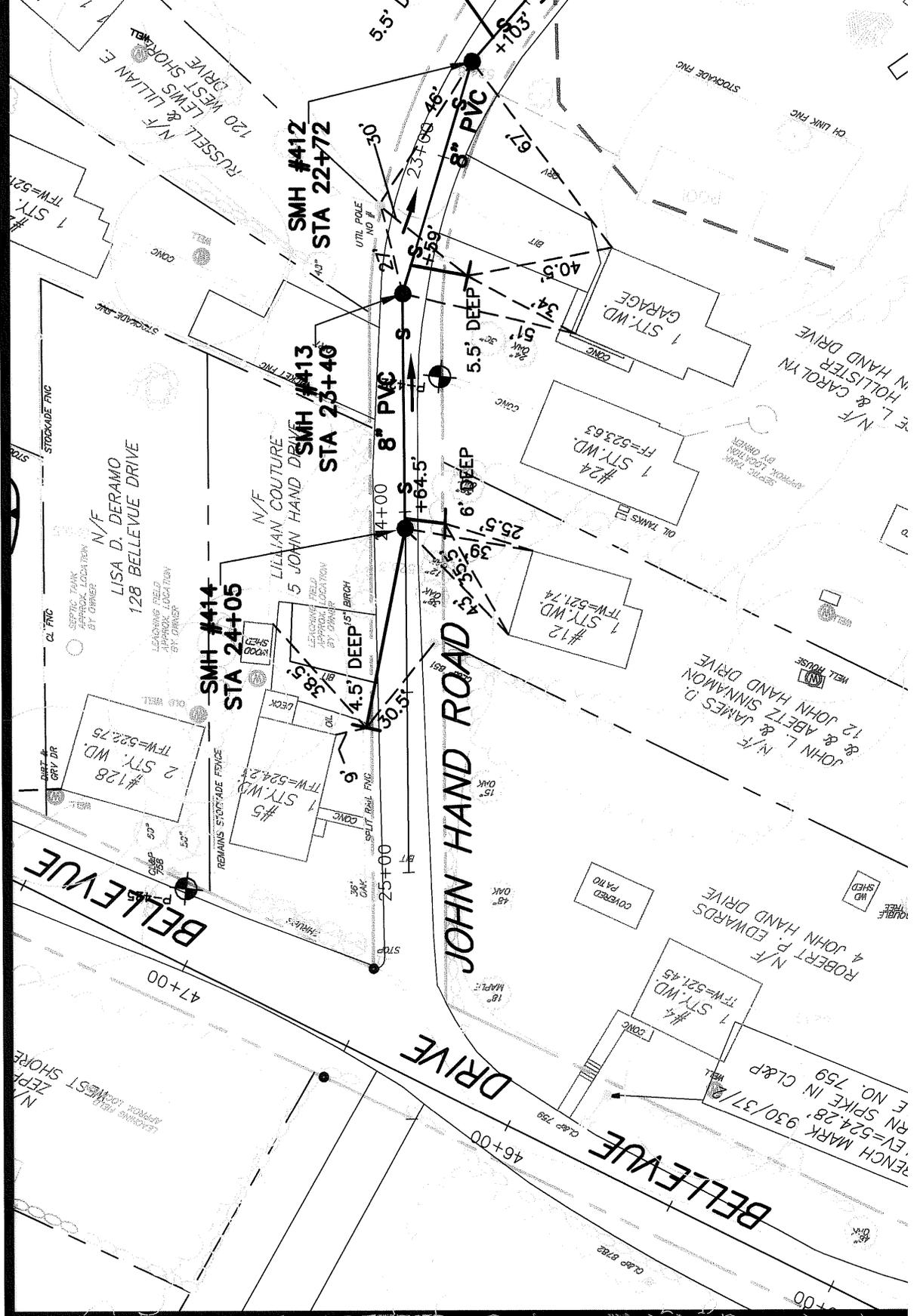




Wed Apr 9 2025  
Imagery © 2025 Nearmap, HERE



Nearmap

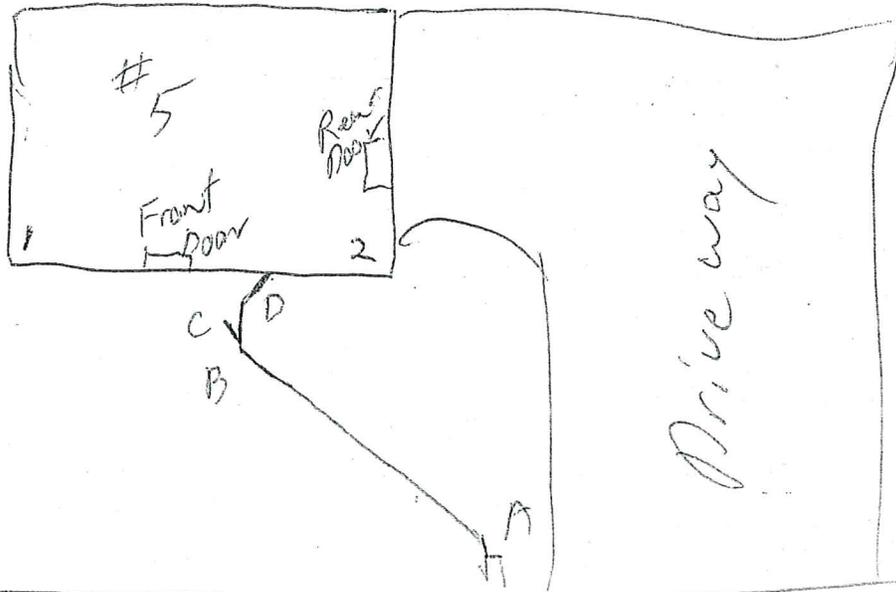


# Asbuilt for

File

5 John hand dr

		1	2	
	A	39'6"	8'9"	22 <sup>9</sup>
	B	31'10"	7'10"	45
Tank pumped	C	30'1"	7'9"	Clean out
connected	D	29'10"	7'	45



John hand dr.



Grantee(s), by acceptance of this Deed, acknowledges that Grantor(s) or its predecessor in interest acquired title to the property through foreclosure, deed-in-lieu of foreclosure, or other means of enforcement of a lien in favor of Grantor(s) or its predecessor in interest.

Grantor(s) warrants and covenants with Grantee(s) that the granted premises are free from all encumbrances made by Grantor(s), and that Grantor(s) will warrant and defend the same to Grantee(s) against the lawful claims and demands of all person claiming by, through, and under Grantor(s).

**NOTICE:** This instrument was prepared by local counsel for Better Law Firm PLLC ("BLF") at the request of Vendor Connect LLC ("Client") using information provided by Client. Unless BLF has been informed of any reservations required by the grantor, the reservations are not included in this instrument. Any transfer tax calculations provided are estimates and the exemption recommendations are based on the best information that BLF has from the recording jurisdiction regarding exemptions at the time of document preparation. By accepting this instrument, all parties to the transaction release BLF from any liability. BLF has not investigated or verified information provided by Client and BLF does not warrant the validity of the information nor quality of title to the real estate described above. BLF does not represent any of the parties named in this instrument. The parties should seek independent legal counsel for advice concerning the effect and consequences of this instrument. Parties should be aware that on occasion, Client alters instruments after BLF has provided the instrument and without the consent of BLF or its local counsel. BLF is not responsible for any such alteration.

[Signature Page Follows]

FILE 1059487 2

**Signatures.** Grantor signs this Deed as of the date at the top of the first page. This Deed is signed and attested by Grantor's proper officer and its corporate seal is affixed.

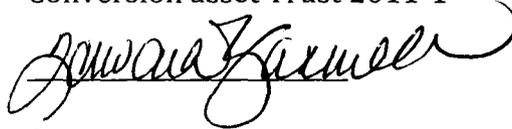
Witnessed or Attested by:



KATHY SCHEFFLER

GRANTOR:

PHH Mortgage Corporation DBA PHH Mortgage Services, as Attorney in Fact for U.S. Bank National Association as Trustee for Mortgage Equity Conversion asset Trust 2011-1



By: TAWANA MAXWELL

Its: AUTH SIGNER

**ACKNOWLEDGMENT**

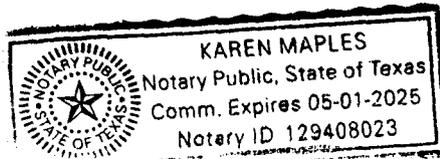
STATE OF TEXAS )  
 )  
COUNTY OF HARRIS )

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared TAWANA MAXWELL, the AUTH SIGNER of PHH Mortgage Corporation DBA PHH Mortgage Services, as Attorney in Fact for U.S. Bank National Association as Trustee for Mortgage Equity Conversion asset Trust 2011-1, known to me (or proved to me on the oath of \_\_\_\_\_ or through TXDL (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 14 day of MAY, 2024.



Notary Public



My Commission Expires: 05/01/2025

After recording, please return to:  
Vendor Connect LLC, 4201 Cypress Creek Parkway, Suite 218, Houston, TX 77068

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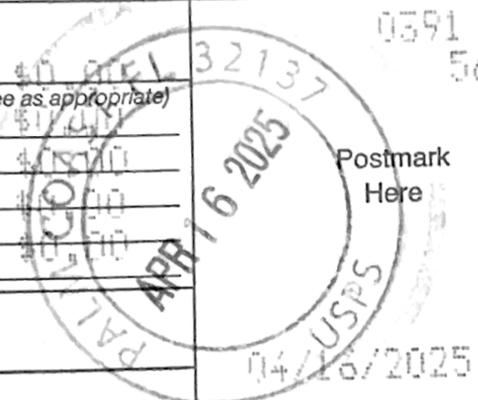
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43 John Hand Drive

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Coventry, CT 06238

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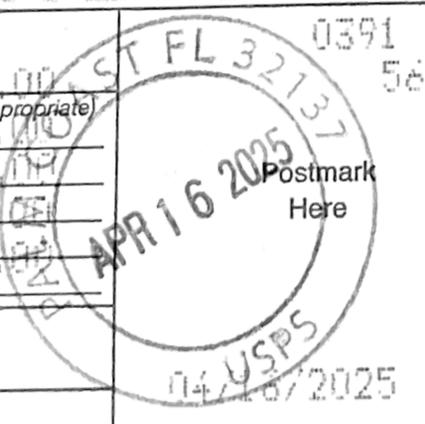
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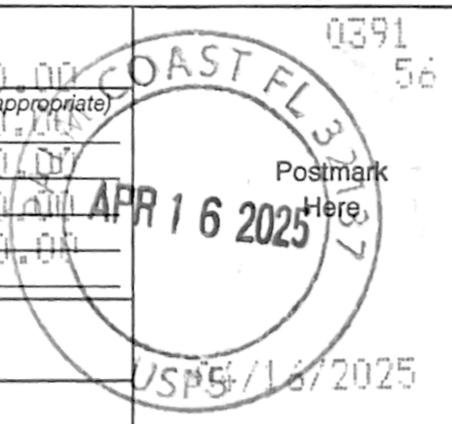
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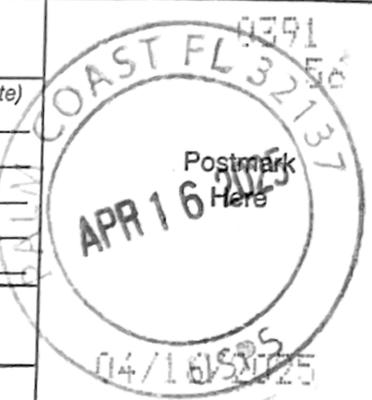
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Sent To Joram Echeles

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4 John Hand Drive

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
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Postage \$0.73

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Sent To Marc Zeppa  
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 City, State, ZIP+4® Coventry, CT 06238

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 Street and Apt. No., or PO Box No. 24 John Hand Drive  
 City, State, ZIP+4® Coventry, CT 06238

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

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Sent To Ellen S Bugum  
 Street and Apt. No., or PO Box No. 128 Bellevue Drive  
 City, State, ZIP+4® Coventry, CT 06238

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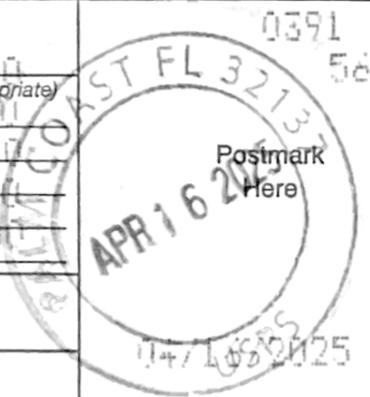
Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent To Michael R Martin  
 Street and Apt. No., or PO Box No. 230 Standish Road  
 City, State, ZIP+4® Coventry, CT 06238

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# TOWN OF COVENTRY, CONNECTICUT

Tue Apr 15 2025 10:26:08 GMT-0400 (Eastern Daylight Time)

Parcel ID	Site Address	Owner Name	Mailing Address	Mailing City	Mailing State	Mailing Zip
35-2-12	WEST SHORE DR	ZEPPA JOHN L +	93 WEST SHORE DR	COVENTRY	CT	06238- 0000
35-2-30	BELLEVUE DR	ZEPPA JOHN L +	93 WEST SHORE DR	COVENTRY	CT	06238- 0000
35-2-31	5 JOHN HAND DR	BOHL, GORDON GEORGE (OWNER)	1000 RIVER REACH DR	FORT LAUDERDALE	FL	33315- 0000
35-2-8	4 JOHN HAND DR	ECHILES, JORAM	4 JOHN HAND DR	COVENTRY	CT	06238- 0000
35-2-59	24 JOHN HAND DR	SILVA, DANIEL	24 JOHN HAND DR	COVENTRY	CT	06238- 0000
35-2-3	128 BELLEVUE DR	BURGUM ELLEN S	128 BELLEVUE DR	COVENTRY	CT	06238- 0000
<del>35-2-28</del>	<del>120 WEST SHORE DR</del>	<del>LEWIS RUSSELL J + LEWIS KENNETH J</del>	<del>540 HERZEL BLVD</del>	<del>WEST BABYLON</del>	<del>NY</del>	<del>11704- 0000</del>
35-2-29	23 JOHN HAND DR	IHAM LLC	PO BOX 926	COVENTRY	CT	06238- 0000
35-2-45	12 JOHN HAND DR	MARTIN, MICHAEL R	230 STANDISH RD	COVENTRY	CT	06238- 0000
35-2-33	113 BELLEVUE DR	ZEPPA, MARC	113 BELLEVUE DR	COVENTRY	CT	06238- 0000
35-2-27	43 JOHN HAND DR	FLEMING CATHRYN-JEAN	43 JOHN HAND DR	COVENTRY	CT	06238- 0000

NOTICE TO ABUTTING LANDOWNERS  
COVENTRY  
PLANNING AND ZONING COMMISSION

~~~~~

TITAN CONSTRUCTION LLC has applied to the Coventry  
Planning and Zoning Commission for  
PERMIT TO RAISE THE HEIGHT OF A NONCONFORMING STRUCTURE

\_\_\_\_\_ ;

Property located at 5 JOHN HAND DRIVE, COVENTRY, CT 06238 ;

Property owned by GORDON GEORGE BOHL ;

YOU ARE HEREBY NOTIFIED THAT THE COVENTRY PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON THIS APPLICATION ON:

➔ DATE: MAY 20, 2025

➔ TIME: 7:00 PM

➔ PLACE: ANNEX BUILDING

1712 MAIN STREET

COVENTRY, CONNECTICUT

Maps and other application information are on file in the Coventry Land Use office. If you have any questions regarding this application, please contact the Land Use office at (860) 742-4062.