



ZBA-25-6

ZBA Application

Status: Active

Submitted On: 4/29/2025

Primary Location

96 AVERY SHORES
Coventry, CT 06238

Owner

POWERS, SHARON
96 AVERY SHORES COVENTRY,
CT 06238

Applicant

Sharon Powers
 860-989-2053
 slp9661@icloud.com
 96 Avery Shores 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

Applicable Section of Regulation

4.04.A.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:*

Other

Detail of the specific, land-based hardship with respect to the zoning regulations. Upload a file below if necessary.*

Looking to get additional parking. Hardship is to get additional parking off of the street for safety purposes. Current lot coverage is 16.12% and proposed would be 16.81%

If you wish to upload a file regarding hardship:



20250429111405002.pdf

 **Comment**

Property Info

Map Block Lot M/B/L 

Building Type or Project Type

Single Family

Zone * 

Occupancy Type*

LR

Residential

Development Title 

 **ViewPermit PIN** 

Briefly describe the proposed project and/or activity.* 

See attached regarding additional parking requested

 **Comments**

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?

 Extension Date

—

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:*

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*

Bushnell Associates

Engineer Name*

Andrew Bushnell

Address: Street, City, State, Zip*	Phone Number*
563 Woodbridge Street	860-643-7875
Registration #	Insurance Expiration
	—
Email*	
abushnell@bushnellassociatesllc.com	

Administrative

🔒 #of pages \$0.50/pg copies

—

🔒 #of pages \$7/pg copies

—

🔒 # of Signs*

1

🔒 # 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.*



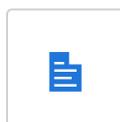
The applicant and owner grants permission to the Coventry Zoning Board of Appeals, its members, and Agent to enter upon the property for the purpose of inspection and to perform any tests which are necessary.*



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

Sharon Powers
Apr 29, 2025

Attachments



PLOT PLAN/SURVEY

20250429111405002.pdf

Uploaded by Sharon Powers on Apr 29, 2025 at 11:01 AM

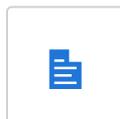
REQUIRED



Drawings/Plans of Proposed Work

Parking Sketch.jpg

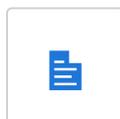
Uploaded by Heidi Leech on Apr 29, 2025 at 2:42 PM



Lot Coverage Worksheet (completed and attached)

Lot Coverage Calculation from Andrew Bushnell.pdf

Uploaded by Heidi Leech on May 7, 2025 at 1:25 PM



Property Deed

Deed 96 Avery Shores.pdf

Uploaded by Heidi Leech on May 9, 2025 at 12:48 PM



05.20.25 Legal Public Hearings.pdf

05.20.25 Legal Public Hearings.pdf

Uploaded by Heidi Leech on May 5, 2025 at 4:30 PM



Abutters list and map with Instructions.pdf

Abutters list and map with Instructions.pdf

Uploaded by Jeannie Katan on May 8, 2025 at 11:35 AM



Copy of certificate of mailings.pdf

Copy of certificate of mailings.pdf

Uploaded by Jeannie Katan on May 8, 2025 at 11:35 AM

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
✓ Application Review	4/29/2025, 11:01:31 AM	4/29/2025, 11:05:27 AM	Patty Cortes	-	Completed
✓ Zoning Plan Review	4/29/2025, 11:05:28 AM	5/7/2025, 12:48:44 PM	Heidi Leech	-	Completed
✓ Wetlands Review	4/29/2025, 11:05:28 AM	4/30/2025, 2:42:15 PM	Lindsay Beutler	-	Completed
✓ Engineering Review	4/29/2025, 11:05:28 AM	-	Todd Penney	-	Active
✓ EHHD Public Health Review	4/29/2025, 11:05:28 AM	5/1/2025, 5:09:04 PM	Glenn Bagdoian	-	Completed
✓ WPCA Review	4/29/2025, 11:05:28 AM	4/29/2025, 2:02:46 PM	Mike Ruef	-	Completed
✓ Admin Check for Fee and Release	-	4/29/2025, 11:11:40 AM	Jeannie Katan	-	Completed
💰 Permit Fee	-	4/30/2025, 12:10:25 PM	Sharon Powers	-	Completed
✓ Board/Commission Review and Approval	-	-	-	-	Inactive

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

From: Andrew Bushnell abushnell@bushnellassociatesllc.com
Subject: 96 Avery Shores Lot Coverage
Date: Apr 25, 2025 at 3:28:24 PM
To: Sharon Powers slp9661@icloud.com

96 Avery Shores

Sharon,

Your current Impervious Lot Coverage of 16.12% consists of the house 2,226 Sq.Ft. and the existing bituminous driveway apron 123 Sq.Ft. The proposed Lot Coverage of 16.81% consists of the house 2,226 Sq.Ft. , the existing bituminous driveway apron 123 Sq.Ft. and the proposed bituminous driveway apron 100 Sq.Ft. You may also want to highlight in your ZBA application that you have installed permeable paver surfaces for the existing parking area and walkways and the the house roof drains into rain barrels and underground infiltrators (I forgot to look if the entire roof drains into these things but I can stop back to look this weekend). If the entire roof does not drain into these things maybe we can add some more so that it does to make up for the lot coverage over 15%.

Andrew Bushnell, P.E., L.S.

Bushnell Associates LLC.
Civil Engineering and Land Surveying
563 Woodbridge St.
Manchester, CT 06042

Phone: [860-643-7875](tel:860-643-7875)
Fax: [860-643-7875](tel:860-643-7875)
Cell: [860-614-7935](tel:860-614-7935)



Wed Apr 9 2025

Imagery © 2025 Nearmap, HERE

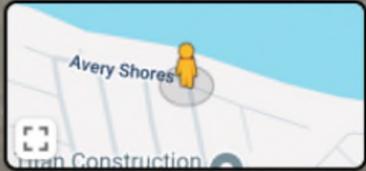
20 ft

Nearmap

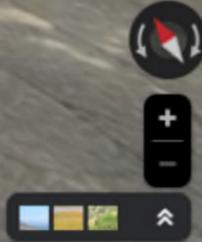
Search Google Maps

Share X

← **96 Avery Shores**
 Coventry, Connecticut
 Google Street View
 Nov 2023 [See more dates](#)



Google





Certificate Of Mailing

To pay fee, affix stamps or meter postage here.

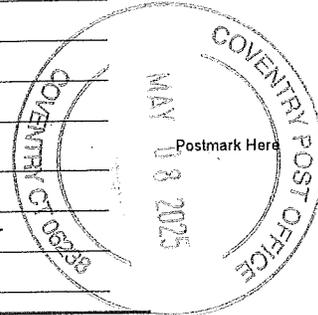
This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Sharon Powers

96 Avery Shores
Coventry Ct 06238

To:

Francesco Stora
100 Avery Shores
Coventry Ct 06238



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



Certificate Of Mailing

To pay fee, affix stamps or meter postage here.

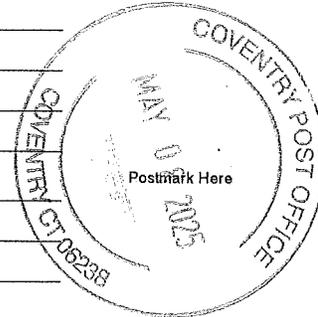
This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Sharon Powers

96 Avery Shores
Coventry Ct 06238

To:

Dave & Donna Blakely
90 Avery Shores
Coventry Ct 06238



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



Certificate Of Mailing

To pay fee, affix stamps or meter postage here.

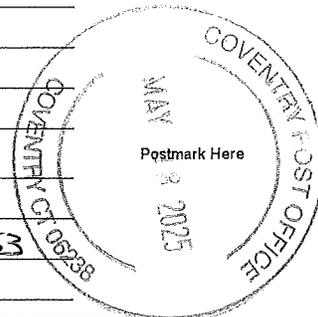
This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Sharon Powers

96 Avery Shores
Coventry Ct 06238

To:

Lynda Rendell
396 Birch Mtn Rd
Colaston by Ct 06033



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

**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.

PUBLIC HEARING

PURPOSE: Lot Coverage Variance Request
of Sharon Powers for 16.81% lot coverage
(1.81% variance) at 96 Avery Shores.

DATE: Tuesday May 20, 2025

TIME: 7:00 PM

PLACE: Town Hall Annex
1712 Main St. Coventry, CT
+ ZOOM

For information please call the Land Use office : 860-742-4062

Receipt # 90828 Instr # 2022-00201



VOL 1287 PG 350
02/01/2022 02:53:52 PM
4 Pages
QUIT CLAIM DEED

AFTER RECORDING RETURN TO:
SILK ABSTRACT COMPANY
300 Centerville Road, Suite 304
Warwick, RI 02886
File No. R-204768-WCM

Local Tax \$0
State Tax \$0.00

Convey Fee \$0.00
Lori Tollmann, Coventry Town Clerk

QUITCLAIM DEED

THIS DEED made and entered into on this 10th day of December, 2021, by and between **Lauren McKenney**, a mailing address of 96 Avery Shores, Coventry, CT 06238, hereinafter referred to as Grantor(s) and **Sharon Powers and Gail Powers, as joint tenants with the right of survivorship**, a mailing address of 96 Avery Shores, Coventry, CT 06238, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, the receipt of which is hereby acknowledged, does this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in the Town of Coventry in the County of Tolland, State of Connecticut:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property commonly known as: 96 Avery Shores, Coventry, CT 06238

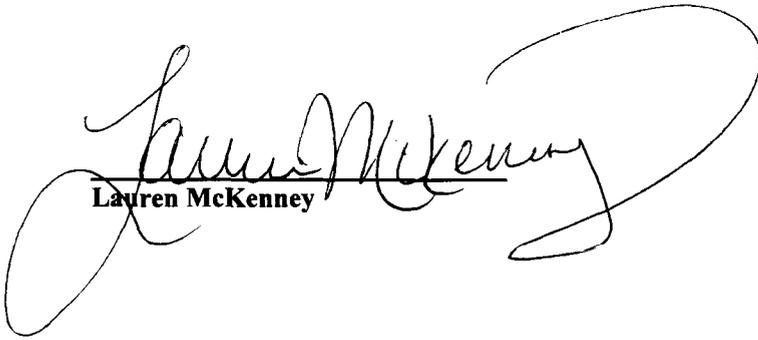
This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

Subject to the provisions of any municipal ordinance or regulations, public or private law, including the planning, zoning and inland wetlands and water course regulation of the City/Town of the property described herein.

Subject to taxes to City/Town of the property herein on the current list and any municipal assessments hereinafter coming due which shall be assumed by the Grantee(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.



Lauren McKenney

Signed, sealed and delivered in the presence of:

Witnesses:



Signature
Print Name: Marsha Holness



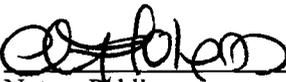
Signature
Print Name: Christopher Holness

STATE OF Connecticut
COUNTY OF Tolland

On this the 10th day of December, 2021, before me, a Notary Public, personally appeared Lauren McKenney, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

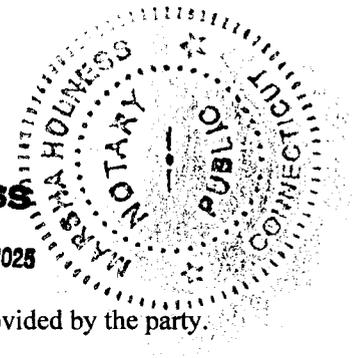
In witness whereof I hereunto set my hand.

Date: 12/10/21



Notary Public
Print Name: Marsha Holness
My Commission Expires: _____

MARSHA HOLNESS
NOTARY PUBLIC
My Commission Expires Apr. 30, 2025



No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHIBIT A

LEGAL DESCRIPTION

Land situated in the Town of Coventry in the County of Tolland in the State of CT

All those certain pieces or parcel of land, with the buildings and improvements thereon, situated in the Town of Coventry, County of Tolland and State of Connecticut, bounded and described as follows:

FIRST PARCEL

All those certain piece or parcel of land, with the buildings and improvements thereon, located in the Town of Coventry, County of Tolland and State of Connecticut, described as follows:

FIRST PIECE

Those certain tracts or parcel of land and building Lot situated on the Westerly Shore of Lake Wangumbaug in the town of Coventry, County of Tolland and State Connecticut, and known as Lot No. Twenty-two (22) and Twenty-three (23) on a plan of building Lots taken form the property of George Avery and is bounded and described as follows:

Northerly by the high line of said Lake, One Hundred (100) feet; Easterly by Lot No. Thirty-one (31), Land owned by Laura Gutzmer and running by said Gutzmer land one hundred fifty (150) feet; Southerly by land of the said Avery, One Hundred (100) feet; and Westerly by of said Avery, One Hundred Fifty (150) feet, together with a right of way or record.

SECOND PIECE

Those two certain Lots or parcels of land situated in the Town of Coventry, County of Tolland and State of Connecticut, known and designated as Lot No. Fifty-one (51) and Fifty-two (52), Block 19, on a plan known as "Map of Gerald Park and Vicinity Lake Wangumbaug, South Coventry, Conn. By James H. Fitzgerald C.E.", on file in the Town records of said Town of Coventry, bounded and described as follows:

Commencing at a point where the southerly line of Hinkle Avenue is intersected by the Westerly Line of Ross Avenue, the line runs thence Westerly in the Southerly Line of said Hinkle Avenue for a distance of one hundred forty (140) feet, more or less, to Lot No. Twenty- four (24), as appears on said plan; thence southerly by Lots No. Twenty-Four (24), Twenty-three (23) and twenty-two (22), as appears on said plan, for a distance of one hundred thirty (130) feet, more or less, to Lot No. Fifty (50) as appears on said plan; thence Easterly by last mentioned Lot for a distance of one hundred twenty-five (125) feet, more or less, to the westerly line of said Ross Avenue; thence northerly in the Westerly Line of said Ross Avenue for a distance of Fifty (50) feet, more or less, to the first mentioned point and place of commencement.

Together with a Water Lien Easement form the Gerald Park Association to Linda Cook, Gail E. Powers, and Sharon Powers dated August 22, 1996 and recorded May 20, 1997 in Volume 585 at Page 349 of the Coventry Land Records.

SECOND PARCEL

Those certain piece or parcel of land located in the Town of Coventry, County of Tolland and State of

Connecticut and more particularly described as follows:

FIST PIECE

NORTHERLY by land of the grantees, 100 feet;

EASTERLY by a line which an extension of the Grantees' easterly boundary line to the paved portion of Avery Shores Drive;

SOUTHERLY by the paved portion of Avery Shores Drive, 100 feet;

WESTERLY by a line which is an extension of the Grantees' westerly boundary line to the paved portion of Avery shores drive.

SECOND PIECE

NORTHERLY by the paved portion of Avery Shores Drive, 140 feet more or less;

EASTERLY by a line which is an extension of the Grantees' Easterly boundary in a Northerly direction;

Southerly by land of the Grantees, 140 feet;

WESTERLY by land of the Grantees, 140 feet;

WESTERLY by a line which is an extension of the Grantees' Westerly boundary in a northerly direction.

And

A certain piece or parcel of land, in the Town of Coventry, County of Tolland, and State of Connecticut, situated in Gerald Park, South Coventry, Connecticut and bounded as follows: Known and designated as the southerly portion of Lot number 49, in Block 19, on a plan of Gerald Park, which is on file at the Town Clerk's Office of the said Town of Coventry, Connecticut, and to which reference is hereby made, bounded and described as follows:

Beginning as a point of Ross Ave., Thence Northeasterly corner of Lot number 44, Block 19 in the westerly line of Ross Ave., thence northeasterly in the westerly line of Ross Ave., for a distance of 45 (45) Forty-Five feet, more or less, to an iron Stake, thence westerly at an inside angle of 90 degrees to Lot Number 20, in Block 19, for a distance of 125 feet, more or less to an iron stake, thence at an inside angle of 90 Degrees to Lot number 48, Block 19, for a distance of 125 feet more or less to Ross Ave., and Place of beginning.

And

A certain tract or parcel of land situated in the Town of Coventry, County of Tolland and State of Connecticut, known and designated as Lot Number 50 in Block 19, as shown on a map or plan entitled "Map of Gerald park and vicinity, Lake Wangumbaug South Coventry Connecticut, made by J.H. Fitzgerald, C.E. Scale 100' to 1'" on file in the Office of the Town Clerk in said Town of Coventry and more particularly bounded and described as follows:

Bounded on the North by Lot number 51-125 feet more or less a shown on map;

Bounded on the East by Ross Avenue 50 feet more or less a shown on map;

Bounded on the South by Lot number 49-125 feet more or less, as shown on map;

Bounded on the West by Lot number 21-50 feet more or less, as shown on map.

Parcel ID Number: 20R1068

Property Commonly Known As: 96 Avery Shores, Coventry, CT 06238