

**ZBA-25-8**

ZBA Application  
Status: Active  
Submitted On: 5/30/2025

**Primary Location**

861 MAIN ST  
Coventry, CT 06238

**Owner**

GREGORY ROBIN M  
861 MAIN ST COVENTRY, CT 06238

**Applicant**

Robin Gregory  
 860-306-1984  
 robbiegreg@gmail.com  
 861 Main Street  
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.a

**Application Recieved**

05/30/2025

**Hearing Date**

06/17/2025

**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**

06/05/2025

**Second Advertising Date**

06/12/2025

**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.\*** [?](#)

The land-based hardship is that the property has two frontages - one on Main Street and one on Armstrong Road which makes them have two 50-foot setbacks which greatly reduces the buildable area. If it were a typical lot with one front and one rear, the rear yard setback would be reduced to 20-feet for a swimming pool.

If you wish to upload a file regarding hardship:



No File Uploaded

**🔒 Comment**

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## Property Info

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

**Building Type or Project Type**

—

**Zone \*** [?](#)

**Occupancy Type\***

GR-40

Residential

**Development Title** [?](#)

**🔒 ViewPermit PIN** [?](#)

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

We are applying for a variance to put an above ground pool in the rear yard of our property - which is secluded from Armstrong Road by Evergreens, for exercise rehabilitation after surgery and relaxation. The pool size is 24x12x52. We lost a very big Ash tree in this area in 2019 and since then the growth has been overwhelming. We have contracted with a landscaper to help us: move our existing flower garden into a half circle, take out the Ash stump, and create a level area behind our garden - appropriate for a pool (there is an existing stone patio close by.) We are purchasing a pool alarm that has an app with a remote notification receiver, and installing a privacy fence with a gate that locks or an attached fence application with locking gate to the pool itself. My significant other of 25 years is a licensed electrician and will be installing all the ground electrical needed.

 Comments

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### Additional Project Info

Existing Gross Sqft

12196

Structure Size (Proposed Gross Sqft)

288

Existing Parking Spaces

-

Proposed Parking Spaces

-

Total Acreage / Sqft 

1712

Linear Feet

-

Disturbed Acres

-

Is Property Located in Groundwater Protection District?

 Extension Date

-

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### Setbacks and Lot Coverage

 Front Required

-

Front Setback Provided 

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

0

Back Required

—

Back Setback Provided

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

—

Left Required

—

Left Setback

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

—

Right Required

—

Right Setback Provided

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

—

Proposed Setback Encroachment (ft.)

—

Open Space Provided sqft

—

Open Space Required

—

Lot Coverage Existing

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

—

Lot Coverage Proposed

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

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## Legal Notices

Notifying abutting property owners using return-recipient 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.



Contractors: please enter if applicable

<b>Name*</b> David Gustamachio	<b>Address: Street, City, State, Zip*</b> 861 Main Street
<b>Phone Number*</b> 860-9923689	<b>Email*</b> davidgustmachio@gmail.com
<b>DBA</b>	<b>License Type</b> Electrician
<b>License Expiration</b> 09/30/2025	<b>License No</b> ELEC.0125088
<b>License Status*</b> Active	<b>Bond</b>
<b>Bond Amount</b> -	<b>Bond Expiration</b> -
<b>Insurance Expiration</b> -	<b>Bond Policy No</b>

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

-

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### 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.\*

 Robin M. Gregory  
May 30, 2025

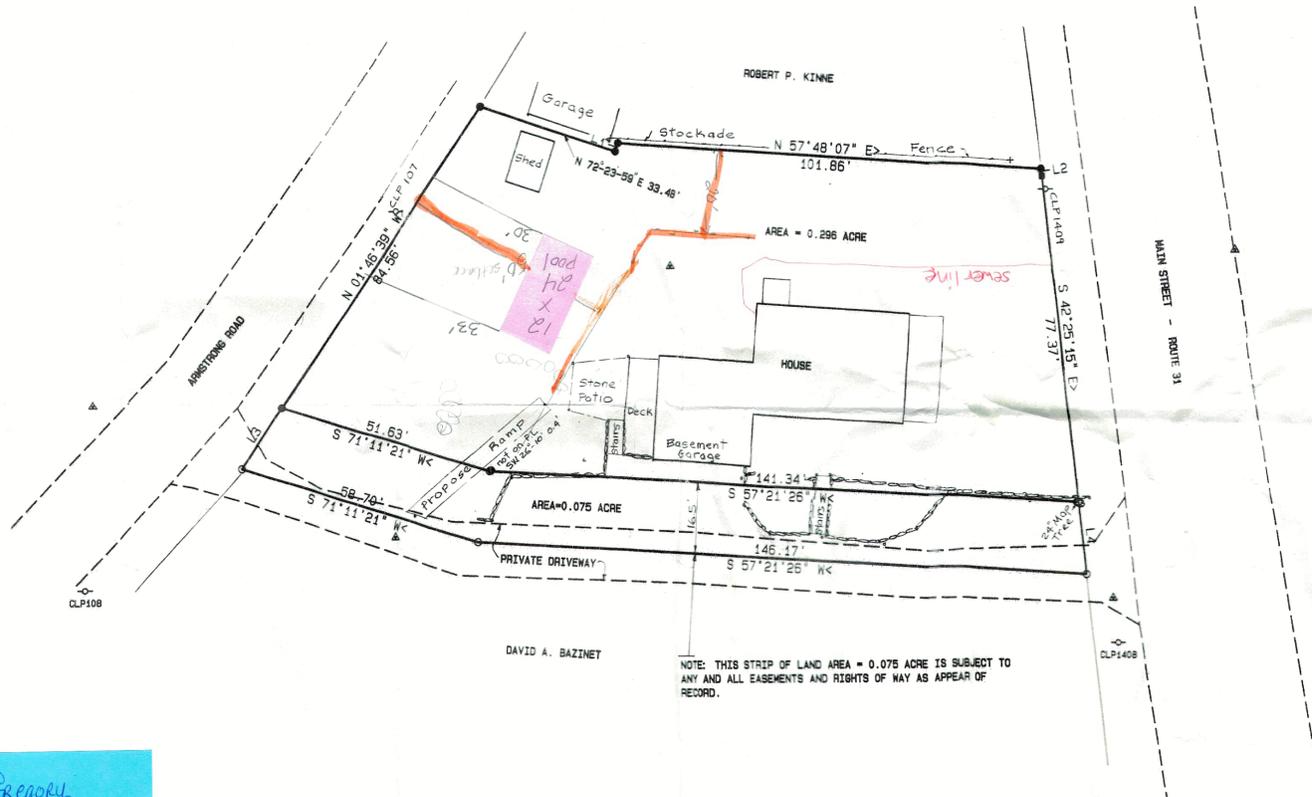
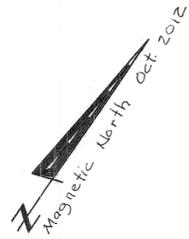
Our home at 861 Main Street Coventry CT has both front and back driveway road footage (front yard on Main Street and back yard on Armstrong) making the rear setback requirement a hardship.

My significant other of 25 years has had several hip replacements one on the left the other on the right – June 2022 and February 2023; he returned to work after the medically recommended 8 weeks of therapy, but needs low impact exercise . Easy access to a pool in morning and evening would be optimal and I also desire a way to relax and exercise.

I presented a plot plan of the property to the Land Use department. I had this drawn when I purchased the home in 2010. I have pictures of the older garden around the tree and the wild areas in front of the Evergreen's were not planned well for optimal maintenance. As you can with the new sunlight they become overgrown quickly in the spring.

- The pool would setback 32 - 35 feet from Armstrong road (not a straight lot line) there is an upward incline from the road and the view is obscured by Evergreens.
- Additional lot coverage would include 288 sq ft.
- There is no contractor needed to put up the above ground pool, but we have hired a landscape contractor to take the stump out from our old Ash tree, and to help me move my existing garden.
- The location chosen is the safest, least intrusive spot and in our opinion for this application.
- Our landscaper's scope is to ensure that the ground is prepared properly - flat and tamped as a solid base for the pool, remove the weed laden areas and help re-locate flowering plantings.
- David and I intend to use this area in the future as our vegetable garden
- While the landscaper will dig the trench and post-holes David - my significant other a licensed electrician will install all ground wiring and any other electrical pool requirements.
- We would be purchasing an Intex EXP 12x24x52 above ground pool with a sand filter.
- We would purchase a pool alarm system with a remote notification
- We would install privacy fencing around the entire area or a fence atop the pool (both applications would have a gate that locks for safety purposes)
- We would use a cover and a solar heated cover

Respectfully  
Robin M. Gregory



MAP REFERENCES  
 CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF COVENTRY - SOUTH COVENTRY - WILLIMANTIC ROAD FROM LAKE ST. SOUTHEASTERLY ABOUT 6,500 FEET ROUTE U.S. 6 SCALE 1" = 40' APPROVED BY H.M.H. 3-05-34 NUMBER 32-04 SHEET 3 OF 4

PROPERTY OF ROBERT C. & MARGARET S. CLEVERDON SOUTH COVENTRY - CONNECTICUT SCALE: 1" = 20 FEET SURVEY NOVEMBER 21, 1949 THOMAS B. DANIELSON LAND SURVEYOR # 686

Robin Gregory  
 861 MAIN STREET  
 COVENTRY, CT 06238  
 840-306-1984

1. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 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., EFFECTIVE ON 6-21-06.

2. THIS SURVEY CONFORMS TO A CLASS "A-2" HORIZONTAL ACCURACY.

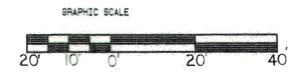
3. THE TYPE OF SURVEY PERFORMED IS AN A-2 BOUNDARY SURVEY.

4. BOUNDARY DETERMINATION CATEGORY IS A RESURVEY.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

*Stephen A. Filip PLS*  
 STEPHEN A. FILIP PLS. #7757

- LEGEND
- IRON PIN FOUND
  - CONC. MONUMENT FOUND
  - UTILITY POLE
  - STONE WALL
  - △ CONTROL POINT
  - IRON PIN SET



NOTE: THIS STRIP OF LAND AREA = 0.075 ACRE IS SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS OF WAY AS APPEAR OF RECORD.

LINE	BEARING	DISTANCE
L1	N 17°57'51" W	2.04
L2	S 48°48'59" E	1.20
L3	N 01°43'35" W	17.26
L4	S 42°29'18" E	16.79

<b>FILIP ASSOCIATES</b> LAND SURVEYING      LAND PLANNING 497 MIDDLE TURNPIKE STORRS/MANSFIELD CT 06268 (860) 429 - 3658			
PROPERTY SURVEY			
PREPARED FOR			
ROBIN M. GREGORY			
861 MAIN STREET			
COVENTRY, CONNECTICUT			
SCALE: 1" = 20'		OCT. 25, 2012	
SHEET 1 OF 1		REV:	REV:
DRAWN BY: SAF	CHECKED BY: LVF	REV:	REV:
		FILE: GREGORY1	



Armstrong Rd

871

861

855

28

View from Main Street



View from Armstrong Road

