



**ZBA-25-9**  
ZBA Application

**Primary Location**

**Applicant**

**Owner**



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

**Applicant Type\*** ?

Owner

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### 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.\* ?

If you wish to upload a file regarding hardship:



No File Uploaded

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### Property Info

**Map Block Lot M/B/L** ?

**Building Type or Project Type**

Shed

**Zone \*** ?

GR-40

**Occupancy Type\***

Residential

Development Title ?

Storage Shed

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

### Additional Project Info

Existing Gross Sqft

–

Structure Size (Proposed Gross Sqft)

336

Existing Parking Spaces

–

Proposed Parking Spaces

–

Total Acreage / Sqft ?

1.08

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=>)

–

?

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=>)

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?

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=)

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### 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>
The Barn Yard	9 Village Street, Ellington, CT 06029
<b>Phone Number*</b>	<b>Email*</b>
860-896-0636	precisionmobil@gmail.com
<b>DBA</b>	<b>License Type</b>
The Barn Yard	00 Unrestricted
<b>License Expiration</b>	<b>License No</b>
—	0014024
<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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### 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.\*

 Jason Gagnon  
Jun 11, 2025

### Attachments

- 

**PLOT PLAN/SURVEY**  
image.jpg  
Uploaded by JASON GAGNON on Jun 11, 2025 at 2:50 PM

REQUIRED
- 

**9 wolf hill PHR shed.pdf**  
9 wolf hill PHR shed.pdf  
Uploaded by Glenn Bagdoian on Jun 13, 2025 at 10:20 AM
- 

**07.15.25 Legal Public Hearings rev2.doc**  
07.15.25 Legal Public Hearings rev2.doc  
Uploaded by Jana Roberson on Jul 1, 2025 at 2:26 PM
- 

**ZBA-25-9 Abutters List.pdf**  
ZBA-25-9 Abutters List.pdf  
Uploaded by Jeannie Katan on Jul 1, 2025 at 2:48 PM
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**image.jpg**  
image.jpg  
Uploaded by JASON GAGNON on Jul 2, 2025 at 5:53 PM
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**image.jpg**  
image.jpg  
Uploaded by JASON GAGNON on Jul 2, 2025 at 5:54 PM
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Uploaded by JASON GAGNON on Jul 2, 2025 at 5:54 PM
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Uploaded by JASON GAGNON on Jul 2, 2025 at 5:55 PM



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Uploaded by JASON GAGNON on Jul 2, 2025 at 5:55 PM



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IMG\_4513.jpeg

Uploaded by JASON GAGNON on Jul 8, 2025 at 11:22 AM



**IMG\_4513.jpeg**

IMG\_4513.jpeg

Uploaded by JASON GAGNON on Jul 8, 2025 at 11:22 AM



**IMG\_4512.jpeg**

IMG\_4512.jpeg

Uploaded by JASON GAGNON on Jul 8, 2025 at 11:22 AM



**NearMap Rendering of Shed Location.pdf**

NearMap Rendering of Shed Location.pdf

Uploaded by Heidi Leech on Jul 11, 2025 at 12:26 PM



**Proposed Shed Plot Plan.pdf**

Proposed Shed Plot Plan.pdf

Uploaded by Heidi Leech on Jul 11, 2025 at 12:27 PM



**Shed Spec Sheet.pdf**

Shed Spec Sheet.pdf

Uploaded by Heidi Leech on Jul 11, 2025 at 12:27 PM







N 34° 50' 48" E  
87.90'

PROPOSED DRIVEWAY

12 FEET

MS R 225.00'

D-BOX OVERFLOW EL.=739.00

D-BOX OVERFLOW EL.=738.10

40 feet

746.00 X

742

FL.=7

SHED

50' BL

12521

TP 13E

PROPOSED GARAGE  
PROPOSED BASEMENT

EXISTING FOUNDATION

TF.=747.00

FF.=

30.00'

FL.=739.00

740

740.60

TP 13D

736

734

TP 13B

SEP 21 12  
1000  
12 LF



ZBA Application reviews were requested from Health, Wetlands, Sewer, and Engineering Staff.

- The Application was N/A for the Town Engineer and WWTP Operator.
- Below are the Wetlands Agent, and Sanitarian’s comments. Wetlands Staff supports this application.

Tuesday, June 17th



**Lindsay Beutler** Public

June 17, 2025 at 2:33 pm 

From a wetlands perspective, the proposed location for the shed is much more ideal than a location near the wetlands that would be conforming to the zoning regulations.



**Eastern Highlands Health District**

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

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**Approval**

June 13, 2025

JASON GAGNON  
 9 WOLF HILL RD  
 COVENTRY CT 06238  
 RE: Public Health Review - Accessory structure - deck, pool, shed etc Description of work: Storage Shed 12' x 20'  
 Reference #PHR-25-206

**Location:** 9 WOLF HILL RD , Coventry

Dear JASON GAGNON:  
 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:

- Caution is required for location to be placed on top pf septic trench as shown on plan submitted. Excavation of any soil and driving heavy equipment over septic could cause damage
- proposed storage building to be placed on gravel base,