



ZBA-25-11

ZBA Application

Status: Active

Submitted On: 6/24/2025

Primary Location

207 LAKEVIEW DR
Coventry, CT 06238

Owner

JENKINS III ROBERT W +
MULLER DAWN M
Lakeview Dr. 207 Coventry, CT
06238

Applicant

Robert Jenkins
 860-305-6952
 rjenkins9291@yahoo.com
 19 Sea Is
Glastonbury, CT 06033

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:*

Other

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

This request is for a variance to the lot coverage requirement (LR zone = 15% maximum). The lot size of this property predates current zoning regulations.

If you wish to upload a file regarding hardship:



No File Uploaded

Property Info

Map Block Lot M/B/L ?

43-2-49

Building Type or Project Type

Single Family

Zone * ?

LR

Occupancy Type*

Residential

Development Title ?

Lakeview Terrace

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

- 1) Erect a wooden shed, dimensions of 10' x 10' x 9' high
- 2) Install asphalt driveway, approximately 800 square feet.

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?

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.

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.*



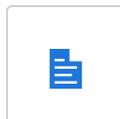
The applicant and owner grants permission to the Coventry Zoning Board of Appeals, its members, and Agent to enter upon the property for the purpose of inspection and to perform any tests which are necessary.*



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

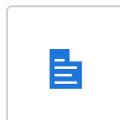
 Robert W. Jenkins, III
Jun 24, 2025

Attachments



Hearing Files

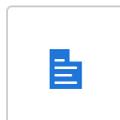
8-3d Variance recording ZBA-22-1.pdf
Uploaded by Heidi Leech on Jul 11, 2025 at 10:21 AM



PLOT PLAN/SURVEY

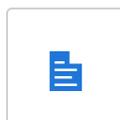
As-Built Survey 207 Lakeview Drive Coventry CT.pdf
Uploaded by Robert Jenkins on Jun 24, 2025 at 3:05 PM

REQUIRED



Drawings/Plans of Proposed Work

207 Lakeview_Proposed.pdf
Uploaded by Robert Jenkins on Jun 24, 2025 at 3:08 PM



Lot Coverage Worksheet (completed and attached)

207 Lakeview_Lot Coverage.pdf
Uploaded by Robert Jenkins on Jun 24, 2025 at 3:08 PM



Any Pertinent Documentaion or Pictures to Present

Statement of Hardship_250701_100222.PDF

Uploaded by Robert Jenkins on Jul 1, 2025 at 11:04 AM



Property Deed

207 Lakeview_Warranty Deed_Jenkins_Muller Trust.pdf

Uploaded by Robert Jenkins on Jun 24, 2025 at 3:34 PM



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 2:28 PM



ZBA-25-11 Abutters List.pdf

ZBA-25-11 Abutters List.pdf

Uploaded by Jeannie Katan on Jul 1, 2025 at 3:09 PM



Public Hearing Sign

IMG_4013.jpeg

Uploaded by Robert Jenkins on Jul 2, 2025 at 4:02 PM



Certified Letter Receipts

IMG_4027.jpeg

Uploaded by Robert Jenkins on Jul 3, 2025 at 12:52 PM

Owner requests lot coverage variance for the following:

Lot size of the property predates current zoning rules for LR zone.

(1) 10' x 10' shed requested to store and organize tools and lawn equipment away from the house

(2) Asphalt driveway requested for safety considerations and improved ease of maintenance.

Potential drainage issues are mitigated by use of dedicated rain garden for which house drainspouts are piped directly to the collection area.

SURVEY NOTES:

- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES' MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS, AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. ON AUGUST 29, 2019. IT IS A LIMITED PROPERTY/BOUNDARY IMPROVEMENT LOCATION SURVEY MAP BASED ON A RESURVEY CONFORMING TO HORIZONTAL SURVEY ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS T-2. THE INTENT OF THIS MAP IS TO DEPICT THE LOCATION OF THE PROPOSED OR EXISTING IMPROVEMENTS SHOWN WITH RESPECT TO THE APPLICABLE MUNICIPAL OR STATUTORY REQUIREMENTS.
- PROPERTY IS LOCATED IN A LAKE RESIDENTIAL (LR) ZONE.
- THE PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE A PER FIRM FLOOD INSURANCE RATE MAP NUMBER 0901100015C EFFECTIVE JUNE 4, 1980.
- TOPOGRAPHY DEPICTED WAS FIELD DERIVED BY BUSHNELL ASSOCIATES LLC. USING AN ASSUMED DATUM.
- THE PROPERTY IS TOGETHER WITH VARIANCE FOR LOT COVERAGE OF 17.0% PROPOSED - 15% LIMIT GRANTED BY THE COVENTRY ZONING BOARD OF APPEALS ON MARCH 29, 2022 AND FILED ON VOLUME 1299 PAGE 34 OF THE TOWN OF COVENTRY LAND RECORDS.
- THE PARCEL SHOWN CONSISTS OF LOT 1 AND LOT 2 AS DESCRIBED IN A DEED FROM RICKY J. GOSSSELN TO ROBERT W. JENKINS III FILED ON VOLUME 1293 PAGE 1147 OF THE TOWN OF COVENTRY LAND RECORDS.

MAP REFERENCES:

- PLAN PREPARED FOR DAWN M. MULLER SHOWING PROPOSED NEW DWELLING & EXISTING SITE IMPROVEMENTS 207 LAKEVIEW DRIVE COVENTRY, CONNECTICUT DECEMBER 21, 2021 SCALE: 1"=20'
- STANLEY W. SZESTOWICKI R.L.S. 7772 277 GOOSE LANE TOLLAND, CONNECTICUT (860) 875-3341

CONSTRUCTION NOTES:

- OWNER OR CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
- OWNER OR CONTRACTOR TO VERIFY ALL DIMENSIONS AND INFORMATION CONTAINED ON THIS PLAN PRIOR TO THE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.
- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY ALL BOUNDARY MARKERS SHALL BE SET BY A LICENSED LAND SURVEYOR.
- ANY TREES TO BE REMOVED IN THE TOWN RIGHT OF WAY SHALL BE POSTED BY THE TREE WARDEN PRIOR TO REMOVAL.
- ALL PROPOSED UTILITIES LOCATIONS SHALL BE APPROVED BY THE LOCAL UTILITY COMPANIES PRIOR TO THE START OF CONSTRUCTION.



N/F
LISA M. WAJDA
168 HICKORY DR.

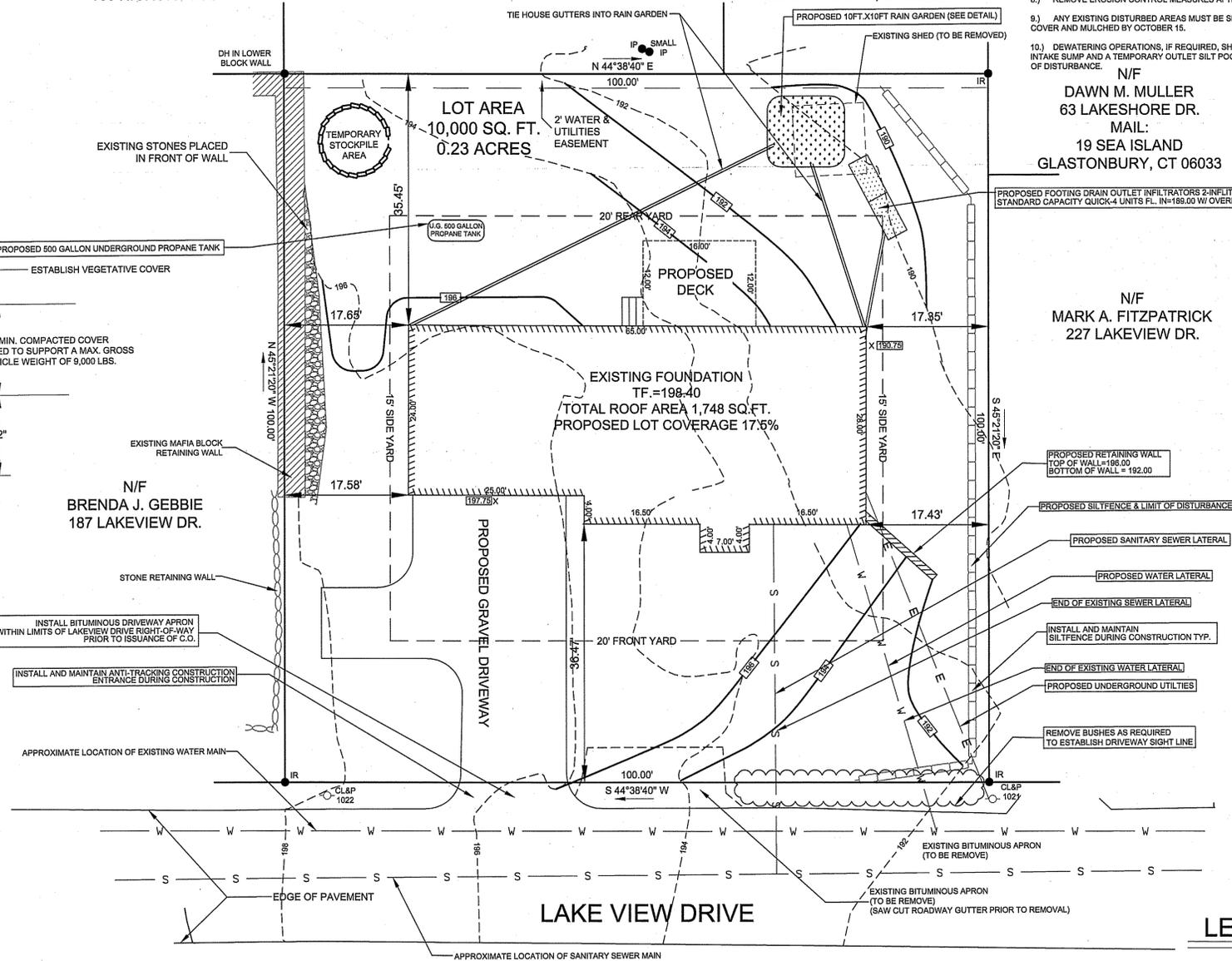
N/F
THOMAS F. & JANET M.
KARWOSKI
180 HICKORY DR.
MAIL:
436 BLACK ROCK AVE.
NEW BRITAIN, CT. 06052

N/F
DAWN M. MULLER
TRUSTEE
186 HICKORY DR.
MAIL:
19 SEA ISLAND
GLASTONBURY, CT 06033

N/F
DAWN M. MULLER
63 LAKESHORE DR.
MAIL:
19 SEA ISLAND
GLASTONBURY, CT 06033

N/F
MARK A. FITZPATRICK
227 LAKEVIEW DR.

N/F
BRENDA J. GEBBIE
187 LAKEVIEW DR.



LEGEND

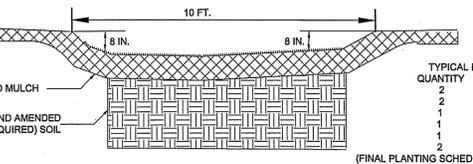
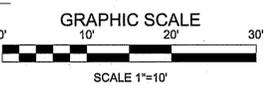
- EXISTING MERESTONE IRON ROD TO BE SET
- EXISTING IRON ROD
- PROPOSED WELL
- PROPOSED SILT FENCE/LIMIT OF DISTURBANCE
- LIMIT OF DISTURBANCE
- STONE WALL
- EXISTING UTILITY POLE
- PROPOSED SPOT GRADE
- EXISTING SPOT GRADE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- WATER LINE
- SANITARY SEWER LINE

APPROVED
COVENTRY PLANNING & ZONING COMMISSION

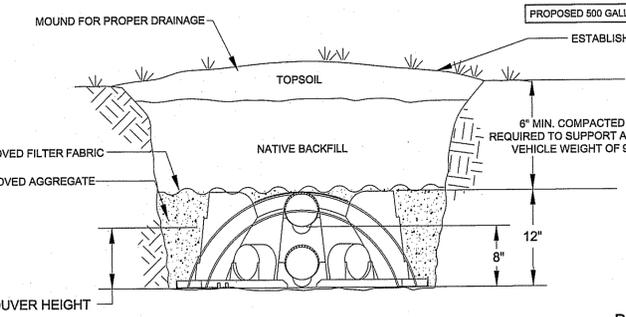
CHAIRPERSON-SECRETARY DATE
THIS 5 YEAR APPROVAL PERIOD EXPIRES ON
SEE P&Z MINUTES OF FOR SPECIFIC
CONDITIONS OF APPROVAL

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

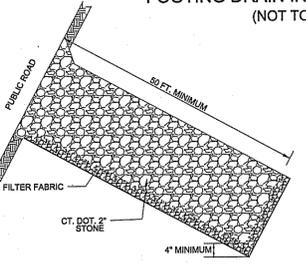
ANDREW F. BUSHNELL P.E. L.S. 24591
THIS MAP IS NOT VALID UNLESS IT BEARS THE EMBOSSED SEAL OF THE LICENSED LAND SURVEYOR WHOSE REGISTRATION NUMBER AND SIGNATURE APPEAR ABOVE.



RAIN GARDEN CROSS SECTION DETAIL
NO SCALE



QUICK 4 STANDARD CAPACITY
FOOTING DRAIN INFILTRATOR DETAIL
(NOT TO SCALE)



GRAVEL DRIVEWAY DETAIL (10% MAX. GRADE)
NOT TO SCALE

- EROSION CONTROL CONSTRUCTION SEQUENCE PLAN HOUSE LOT DEVELOPMENT**
NOTE: ALL EROSION AND SEDIMENT CONTROL ACTIVITIES SHALL CONFORM TO THE METHODS OUTLINED IN THE 2002 CONNECTICUT GUIDELINES FOR EROSION AND SEDIMENT CONTROL MANUAL.
- COORDINATE MARKING OF LIMITS OF DISTURBANCE BY A LICENSED LAND SURVEYOR. SUPPLY TOWN EROSION CONTROL OFFICER WITH A LETTER FROM THE SURVEYOR CERTIFYING THE LIMITS OF DISTURBANCE WERE MARKED IN ACCORDANCE WITH THE APPROVED PLAN.
 - CLEAR TREES AS REQUIRED.
 - PRIOR TO SOIL DISTURBANCE INSTALL EROSION CONTROL MEASURES, SILT FENCE AND ANTI-TRACKING PAD (SEE PLAN DETAILS AND LOCATIONS). ADDITIONAL MEASURES MAY BE REQUIRED AS SITE CONDITIONS REQUIRE. COORDINATE AN INSPECTION OF INSTALLED MEASURES WITH THE EROSION CONTROL OFFICER. SUPPLY THE TOWN OF COVENTRY EROSION CONTROL OFFICER WITH THE NAME AND PHONE NUMBER OF A CONTACT PERSON RESPONSIBLE FOR THE EROSION CONTROL MEASURES.
 - PERIODICALLY AND AFTER LARGE RAIN EVENTS INSPECT EROSION CONTROL MEASURES AND REPAIR AS NECESSARY.
 - GRUB AND STRIP TOPSOIL. STOCKPILE TOPSOIL IN AREAS INDICATED ON THE APPROVED PLAN.
 - CONSTRUCT AND STABILIZE DRIVEWAY.
 - CONSTRUCT HOUSE, DRIVEWAY AND OTHER IMPROVEMENTS AS SHOWN.
 - SPREAD STOCKPILED TOPSOIL. MACHINE RAKE, FERTILIZE, SEED AND MULCH DISTURBED AREAS. USE GRASS SEED THAT IS ACCEPTABLE FOR THE SITE CONDITIONS (I.E. SUN OR SHADE) AND THE SEASON OF THE YEAR IN WHICH THIS ACTIVITY IS COMPLETED. PROVIDE TEMPORARY STABILIZATION OF THE SITE (I.E. STRAW OR HAY ETC.) IF THE TOPSOIL IS SPREAD DURING A TIME OF YEAR WHEN GRASS SEED WILL NOT GERMINATE. PROVIDE PERMANENT STABILIZATION WHEN WEATHER CONDITIONS ALLOW.
 - REMOVE EROSION CONTROL MEASURES AFTER THE SITE HAS BECOME FULLY ESTABLISHED.
 - ANY EXISTING DISTURBED AREAS MUST BE SEEDED WITH PERMANENT OR TEMPORARY GROUND COVER AND MULCHED BY OCTOBER 15.
 - DEWATERING OPERATIONS, IF REQUIRED, SHALL UTILIZE A CRUSHED STONE INTAKE PUMP AND A TEMPORARY OUTLET SILT POOL LOCATED WITHIN THE LIMITS OF DISTURBANCE.
- SEED SELECTION:**
- | SEED SELECTION: | USE | LB/1000 SQ. FT. | SEED MIXTURE | RECOMMENDED SEEDING DATES |
|----------------------|------|-----------------|---------------------|---------------------------|
| PERMANENT LAWN | 0.45 | 0.45 | KENTUCKY BLUEGRASS | 4/1-6/15 |
| | 0.10 | 0.10 | PERENNIAL RYEGRASS | 8/15-10/1 |
| SLOPES & COARSE LAWN | 0.45 | 0.45 | CREEPING RED FESCUE | 4/1-6/15 |
| | 0.05 | 0.05 | TALL FESCUE | 8/15-10/1 |
| SLOPES (NO MOWING) | 1.8 | 1.8 | CREEPING RED FESCUE | 4/1-6/15 |
| | 0.2 | 0.2 | RED TOP | 8/15-10/1 |
| TEMPORARY COVER | 3.0 | 3.0 | WINTER RYE | 4/15-6/15, 8/15-10/15 |
| | 1.0 | 1.0 | ANNUAL RYEGRASS | 3/1-6/15, 8/1-10/15 |
- SEED APPLICATION:** APPLY SEED MIXTURE FROM THE CHART BELOW BY HAND, CYCLONE SEEDER OR HYDRO SEEDER. INCREASE SEED MIXTURE BY 10% IF HYDRO SEEDER IS USED. LIGHTLY DRAG OR ROLL THE SEEDED SURFACE TO COVER SEED. SEEDING SHOULD BE DONE BETWEEN THE TIMES SHOWN ON THE CHART BELOW. IF SEEDING CANNOT BE DONE DURING THESE TIMES, REPEAT MULCHING PROCEDURE BELOW UNTIL SEEDING CAN TAKE PLACE.
- MULCHING:** IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEED SURFACE WITH STRAW OR HAY AT A RATE OF 2 TO 3 TONS/AC. SPREAD MULCH BY HAND OR MULCH BLOWER. PUNCH MULCH INTO SOIL SURFACE WITH A TRACK MACHINE OR DISK HARROW SET STRAIGHT UP. IF USING HYDRO SEED MIX, TACTIFIER ADDITIVES TO ADHERE MULCH MATERIAL TO THE SURFACE.
- IF SEED IS PLANTED OUTSIDE THE RECOMMENDED SEEDING DATES IRRIGATION MAYBE REQUIRED AT UNIFORM APPLICATION RATE OF 1 TO 2 INCHES OF WATER APPLIED PER APPLICATION, SOAKING THE GROUND TO A DEPTH OF 4 INCHES.**

Town of Coventry
Land Use Office
1732 Main Street • Coventry, CT 06238
Planning • Zoning • Wetlands • Economic Development • Conservation
860-742-4052 www.coventry-ct.gov

7006 2150 0001 8823 7024 November 14, 2024

Robert Jenkins
19 Sea Island
Glastonbury, CT 06033

Re: Certificate of Approval for PZC-24-08 - Special Permit Application for a Single-Family Dwelling on an underzoned/non-conforming lot at 207 Lakeview Drive

Dear Mr. Jenkins,

On November 12, 2024, the Coventry Planning and Zoning Commission approved application PZC-24-08 - Special Permit Application for a Single-Family Dwelling on an underzoned/non-conforming lot at 207 Lakeview Drive in the LR Zone in accordance with all submitted documents and testimony, with the finding that it meets the criteria of Sec. 4.02 (Nonconforming Use), Sec. 6.04 (Lake Residential Zone) and Sec. 7.03 (Special Permits) of the Zoning Regulations (as varied) and including the following conditions:

- A pre-construction meeting is required with Town Staff prior to the start of any land clearing, demolition or construction activities.
- Property boundary markers shall be field set and certified in writing by the surveyor prior to the issuance of any Zoning Permit on the lot.
- The certificate of approval from the Planning and Zoning Commission and will be added to the draft final plans. Draft final plans will be checked by the Land Use Office prior to printing on archival material. Final plans on archival material will be signed by the Commission chairs and recorded in the Town Clerk's Office. A paper set is to be filed with the Land Use Office.
- The record of Special Permit including conditions of approval must be recorded in the Town Clerk's Office.
- The approval shall be conditioned on the continued maintenance of the stormwater infiltration structure. A Notice of Stormwater Maintenance shall be recorded on the Land Records in the Town Clerk's Office in accordance with Section 4.04.06 of the Coventry Zoning Regulations.
- No Zoning Permit shall be issued and no work shall commence until all permit conditions are met.
- The note regarding bituminous concrete shall be removed from the gravel driveway detail.

Please submit digital drafts of the final recorded plans to the Land Use Office for checking prior to printing on archival material. Once the mylars are printed, signed, and recorded in the office of the Town Clerk, a record of your special permit will be filed on the Coventry land records by the Land Use Office. The Special Permit does not become effective until all necessary documents are recorded.

In accordance with CGS §-3(i), this approval will expire on November 12, 2029. Failure to complete all work within such five-year period shall result in automatic expiration of the approval. Extensions not to exceed ten years from the date of approval may be granted by the Planning and Zoning Commission.

This decision of the Planning and Zoning Commission will be published in the Chronicle newspaper on November 21, 2024. The day after the legal notice is published is the start of the 15-day appeals period. Aggrieved parties may appeal a decision of the Planning and Zoning Commission in accordance with CGS Sec. 8-8.

Before starting any land clearing or construction activities, please apply for and receive a Zoning Permit and a Building Permit.

Please feel free to let me know if you have any questions.

Sincerely,
Anna B. Roberson, AICP
Director of Planning and Development

File Record
1. Application PZC-24-08
2. Site Plan prepared for Robert Jenkins, 207 Lakeview Drive, Sheets 1, dated 7-7-2022, last revised 11-1-2024.
3. Architectural plans, Sheets 1-8, dated 7/23/24.

UTILITIES SHOWN ON THIS MAP WERE DERIVED FROM FIELD LOCATIONS AND EXISTING MAPPING CONTRACTOR TO VERIFY LOCATIONS AND DEPTH IN THE FIELD PRIOR TO THE START OF ANY CONSTRUCTION. "CALL BEFORE YOU DIG (1-800-922-4455)."

PLAN PREPARED FOR
ROBERT JENKINS

207 LAKEVIEW DRIVE COVENTRY, CT.

SITE PLAN

SCALE: 1"=10' DATE: 7/17/2022 FILE NO. 2022-57 SHEET: 1 OF 1

BUSHNELL ASSOCIATES LLC.
CIVIL ENGINEERING AND LAND SURVEYING
563 WOODBRIDGE STREET MANCHESTER, CT. 06042
860-643-7875

REVISIONS: 8/29/2024, 11/1/2024 TOWN ENGINEER COMMENTS
REVISIONS: 11/18/2024 APPROVAL LETTER ADDED
12/31/2024 FOUNDATION AS-BUILT

Lot Coverage Worksheet *(exceeding 10% coverage)*

Lot coverage may be increased to fifteen percent (15 %) in the Lake Residential (LR) Zone if the applicant demonstrates that the surface runoff that would be generated by the area of impervious surface in excess of ten percent (10%) of the total lot area during the first one inch (1") of rainfall from any precipitation event will be collected and returned to the ground by an appropriate device or devices, such as, but not limited to, infiltration basins or trenches, rain gardens, or in-ground perforated chambers. *(Section 4.04.06 Lot Coverage)*

1) Lot Area

.23	X	43,560	=	10,000
Acreage		1 Acre		Square Feet

2) Lot Coverage

1750	Existing Dwelling(s)	1750	Proposed Dwelling(s)
	Existing Outbuilding(s)	100	Proposed Outbuilding(s)
	Existing Paved Areas		Proposed Addition(s)
	Existing Slabs	800	Proposed Paved Areas
1750	Existing Coverage	2650	Proposed Coverage
		2650	Total Coverage
		- 1500	10% Coverage (LR=15%)
		1150	Excess Coverage Requiring Storage

3) Required Stormwater Storage

1150	x.0833	=	95.8	Cubic Feet
Excess Coverage				

-- OR --

95.8	X	7.48	=	716.5	Gallons
Cubic Feet					

4) Design Factors

- | | |
|------------------------------------|--------------------------------|
| * Wetlands Separation (75' & 150') | * Separation from Septic Field |
| * Depth to Ground Water Table | * Offsite Discharge |
| * Emergency Overflow Strategy | * Required Maintenance |

Property Address	Authorizing Agent	Date
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ZBA Application reviews were requested from Health, Wetlands, Sewer, and Engineering Staff.

- The EHHD Sanitarian had no comment since the property is on sewer.
- Below are the Wetlands Agent, WWTP Operator and Town Engineer comments.

Thursday, June 26th

 **Lindsay Beutler** Public June 26, 2025 at 1:52 pm 

n/a

Wednesday, June 25th

 **Mike Ruef** Internal June 25, 2025 at 9:32 am 

Shed and driveway not above sewer line. Sewer review complete.

From: Todd Penney <tpenney@coventry-ct.gov>

Sent: Tuesday, July 8, 2025 8:03 AM

To: Heidi Leech <hleech@coventry-ct.gov>; Jana Roberson <jroberson@coventry-ct.gov>

Cc: Lindsay Beutler <lbeutler@coventry-ct.gov>

Subject: RE: ZBA Meeting 7/15/2025

Both, 145 Edgewater and 207 Lakeview went through a thorough site plan review and permit process for each of the current development conditions. In both cases, the current development conditions were approved being over the 10% lot coverage with 145 Edgewater being just short of 15% and needing a variance and 207 Lakeview over 15% and requiring a variance.

For both of these applications to require additional coverage is no longer a hardship as their current development conditions are their own choosing. Future needs should have been considered so that comprehensive plan was approved by the appropriate land use commissions. It is my opinion that neither of these zba variance applications have valid hardships as they created the current development conditions. Hardship cannot be self-created.

Additionally, variances are not something that gets approved just because it is sought. Something to consider is when is enough, enough?

Let me know if you have any questions.

I will follow up with direct comments for each application.

Todd M. Penney, P.E.

Town Engineer

Town of Coventry

860-742-4078 (direct)

tpenney@coventry-ct.gov ** NOTE UPDATED ADDRESS



TO: OFFICE OF THE TOWN CLERK
FROM: COVENTRY ZONING BOARD OF APPEALS
SUBJECT: FILING REQUIREMENTS - SECTION 8-3D, CT. GENERAL STATUTES

Lori Tollmann, Coventry Town Clerk

In accordance with the provisions of Public Act Number 75-317, State of Connecticut, the following application **ZBA-22-1** approved on **March 29, 2022** by the Coventry Zoning Board of Appeals, is being submitted to your office for recording within the Coventry Land Records.

Description of Premises: ~~270~~ Lakeview Drive

207

1. Assessor's ID: R03660 and R03661
2. Volume: 1283 Page(s): 1147-1149

Nature of the Approval: #ZBA-22-1 – Application of Robert Jenkins, requesting a variance of Table 4.04 A. Dimensional Requirements for lot coverage (15% limit – 17.9% proposed), for a demolition and reconstruction of a single family home at 207 Lakeview Drive (Assessor's ID #R03660 and R03661) LR Zone

3. Connecticut General Statutes Section which apply: 8-3d
4. Name of Owner(s) of Record: Robert W. Jenkins, III
5. Name of Applicant(s): Robert Jenkins
6. This information is certified by:

Claire C. Tierney chair
Name ZBA Title

04/27/2022
Date Signed

Send to:
Robert Jenkins
19 Sea Island
Glastonbury, CT 06033