



ZBA-25-12

ZBA Application
Status: Active
Submitted On: 7/31/2025

Primary Location

730 PUCKER ST
Coventry, CT 06238

Owner

MATTHEW J TWERDY + LAURA DENISE
TWERDY
730 PUCKER ST 730 Pucker St
COVENTRY, CT 06238

Applicant

Laura Twurdy
 860-742-6479
 denni515@charter.net
 730 Pucker St
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

Table 4.04A.b

Application Recieved

08/01/2025

Hearing Date

08/19/2025

Hearing End Date

08/19/2025

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

08/08/2025

Second Advertising Date

08/15/2025

🔒 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.* ?

Wetlands upland review area and property line setbacks limits location of proposed 12x16 shed

If you wish to upload a file regarding hardship:



No File Uploaded

🔒 Comment

Property Info

Map Block Lot M/B/L ?

55-13

Building Type or Project Type

Shed

Zone * ?

GR-80

Occupancy Type*

Residential

Development Title ?

🔒 ViewPermit PIN ?

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

Construct 12x16 garden shed on slab foundation

 Comments

Additional Project Info

Existing Gross Sqft

—

Structure Size (Proposed Gross Sqft)

192

Existing Parking Spaces

—

Proposed Parking Spaces

—

Total Acreage / Sqft 

—

Linear Feet

—

Disturbed Acres

—

Is Property Located in Groundwater Protection District?

 Extension Date

—

Setbacks and Lot Coverage

 Front Required

—

Front Setback Provided 

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

50

 Back Required

—

Back Setback Provided 

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

50

 Left Required

—

Left Setback

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

20

Right Required

-

Right Setback Provided



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

20

Proposed Setback Encroachment (ft.)

12

Open Space Provided sqft

-

Open Space Required

-

Lot Coverage Existing

(https://www.coventryct.org/DocumentCenter/View/110/LOT_COVERAGE?bidId=)

4988

Lot Coverage Proposed



(https://www.coventryct.org/DocumentCenter/View/110/LOT_COVERAGE_WORKSHEET?bidId=)

5180

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.



Architect Information: please enter if applicable

Company Name*

Country Carpenters

Architect Name*

Country Carpenters

Registration #

523020

License Expiration

-

Address: Street, City, State, Zip*

326 Gilead St, Hebron CT 06248

Phone Number*

860-228-2276

Email*	AOR
www.countrycarpenters.com	

Contractors: please enter if applicable

Name*	Address: Street, City, State, Zip*
Jesse Clarke	POBox 231, Columbia CT 06238
Phone Number*	Email*
860-299-6930	jcconcretelc@gmail.com
DBA	License Type
JC Concrete	HIC
License Expiration	License No
-	583781
License Status*	Bond
Active	
Bond Amount	Bond Expiration
-	-
Insurance Expiration	Bond Policy No
-	

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.*

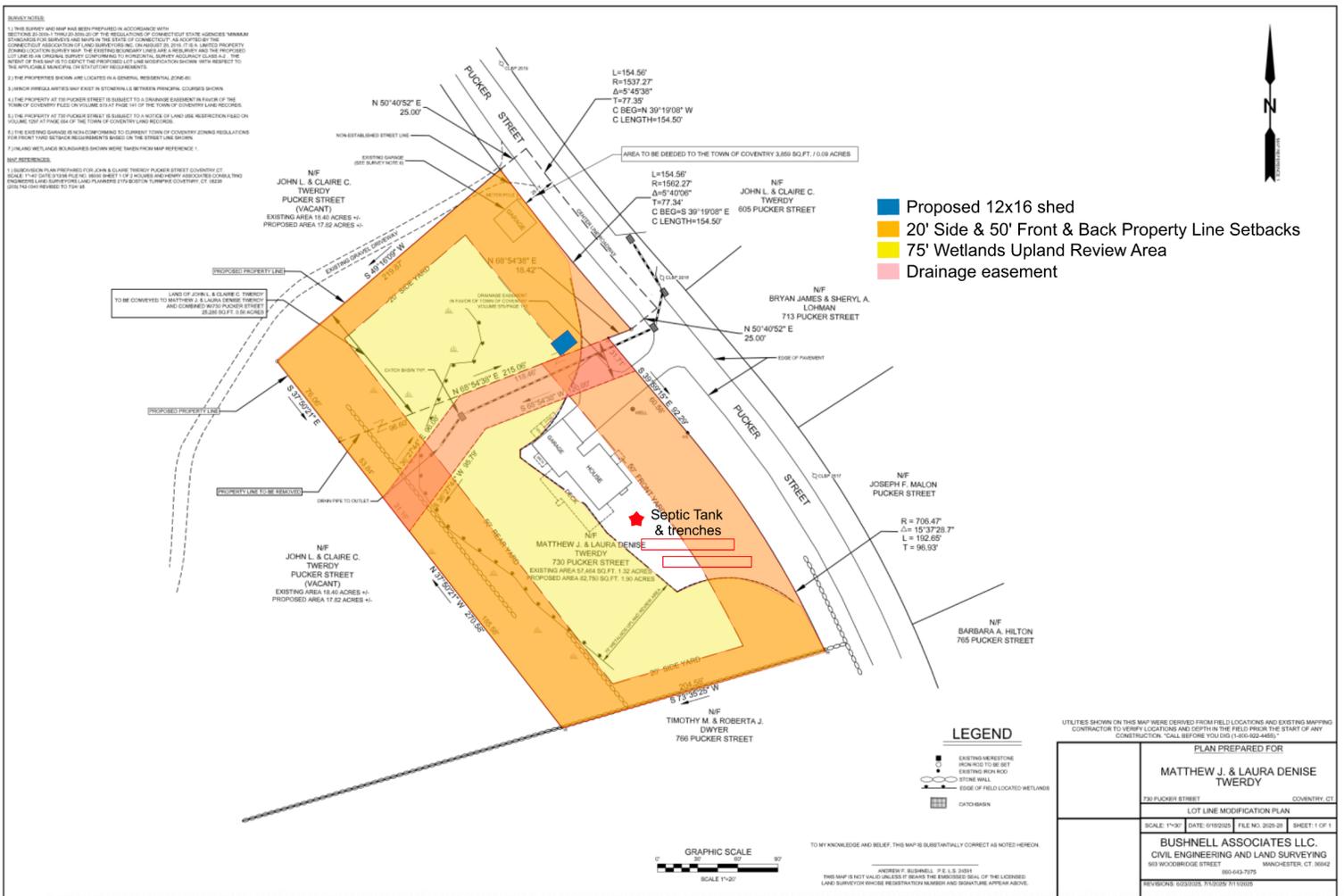
✔️ Laura Twerdy
Jul 30, 2025

Matthew & Laura Twerdy Zoning Board of Appeals Application Statement of Hardship

We converted the unfinished area above our garage along with part of the rear of the garage into an in-law apartment for an aging parent. Since these areas were our storage space for gardening supplies, patio furniture, pool accessories, etc, we would like to build a garden shed to replace the storage space.

Our property is limited to any area that is not inside a wetlands buffer, property line setback area or drainage easement. We are requesting a Zoning variance to allow us to build a shed in our front yard which would be on the outside edges of both the restricted wetlands area and front property line setback area and would not overlap the drainage easement.

The shed is a 12'x16' post and beam salt box style building which will give us the needed storage space and also bring curb appeal and value to our property.

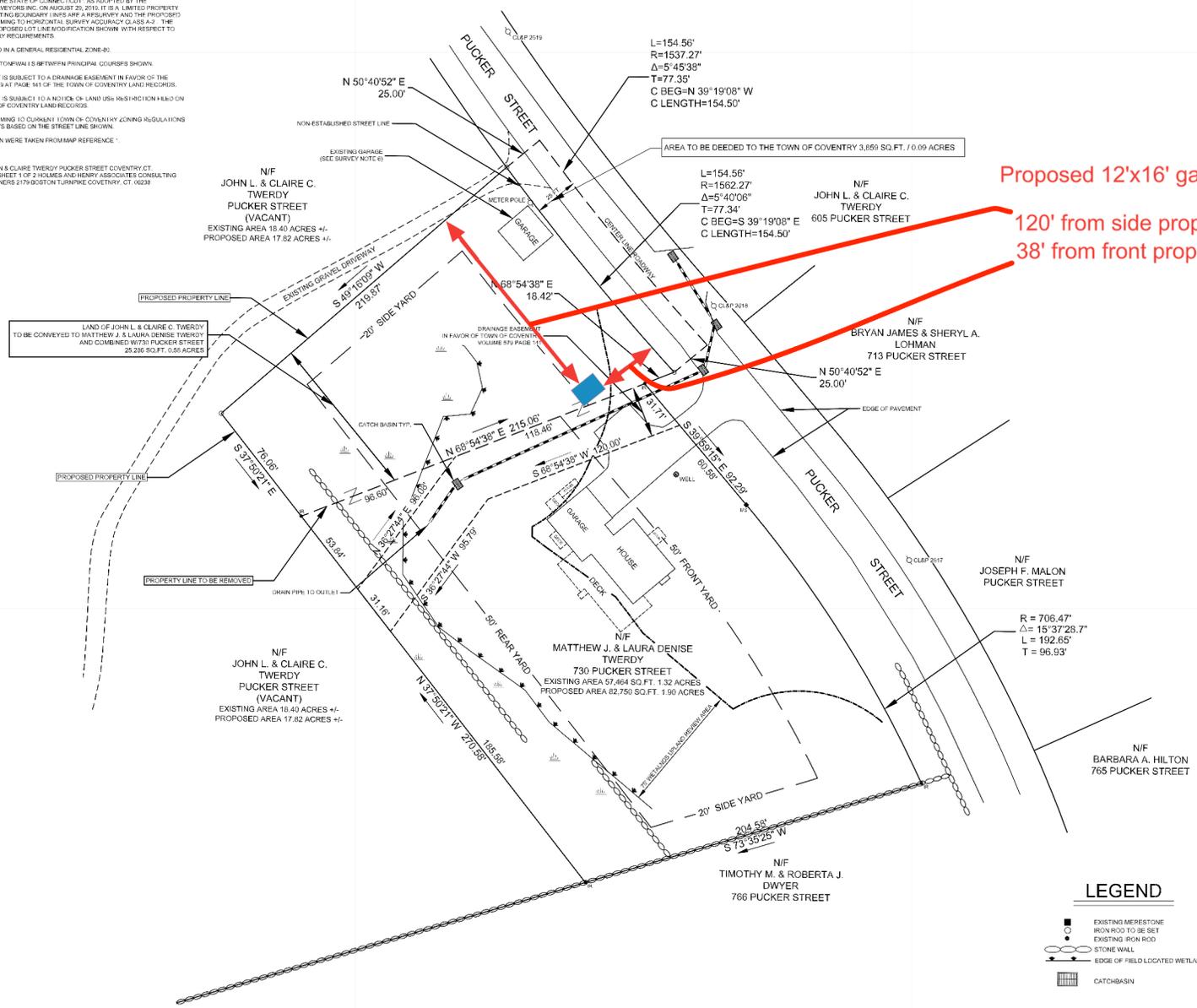


SURVEY NOTES

- 1) THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300A-1 THRU 20-300A-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES' MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT, AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, ON AUGUST 29, 2010. IT IS A LIMITED PROPERTY ZONING LOCATION SURVEY AND THE EXISTING BOUNDARY LINES ARE A REFERENCE AND THE PROPOSED LOT LINE IS AN ORIGINAL SURVEY CONFORMING TO HORIZONTAL SURVEY ACCURACY CLASS A-2. THE INTENT OF THIS MAP IS TO DEFINE THE PROPOSED LOT LINE MODIFICATION SHOWN WITH RESPECT TO THE APPLICABLE MUNICIPAL OR STATUTORY REQUIREMENTS.
- 2) THE PROPERTIES SHOWN ARE LOCATED IN A GENERAL RESIDENTIAL ZONE-0.
- 3) MINOR IRREGULARITIES MAY EXIST IN STONEWALLS BETWEEN PRINCIPAL COURSES SHOWN.
- 4) THE PROPERTY AT 730 PUCKER STREET IS SUBJECT TO A DRAINAGE EASEMENT IN FAVOR OF THE TOWN OF COVENTRY PLUJON ON VOLUME 50-47 PAGE 161 OF THE TOWN OF COVENTRY LAND RECORDS.
- 5) THE PROPERTY AT 730 PUCKER STREET IS SUBJECT TO A NOTICE OF LAND USE RESTRICTION FILED ON VOLUME 1297 AT PAGE 654 OF THE TOWN OF COVENTRY LAND RECORDS.
- 6) THE EXISTING GARAGE IS NON-CORNERING TO CURRENT TOWN OF COVENTRY ZONING REGULATIONS FOR FRONT YARD SETBACK REQUIREMENTS BASED ON THE STREET LINE SHOWN.
- 7) INLAND WETLANDS BOUNDARIES SHOWN WERE TAKEN FROM MAP REFERENCE 1.

MAP REFERENCES

- 1) SUBDIVISION PLAN PREPARED FOR JOHN L. & CLAIRE C. TWERDY PUCKER STREET COVENTRY, CT. SCALE: 7/40 DATE: 3/13/25 FILE NO. 2025-28 SHEET 1 OF 1 HUGHES AND HENRY ASSOCIATES CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS 2179 BOSTON TURNPIKE COVENTRY, CT. 06238 2025/7/23/25 REVISED TO 7/24/25



Proposed 12'x16' garden shed
 120' from side property line
 38' from front property line

LEGEND

- EXISTING MERESTONE
- EXISTING IRON ROD
- EXISTING IRON ROD
- STONE WALL
- EDGE OF FIELD LOCATED WETLANDS
- ▭ CATCHBASIN

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)."

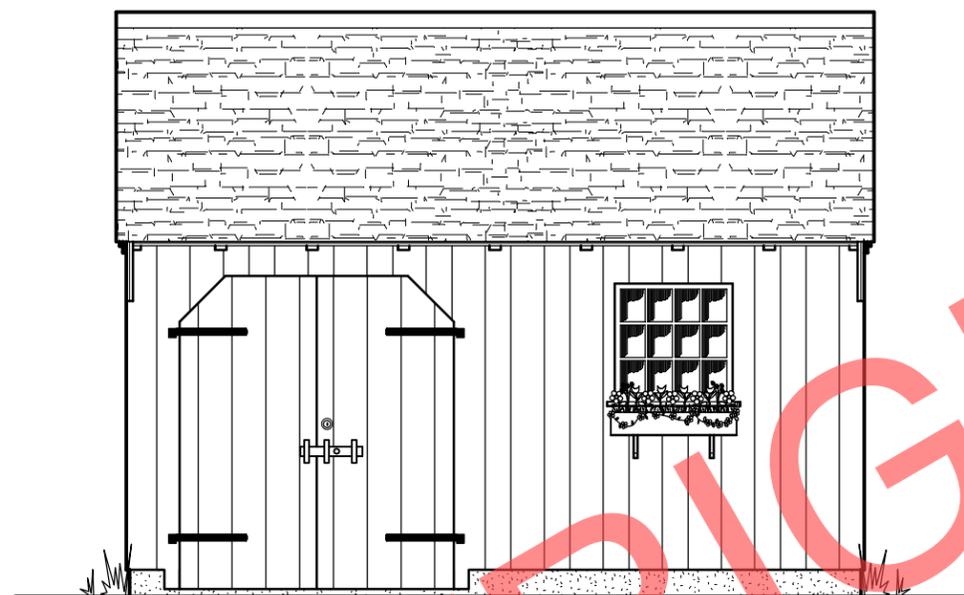


TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

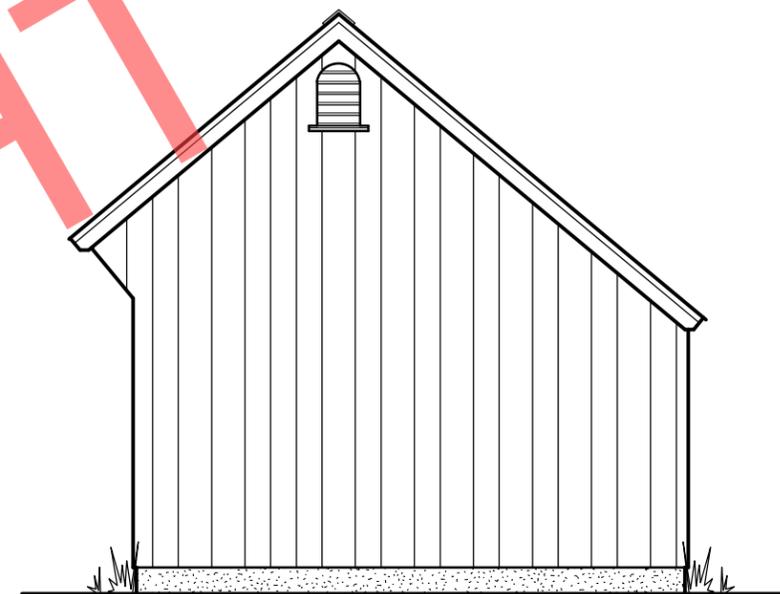
ANDREW F. BUSHNELL, P.E., L.S. 24591
 THIS MAP IS NOT VALID UNLESS IT BEARS THE EMBOSSED SEAL OF THE LICENSED LAND SURVEYOR WHOSE REGISTRATION NUMBER AND SIGNATURE APPEAR ABOVE.

PLAN PREPARED FOR			
MATTHEW J. & LAURA DENISE TWERDY			
730 PUCKER STREET		COVENTRY, CT.	
LOT LINE MODIFICATION PLAN			
SCALE: 1"=30'	DATE: 6/19/2025	FILE NO. 2025-28	SHEET: 1 OF 1
BUSHNELL ASSOCIATES LLC.			
CIVIL ENGINEERING AND LAND SURVEYING		MANCHESTER, CT. 06042	
563 WOODBRIDGE STREET		860-643-7875	
REVISIONS: 0/23/2025, 7/12/2025, 7/11/2025			

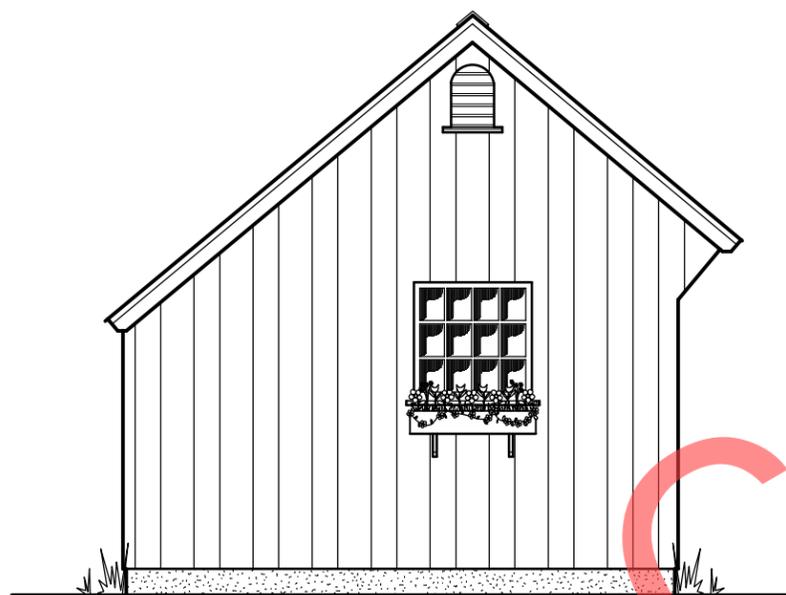
From The Workshops of
COUNTRY CARPENTERS, INC.



FRONT ELEVATION SCALE: 1/4" = 1'0"



RIGHT ELEVATION SCALE: 1/4" = 1'0"



LEFT ELEVATION SCALE: 1/4" = 1'0"

COUNTRY CARPENTERS, INC.
GARDEN SHED

16' FRONT 12' DEEP 10/12 PITCH ROOF

FOR: LAURA TWERDY
730 PUCKER ST
COVENTRY, CT. 06238 PH: (860) 742-6479

COMPUTER FILE #: SB-12-16-twerdy01	CT.REG.#: 523020 MA.REG.#: 130254 RI.REG.#: 21868	DATE: 03 Apr 2025 REVISED:
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COUNTRY CARPENTERS, INC.
PRE-CUT POST & BEAM BUILDINGS
326 GILEAD STREET, HEBRON, CT. 06248-1347
(860) 228-2276 www.countrycarpenters.com

DRAWN BY: <i>Ap</i>
SCALE: AS SHOWN
DRAWING NUMBER: 1 of 5

COPYRIGHT NOTICE:

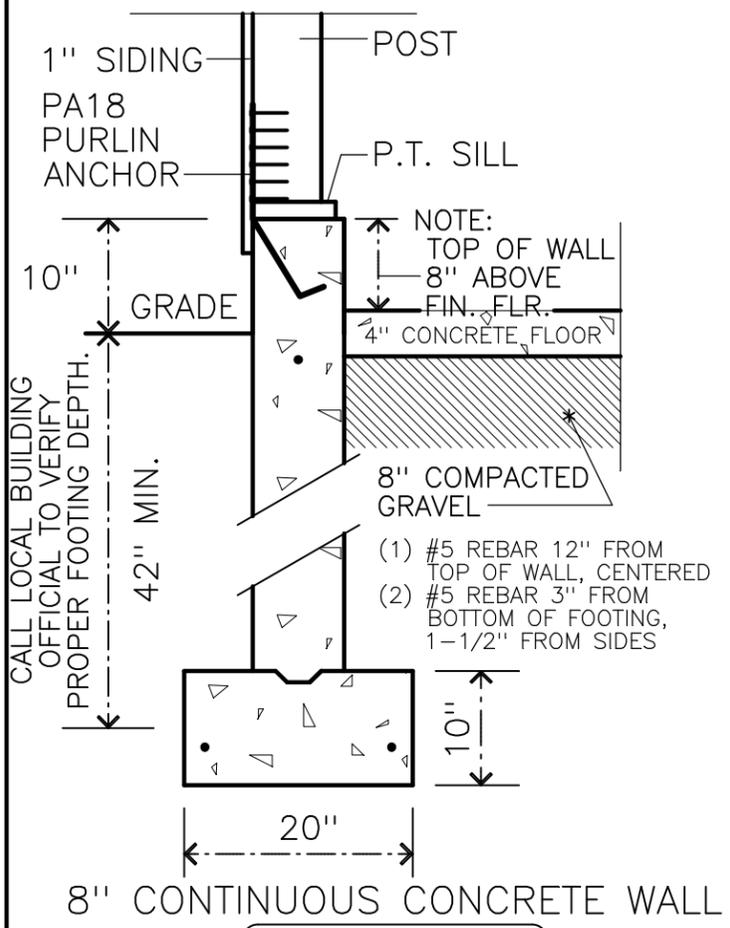
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THIS PLAN IS LIMITED TO THE CONSTRUCTION OF THE ONE BUILDING PURCHASE FROM COUNTRY CARPENTERS INCORPORATED.

NOTE; VERY IMPORTANT,
K.D. (KILN DRIED) SIDING, TRIM, LOFT DECKING,
& ROOF BOARDS MUST BE PROTECTED FROM
ABSORBING MOISTURE ON THE CONSTRUCTION
SITE. KEEP BOARDS UP OFF THE GROUND, & COVERED
TO PROTECT FROM GROUND MOISTURE & RAIN.
WINDOWS & DOOR KITS SHOULD BE KEPT INSIDE,
UNTIL READY TO USE.

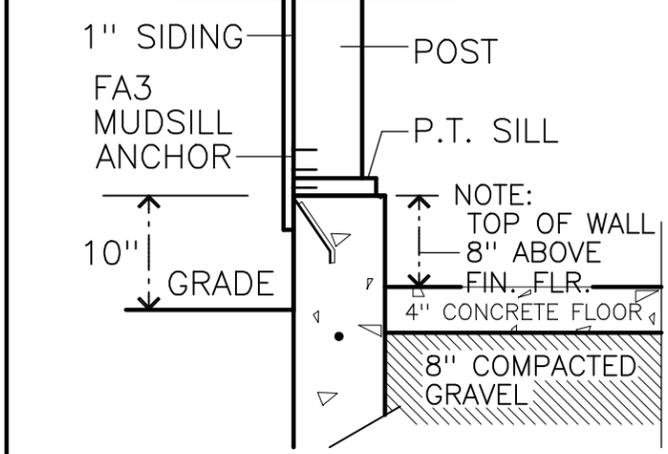
 = "PA18" TYPICAL PLACEMENT AT ALL MAIN POST LOCATIONS:
 - 3" IN FROM CORNERS
 - OR CENTERED ON POSTS
 - AS SHOWN.



NOTE: FOUNDATION DESIGN BASED ON SOIL BEARING CAPACITY OF 2500 P.S.F.

USP FOUNDATION CONNECTORS

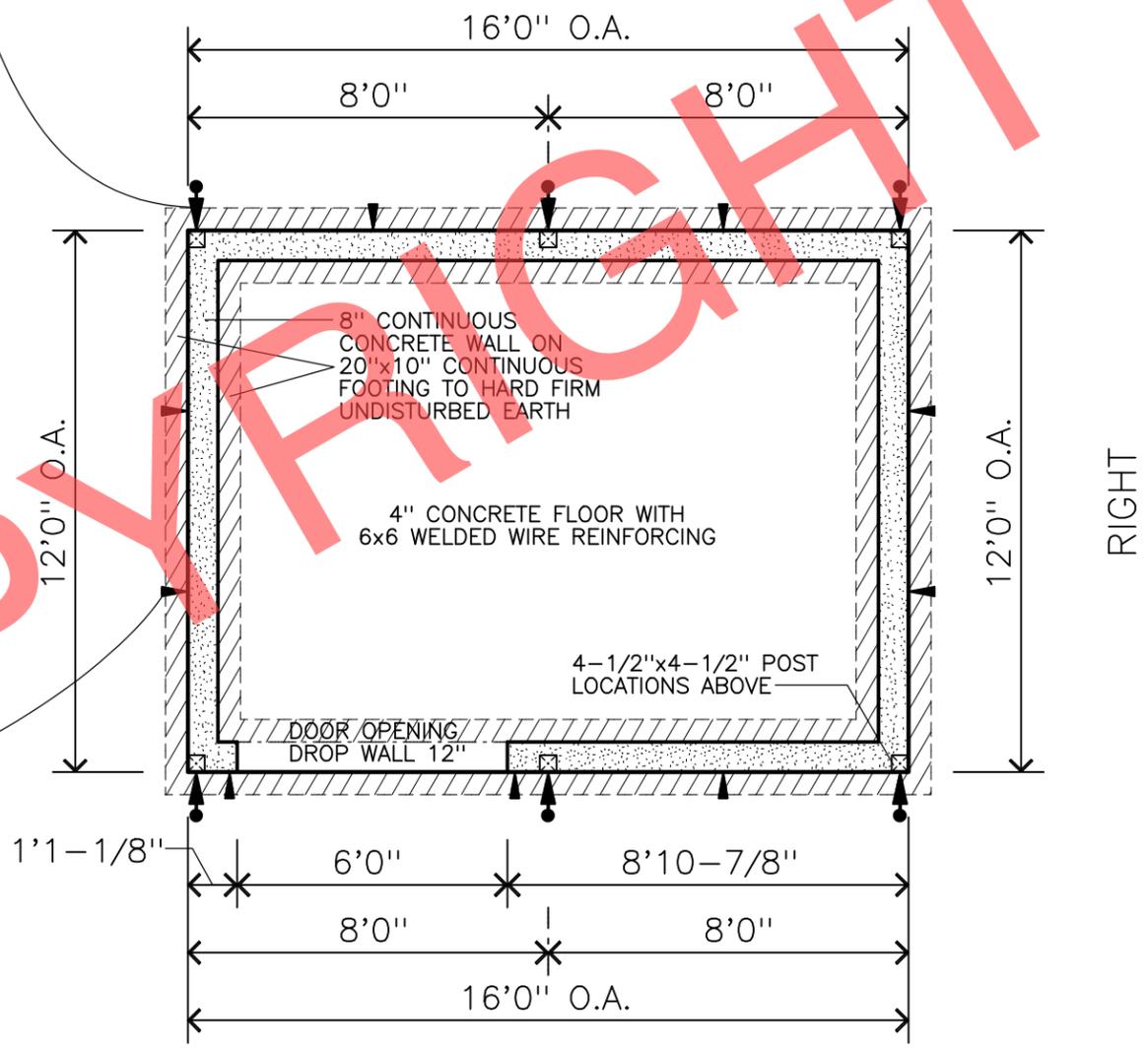
 = "FA3"
 FA3 FOUNDATION CONNECTOR TYPICAL PLACEMENT LOCATIONS:
 - 2" FROM DOOR DROPS AND
 - AT MAX. OF 4' DISTANCE ALONG PERIMETER WALL



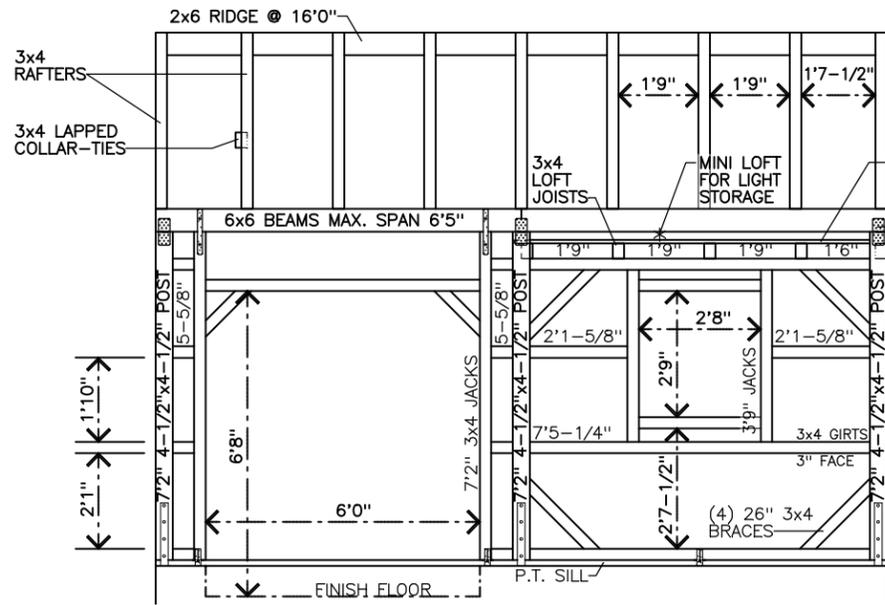
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ATTENTION FOUNDATION CONTRACTOR:

- * CALL BEFORE YOU DIG!
- * CHECK WITH OWNER TO CONFIRM PROPER ORIENTATION OF BUILDING.
- * CALL LOCAL BUILDING OFFICIAL TO VERIFY PROPER FOOTING DEPTH.
- * CALL LOCAL BUILDING OFFICIAL FOR PIER OR FOOTING INSPECTION BEFORE ANY CONCRETE IS POURED.
- * TOP OF WALL TO FINISH FLOOR HEIGHT CRITICAL TO PROPER FIT OF STAIRS WHEN APPLICABLE.
- * TYPICAL FOUNDATION DESIGN SPECS -
 - CONCRETE FLOOR 3500 PSI PITCHED 1/8" PER FOOT.
 - CONCRETE WALLS 3000 PSI.
- * REFER TO SECTION PAGE FOR ADDITIONAL FOUNDATION DETAILS.

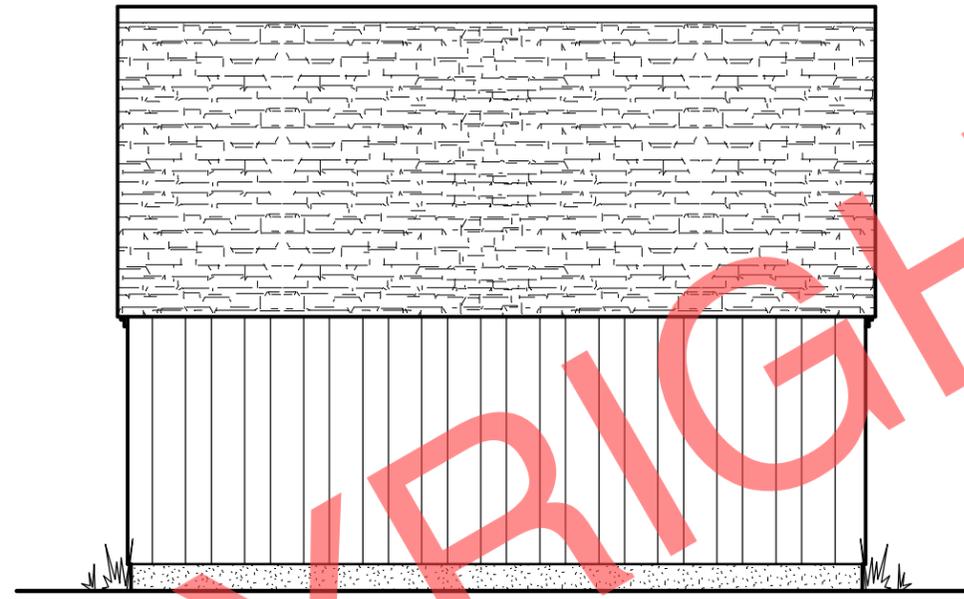


FOUNDATION PLAN SCALE: 1/4" = 1'0"
FRONT



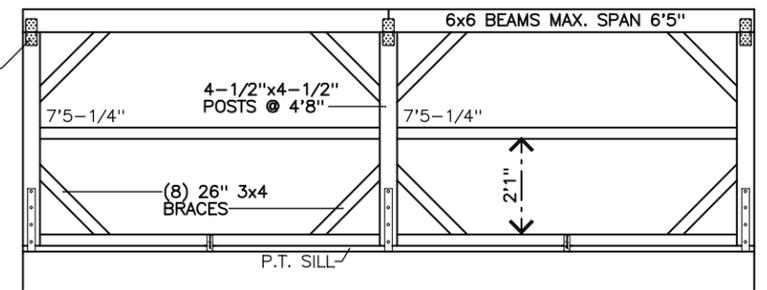
FRONT FRAMING SCALE: 1/4" = 1'0"
VIEW FROM OUTSIDE

HTP37-TZ, MSTA12 & NP311 STEEL PLATES APPLIED TO OUTSIDE OF FRAME BEFORE SIDING

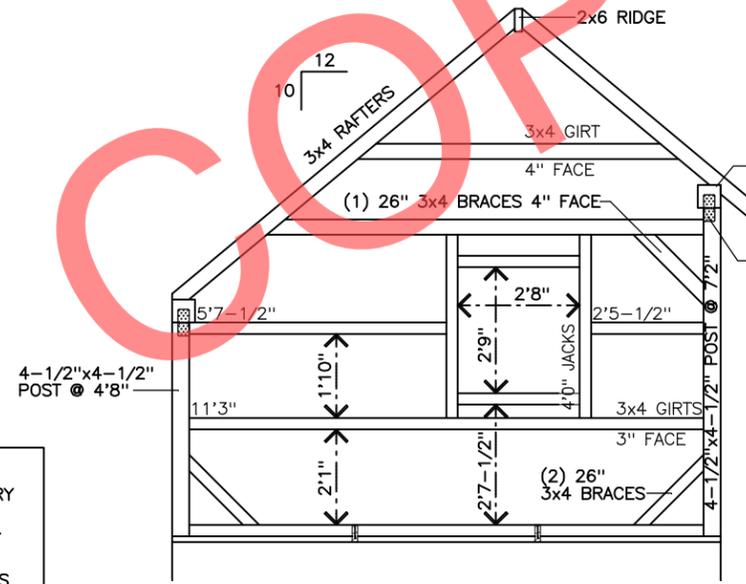


REAR ELEVATION SCALE: 1/4" = 1'0"

HTP37-TZ, MSTA12 & NP311 STEEL PLATES APPLIED TO OUTSIDE OF FRAME BEFORE SIDING

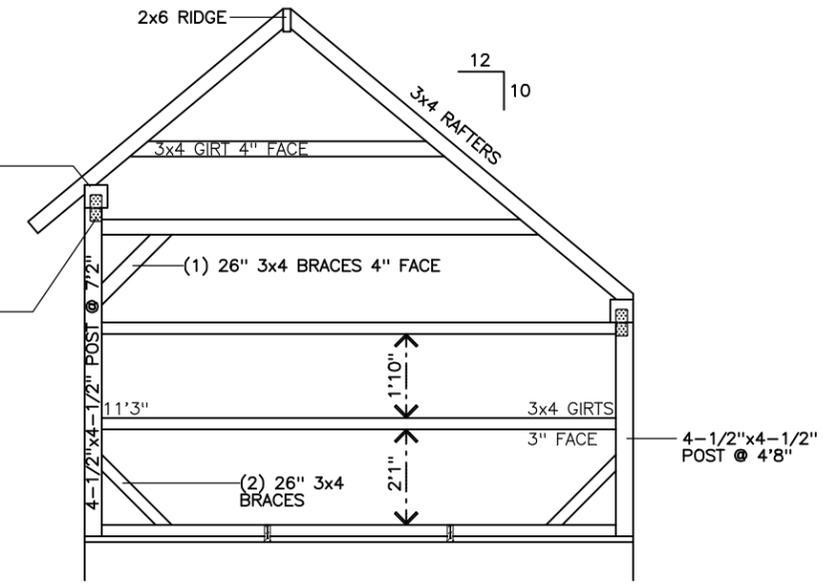


REAR FRAMING SCALE: 1/4" = 1'0"
VIEW FROM OUTSIDE



LEFT FRAMING SCALE: 1/4" = 1'0"
VIEW FROM OUTSIDE

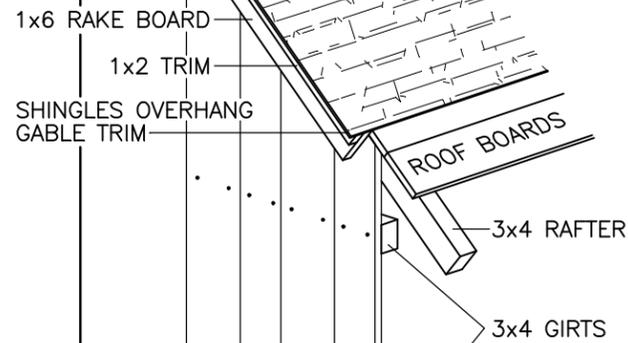
HTP37-TZ, MSTA12 & NP311 STEEL PLATES APPLIED TO OUTSIDE OF FRAME BEFORE SIDING



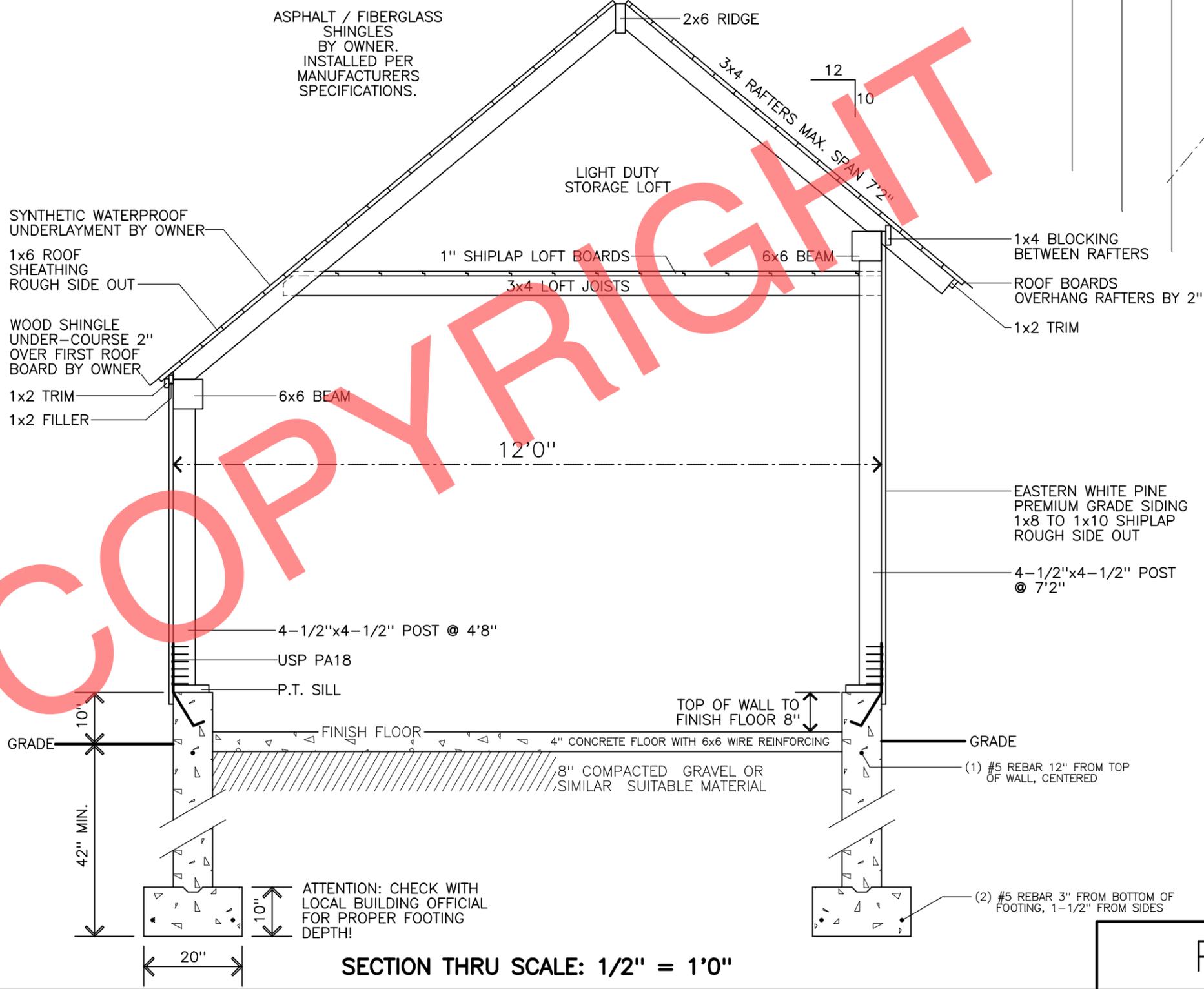
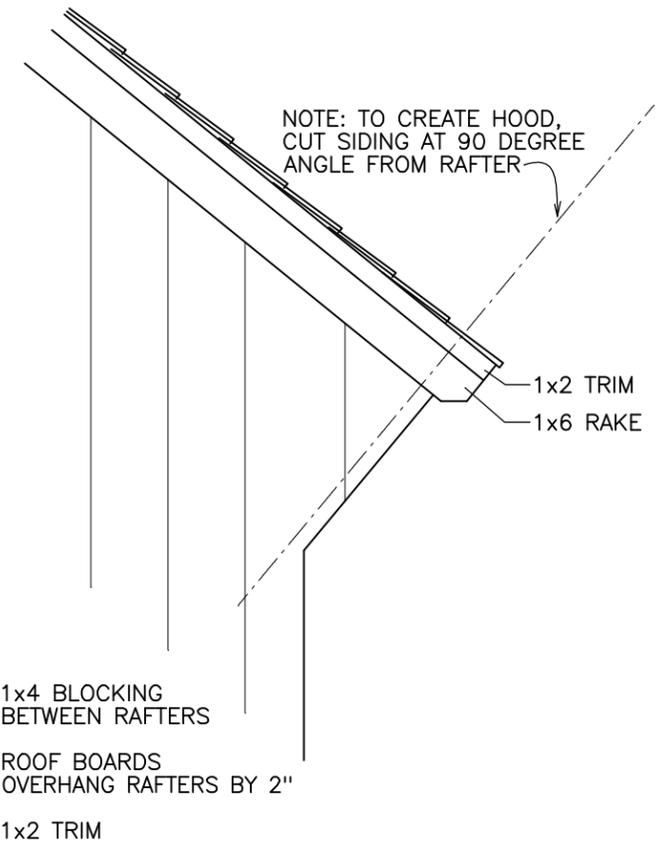
RIGHT FRAMING SCALE: 1/4" = 1'0"
VIEW FROM OUTSIDE

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NOTE:
 NAIL 1x6 RAKE BOARD FLUSH WITH TOP OF ROOF BOARDS, THEN NAIL 1x2 TRIM FLUSH WITH TOP OF 1x6 RAKE BOARD.



TYPICAL GABLE END DETAIL



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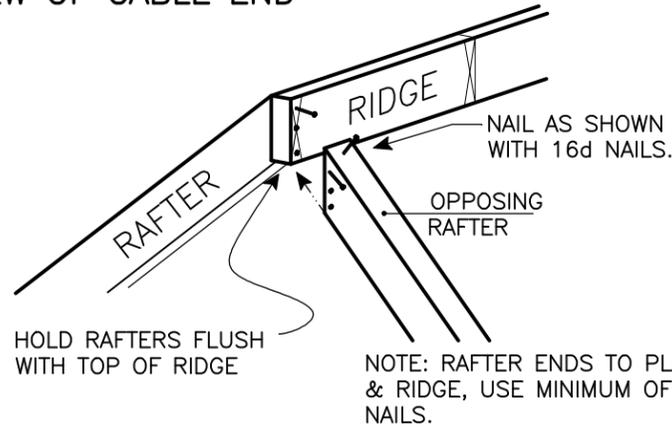
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ATTENTION: CHECK WITH LOCAL BUILDING OFFICIAL FOR PROPER FOOTING DEPTH!

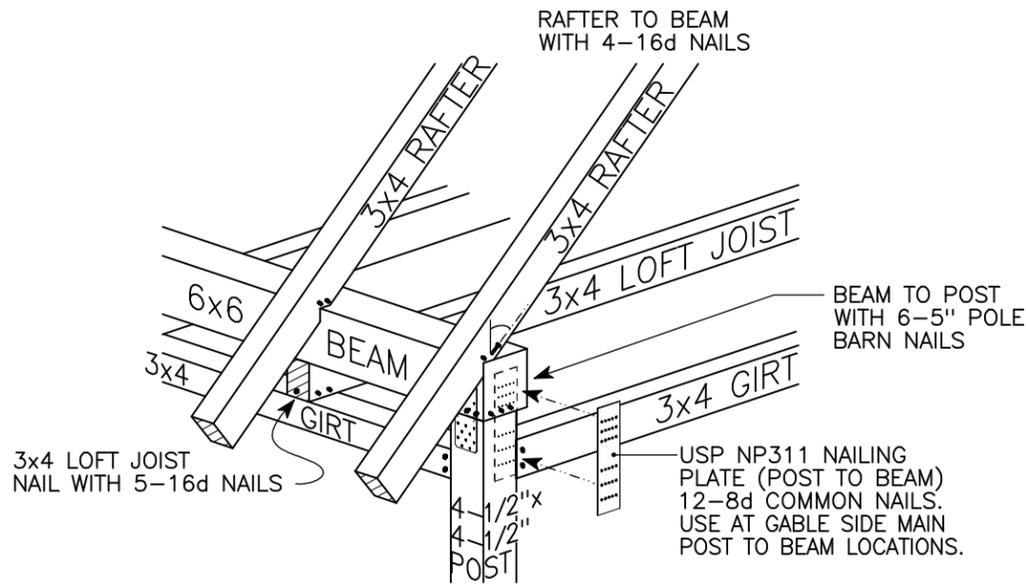
SECTION THRU SCALE: 1/2" = 1'0"

VIEW OF GABLE END

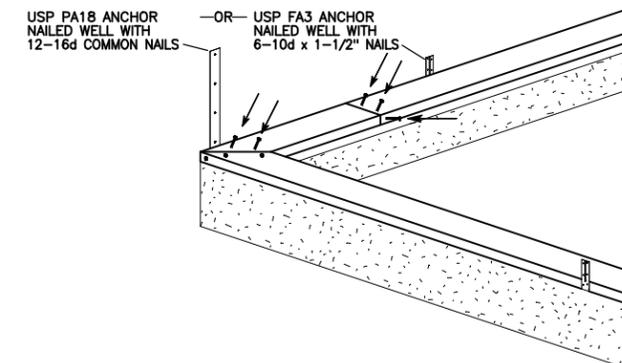


HOLD RAFTERS FLUSH WITH TOP OF RIDGE

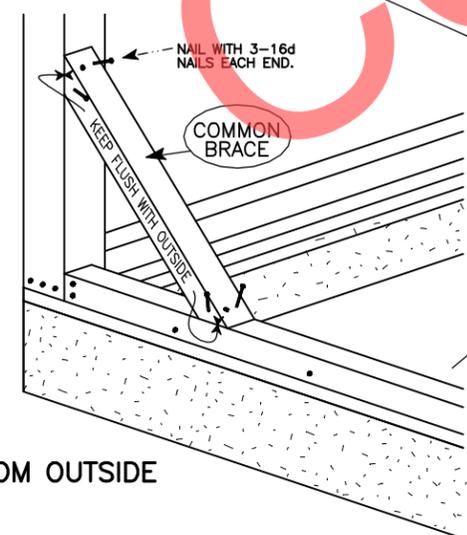
NAIL AS SHOWN WITH 16d NAILS.



FRONT RAFTERS TO BEAM

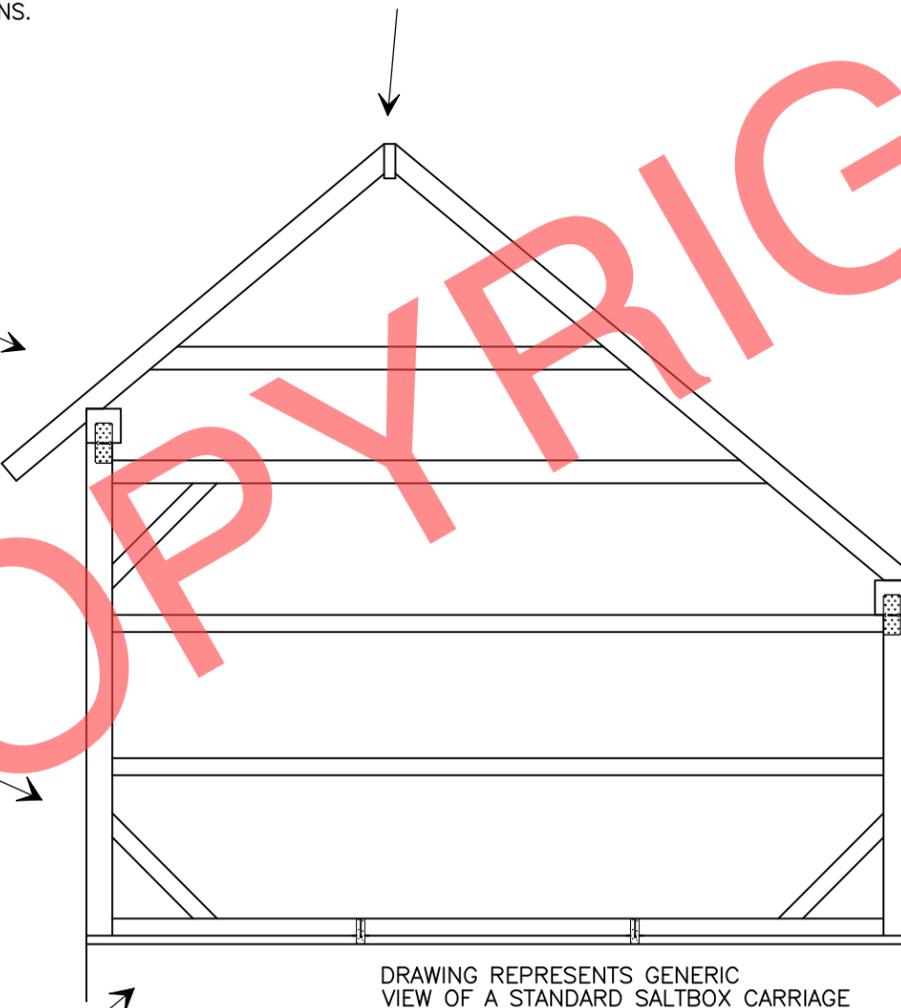


TACK SILL TOGETHER USING 12d GALVANIZED BOX NAILS.



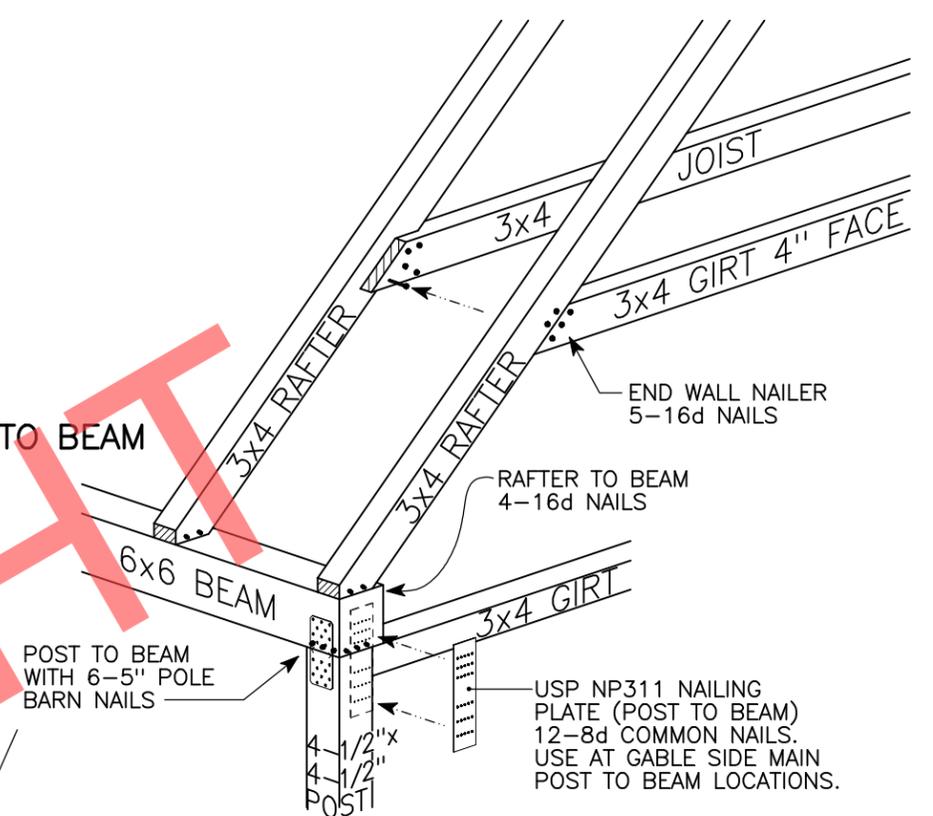
VIEW FROM OUTSIDE

RAFTERS TO RIDGE



DRAWING REPRESENTS GENERIC VIEW OF A STANDARD SALTBOX CARRIAGE HOUSE. SEE COLOR-CODED PLAN FOR SPECIFIC FRAMING.

REAR RAFTERS TO BEAM



USP NP311 NAILING PLATE (POST TO BEAM) 12-8d COMMON NAILS. USE AT GABLE MAIN POST TO BEAM LOCATIONS.

USE 9-16d NAILS AS SHOWN

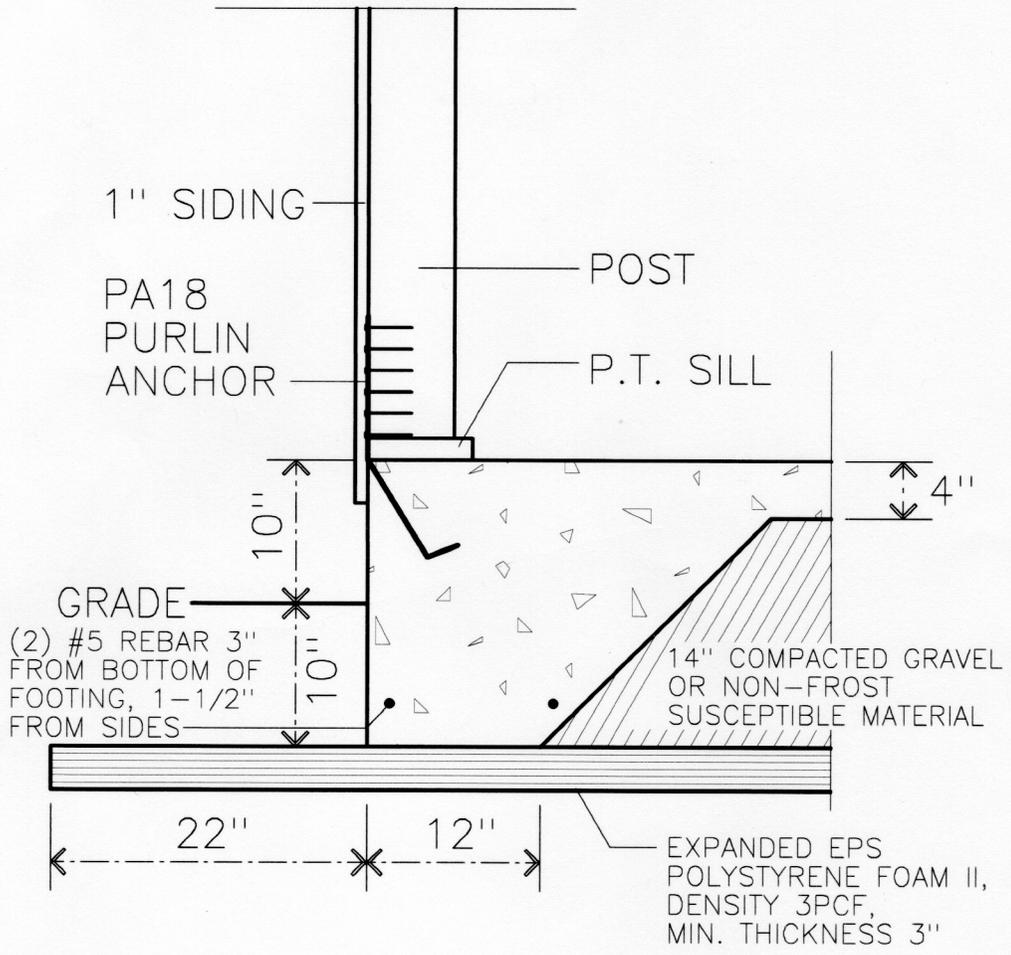
USP HTP37-TZ NAILING PLATE (POST TO BEAM) 20-10d NAILS. USE AT ALL LOCATIONS OTHER THAN MAIN GABLE POST TO BEAM CONNECTIONS.

NOTE: NAIL GIRTS ABOVE & BELOW EYE LEVEL TO HIDE NAILING.

NAIL BELOW EYE LEVEL

NOTE: NAIL LOWER FRAMING AS SHOWN WITH 16d NAILS

VIEW FROM OUTSIDE



SECTION THRU
MONOLITHIC SLAB

NOTE; FOUNDATION DESIGN
BASED ON SOIL BEARING
CAPACITY OF 2500 P.S.F.





Wed Apr 9 2025

Imagery © 2025 Nearmap, HERE

50 ft

Nearmap