



### ZBA-25-13

ZBA Application  
Status: Active  
Submitted On: 8/17/2025

### Primary Location

39 SPRING TR  
Coventry, CT 06238

### Owner

HAYDEN KATHRYN M  
39 SPRING TR COVENTRY, CT 06238

### Applicant

JUSTIN YOUNG  
 860-836-8518  
 jy9381@yahoo.com  
 1462 South St  
Coventry, CT 06238

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

#### Applicant Type\*

Contractor

## 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.\*

looking to build an addition [6x11] that will bring the setback line from 15 to 9 ft of clearance. Addition will be a bathroom. Neighbors on both sides of residents are ok with build and have provided letters. Lot is irregularly shaped and narrow.

#### If you wish to upload a file regarding hardship:



No File Uploaded

## Property Info

#### Map Block Lot M/B/L

43-3-22

#### Building Type or Project Type

Special Permit

#### Zone \*

LR

#### Occupancy Type\*

Residential

**Development Title** ?

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

11x6 bathroom addition to be built alongside the master bedroom.

**Additional Project Info**

**Existing Gross Sqft**

900

**Structure Size (Proposed Gross Sqft)**

66

**Existing Parking Spaces**

2

**Proposed Parking Spaces**

2

**Total Acreage / Sqft** ?

0.7

**Linear Feet**

11

**Disturbed Acres**

0.3

**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=>)

25

?

**Back Setback Provided** ?

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

25

?

**Left Setback**

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

15

?

**Right Setback Provided** ?

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

15

?

**Proposed Setback Encroachment (ft.)**

9

**Lot Coverage Existing**

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

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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.



### 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.\*

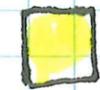
JUSTIN f YOUNG

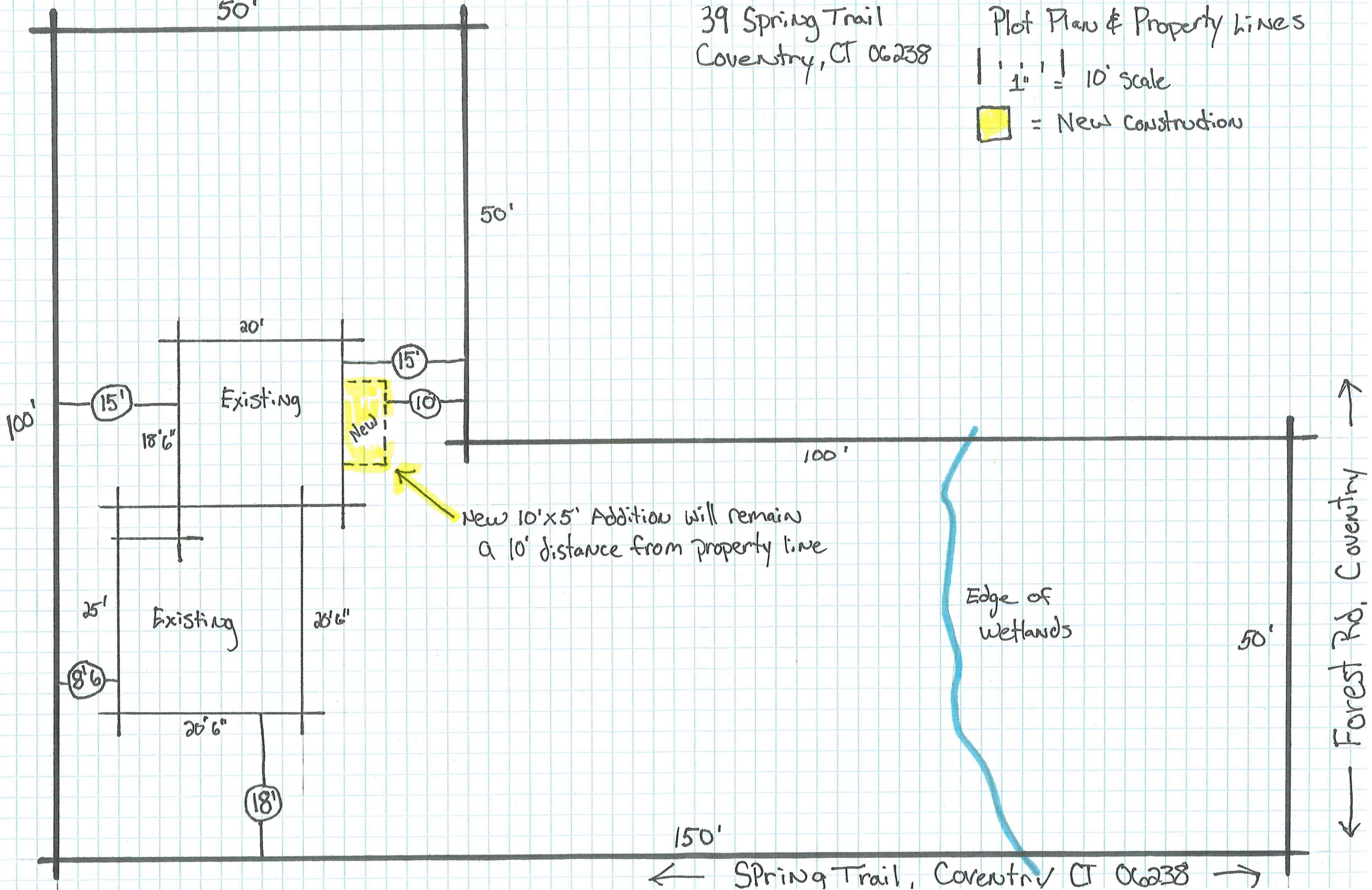
Aug 17, 2025

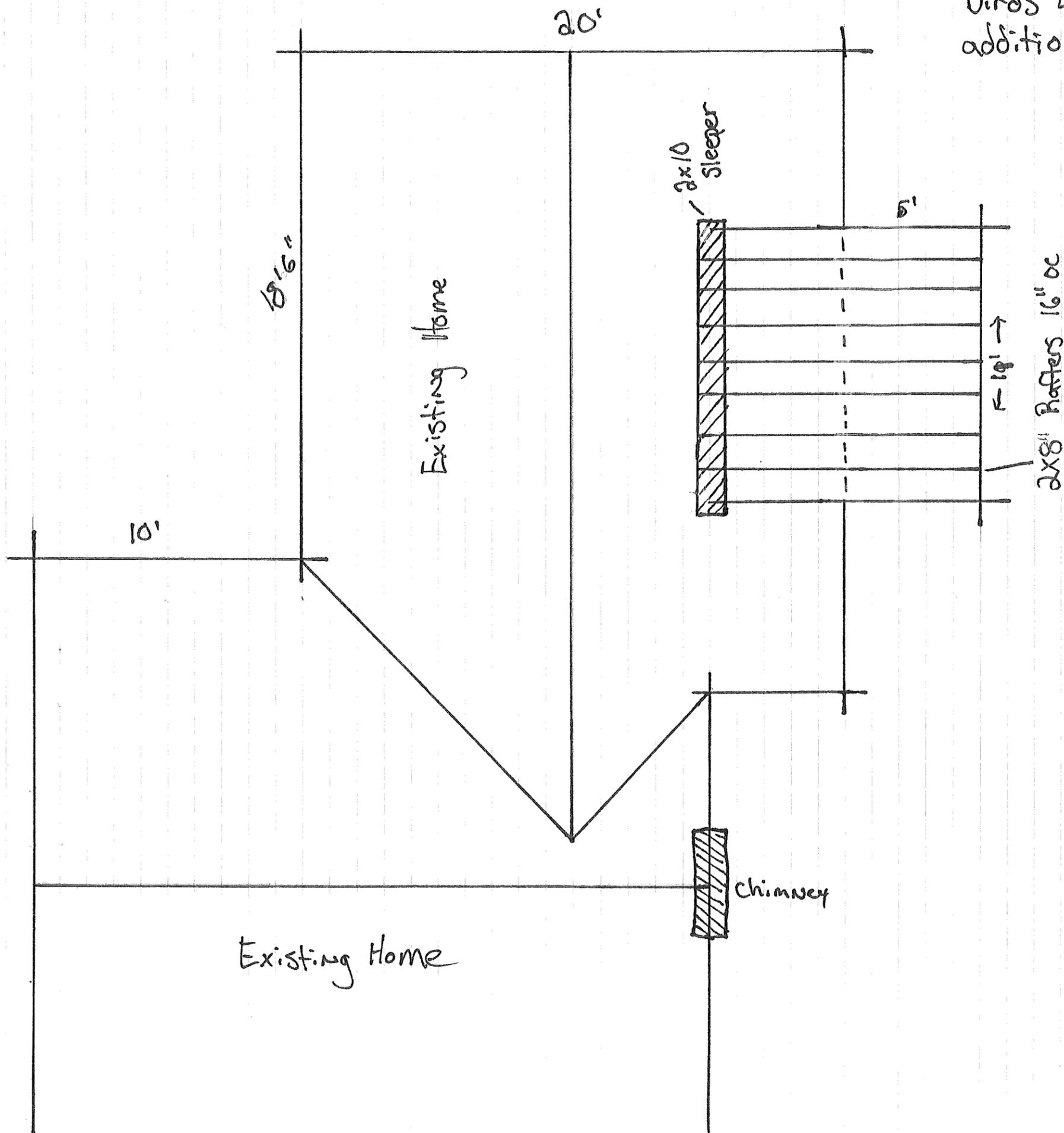
39 Spring Trail  
Coventry, CT 06238

Plot Plan & Property Lines

1" = 10' scale

 = New Construction





Bird's Eye View of Existing Structure & New 10'x5' addition.

□ = 1 sq'





Forest Rd

28

44

39

35

Wed Apr 9 2025

Imagery © 2025 Nearmap, HERE

10 ft

Nearmap