



ZBA-25-14

ZBA Application
Status: Active
Submitted On: 8/26/2025

Primary Location

167 GERALDINE DR
Coventry, CT 06238

Owner

RICHARDELLO TODD M +
167 GERALDINE DR 16711 COVENTRY,
CT 06238

Applicant

James Lathrop
 860-881-9934
 doallconstruction@aol.com
 70 bread and milk street
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

Applicable Section of Regulation

Table 4.04A.b

Application Recieved

08/26/2025

Hearing Date

09/16/2025

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

09/05/2025

Second Advertising Date

09/12/2025

🔒 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.* ?

Use of build line

If you wish to upload a file regarding hardship:



No File Uploaded

🔒 Comment

Property Info

Map Block Lot M/B/L ?

Building Type or Project Type

Garage

Zone * ?

Occupancy Type*

GR-80

Residential

Development Title ?

🔒 ViewPermit PIN ?

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

Construct a 24x24 detached garage – side and front setback request

 Comments

Additional Project Info

Existing Gross Sqft

—

Structure Size (Proposed Gross Sqft)

576

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

50

Front Setback Provided 

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

43.8

 Back Required

20

Back Setback Provided 

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

—

 Left Required

20

Left Setback

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

—

Right Required

20

Right Setback Provided

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

10.5

Proposed Setback Encroachment (ft.)

—

Open Space Provided sqft

—

Open Space Required

—

Lot Coverage Existing

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

8.1

Lot Coverage Proposed

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

10.5

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

Name*

Do all construction

Address: Street, City, State, Zip*

70 Bread and Milk St

Phone Number*

860-881-9934

Email*

doallconstruction@aol.com

DBA	License Type
James lathrop	NHC
License Expiration	License No
—	
License Status*	Bond
Active	
Bond Amount	Bond Expiration
—	—
Insurance Expiration	Bond Policy No
—	

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.*

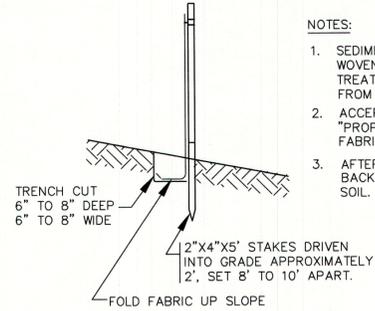
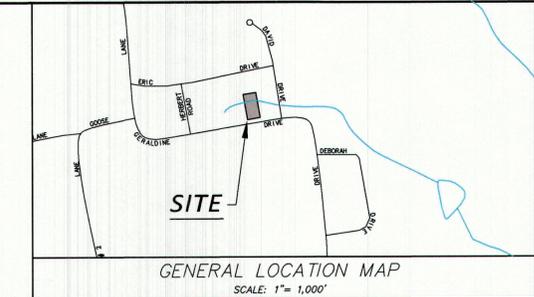


I agree that my electronic signature below is equivalent to a handwritten signature and is binding for all purposes related to this transaction.*

 James lathrop
Aug 26, 2025

LEGEND

- PROPERTY LINE
- SETBACK LINES: PER GR-80 ZONE
- EDGE OF BRUSH / TREELINE
- - - 98 --- EXISTING CONTOUR
- - - 99 --- PROPOSED CONTOUR
- SILT FENCE
- OVERHEAD POWER
- ⊗ ANGLE POINT
- ⊠ MONUMENT FOUND
- IRON PIN OR PIPE FOUND
- TREE

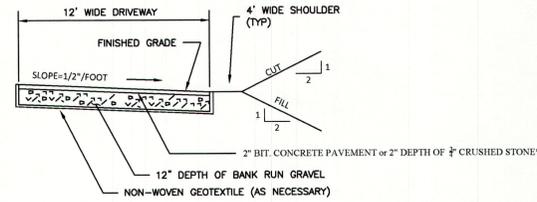


NOTES:

1. SEDIMENT CONTROL FABRIC TO BE A WOVEN POLYPROPYLENE MATERIAL TREATED TO RESIST DEGRADATION FROM EXPOSED SUNLIGHT.
2. ACCEPTABLE SILT SCREEN FABRIC - "PROPEX SILT STOP" BY AMOCO FABRICS CO.
3. AFTER FOLDING FABRIC EDGE, BACKFILL TRENCH WITH ORIGINAL SOIL.

SILT FENCE INSTALLATION

NOT TO SCALE



DRIVEWAY INSTALLATION DETAIL

NOT TO SCALE

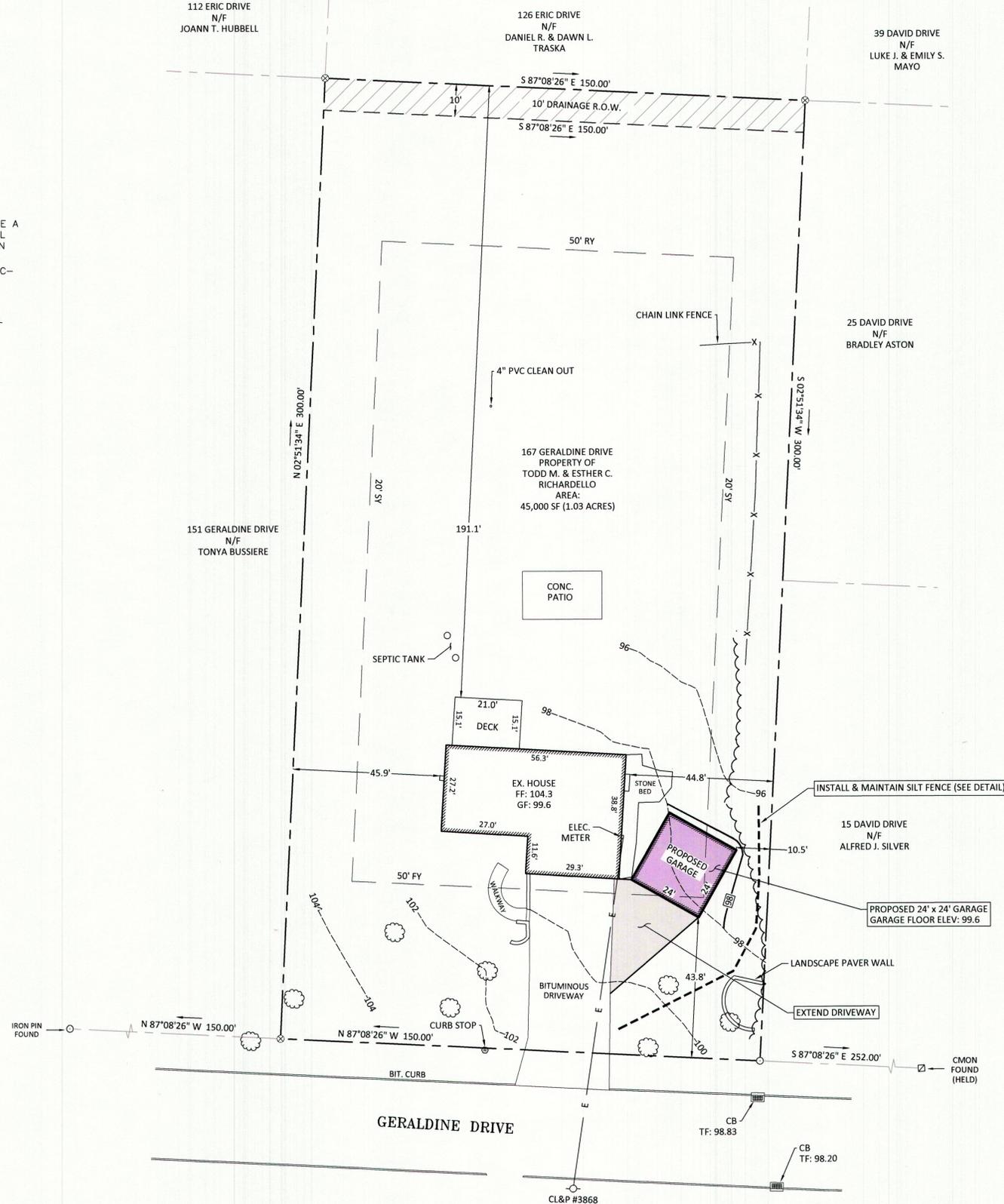
MAP STANDARD NOTES:

1. THIS SURVEY (OR MAP) HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.

TYPE OF SURVEY: IMPROVEMENT LOCATION SURVEY
 BOUNDARY DETERMINATION CATEGORY: RESURVEY
 HORIZONTAL ACCURACY CLASS: A-2
 TOPOGRAPHIC ACCURACY CLASS: T-2
 VERTICAL DATUM: ASSUMED

MAP REFERENCES:

1. "SUBDIVISION PLAN COVENTRY HILLS OWNER & DEVELOPER DAVID J. WEBSTER COVENTRY, CONN." SHEET 2 OF 4, SCALE: 1"=50', DATE: 5-21-65, BY: MEGSON & HYPPA CIVIL ENGINEERS GLASTONBURY, CONN.



ZONE: GR-80

ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA	80,000 SF	45,000 SF	45,000 SF
FRONT YARD	50 FT	54.6 FT	43.8 FT**
SIDE YARD	20 FT	45.9 FT	10.5 FT**
REAR YARD	50 FT	191.1 FT	191.1 FT
MAX. LOT COVERAGE	15%	8.1%	10.5%

**VARIANCE REQUIRED

CONTRACTOR TO PRESERVE & PROTECT ALL EXISTING UTILITIES. PRIOR TO THE START OF CONSTRUCTION CONTACT 'CALL BEFORE YOU DIG' 1-800-922-4455

ROB HELLSTROM LAND SURVEYING LLC
 61 MAIN STREET - SUITE G
 HEBRON, CONNECTICUT
 (860) 228-9653

Mailing Address:
 P.O. BOX 378
 HEBRON, CT 06248
 www.rhllc.com
 Email: hellstromsurveying@yahoo.com

SITE DEVELOPMENT PLAN
 - PREPARED FOR -
DO-ALL CONSTRUCTION
 DEPICTING PROPOSED GARAGE
 167 GERALDINE DRIVE

CONNECTION	CONNECTICUT
JOB NO.:	25-176
FILE NO.:	25-176_167_GERALDINE_DR.
SHEET NO.:	1 OF 1
SCALE:	1" = 20'
BY:	AGS
DATE:	AUGUST 14, 2025

ALL RIGHTS RESERVED. ANY REPRODUCTION, TRANSMISSION OR ANY PART THEREOF WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR INDICATED BELOW IS PROHIBITED. VIOLATIONS WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

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

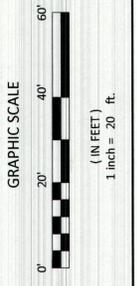
ROBERT W. HELLSTROM, L.S. #15626G

RES CIVIL ENGINEERING CONSULTANTS
 61 MAIN STREET - SUITE G
 HEBRON, CT
 (860) 516-0033

Reynolds Engineering Services, LLC

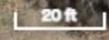
STATE OF CONNECTICUT
 PROFESSIONAL ENGINEER
 No. 19789
 Mark Reynolds

CT Lic. # 19789





Wed Apr 9 2025
Imagery © 2025 Nearmap, HERE



Nearmap



Raldine Dr

y, Connecticut

Google Street View

3 See more dates

