



TOWN OF COVENTRY  
Department of Planning & Development  
1575 Flat River Road, Coventry, RI 02816

## ZONING BOARD OF REVIEW APPLICATION



### PROJECT INFORMATION

Application Type:

- ☐ Special Use Permit (See Zoning Ordinance, Section 430)
- ☐ Use Variance (see Zoning Ordinance, Section 450)
- ☒ Dimensional Variance (see Zoning Ordinance, Section 455B)
- ☐ Appeal of Building Inspector/Zoning Enforcement Decision (see Zoning Ordinance, Section 412)
- ☐ Time Extension Request

Project Name  Plat  Lot(s)

Street address /location

Zoning District

Width of Lot:  Depth of Lot:  Area (s.f.):

### APPLICANT INFORMATION

**Note:** An individual may represent him/herself before the Coventry Zoning Board with respect to any application involving his/her property. If the applicant is anyone OTHER than the landowner, or if the applicant is a limited partnership, corporation, LLC or other business, social or fraternal organization, then the owner/applicant must be represented by legal counsel.

Applicant Name  Phone

Company  Email

Authorized Corp./LLC Officer

Corp/LLC Contact Email

Corp/LLC Contact Phone

Company Address

City  State  Zip code

### OWNER INFORMATION (if NOT the Applicant)

Owner Name  Phone

Company  Email

Address

City  State  Zip code

**ZONING ORDINANCE RELIEF REQUESTED**

*Specify the Zoning Code Reference for the relief sought, including the Zoning Ordinance Article, Section and Use Code (if applicable)*

Article 5 Section 255-530, E, (2) Traditional Building Materials

Required = shingles, wood, slapboard, stucco, brick or stone

Provided= metal siding with overhead doors (blue in color with white trim and non-reflective white roof)

The building will not have special architectural elements such as; dormers columns or canopys, but the concrete base will have a textured facade.

Article 5 Section 255-530, F (1) Exterior Materials

Required = shingles, wood, slapboard, stucco, brick or stone

Provided= metal siding with overhead doors (blue in color with white trim and non-reflective white roof).

The colors will be low-reflective and will not be high-intensity.

Describe the proposed alterations, additions, new buildings or other activity requested (including size and height):

*Be sure to explain the relief that is being requested and how it is different from the Zoning Ordinance*

The requested relief is the minimum necessary to allow the owner to use the property for this specific use, which is to relocate his current business to this location. The proposed use is allowed in the zoning ordinance. If the variance is not granted, the hardship will amount to more than a mere inconvenience, and would not allow the owner to use the site for his current business to this location. The relief sought is minimal for this allowed use.

The proposed building is consistent with the use to the southerly side of the site.

List other TOWN Committees or Boards that will review the proposal:

Boards and  
Commissions

--

Describe the conditions or hardship that requires the applicant to deviate from the Zoning Ordinance, such as the physical condition of the property, loss of property use, effect on surrounding properties.


The hardship is due to the type of building required to properly store and park construction vehicles and equipment used by the owner for his current business. The proposed business is an allowed use in the zoning code and is consistent with comprehensive plan and surrounding uses.

The requested variance will not alter the general character of the surrounding areas.  
The proposed use is permitted by zone and is consistent with the uses to the south and west of the site.

If the variance is not granted, the hardship will amount to more than a mere inconvenience, and the relief sought is minimal to reasonable enjoyment of a permitted use.

By signing this application, I understand that plans cannot be altered once the Board has approved or disapproved of them. They are incorporated as part of the decision and are final.

Applicant Signature:



Date:

4-2-25

Applicant Signature:

Date:

Owner Signature:



Date:

4-2-25

Owner Signature:

Date:

# NOTICE OF PUBLIC HEARING BEFORE THE ZONING BOARD OF REVIEW



**Dear Property Owner:**

In accordance with Article 4, Section 423 of the Coventry Zoning Ordinance, you are hereby notified that the Applicant identified below has submitted an application for relief from the Zoning Board of Review. A hearing before the Zoning Board will take place in the **Town Hall (Town Council Chambers) at 1670 Flat River Road, Coventry, RI 02816** on:

**DATE OF  
ZONING  
BOARD  
HEARING:**

**TIME:**

*All meetings are open to the public, and the public is allowed to provide comment.* If you have any questions, please contact the Department of Planning and Development at 822-9196.

Applicant  
Name(s):

Andrew Barber

Applicant Address:

2 Station Street, Coventry RI, 02816

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Article 5 Section 255-530, E, 2  
Article 5 Section 255-530, F, 1

Project Name

Proposed Commercial Contractor Units

Plat

10

Lot(s)

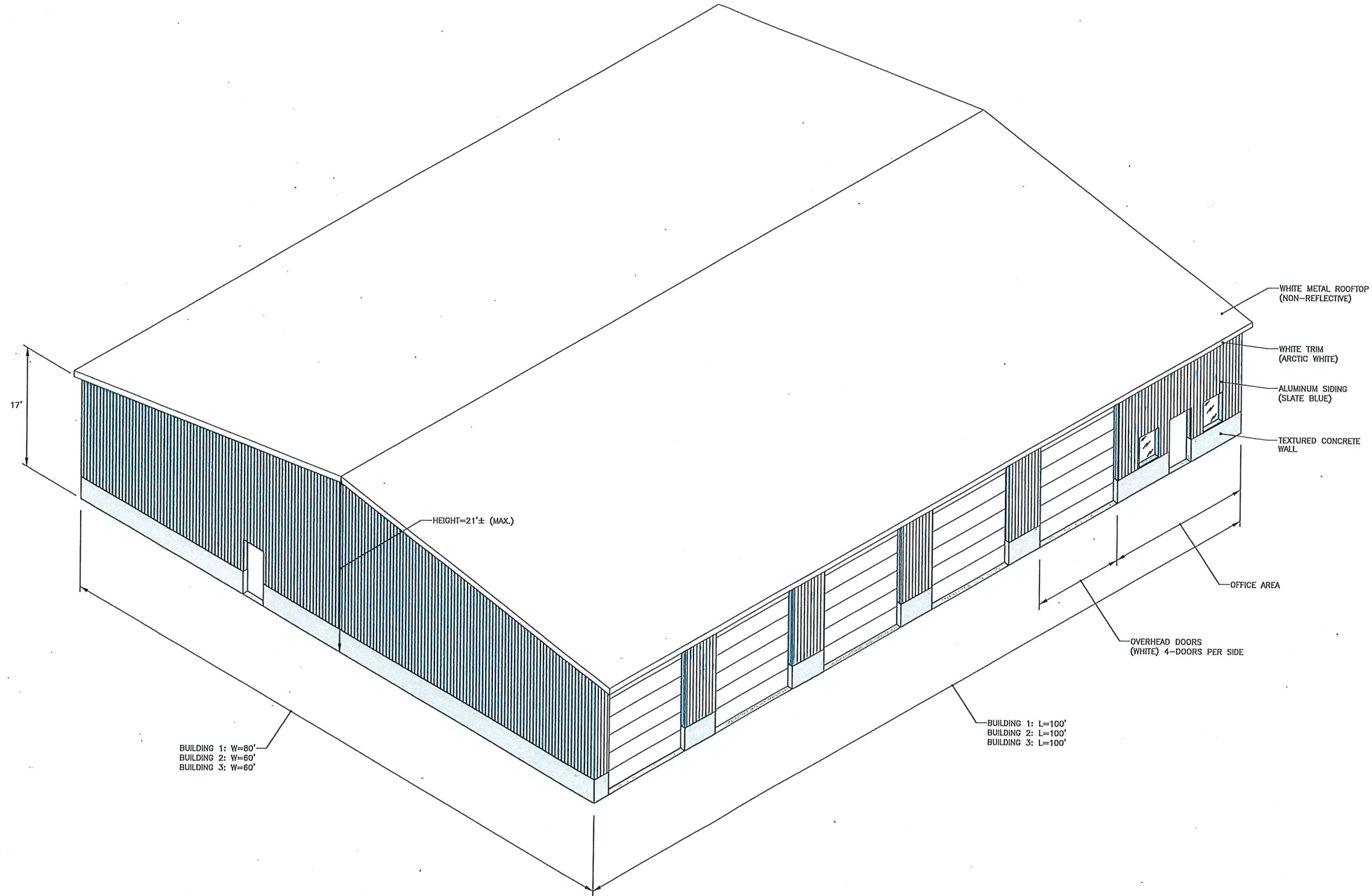
42

Street address or  
Location

71 Harkney Hill Road, Coventry RI

Zoning District

GB-1



PROPOSED BUILDING RENDERING  
NOT TO SCALE



CROSSMAN ENGINEERING

Rhode Island  
100 Jefferson Blvd, Suite 200  
Warwick, RI 02888  
Phone: (401) 738-5660  
Email: ce@crosmaneng.com

Massachusetts  
1 George Levan Drive, Suite 200  
North Attleboro, MA 02760  
Phone: (508) 895-1700

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KEY PLAN

PROJECT TITLE:

PROPOSED COMMERCIAL  
CONTRACTOR UNITS

PLAT MAP 10 LOT 42  
ZONING DISTRICT GB1  
GENERAL BUSINESS  
1 ACRE DISTRICT  
71 HARKNEY HILL ROAD  
COVENTRY, RI

PREPARED FOR:

ANDREW BARBER  
P.O. BOX 7090  
WARWICK, RI 02886

DRAWING TITLE:

BUILDING  
ISOMETRIC VIEW

DATE: DECEMBER 2024 SCALE: NO SCALE

DWG. NAME: 2872-ISOMETRIC.dwg

REVISIONS		
NUMBER	REMARKS	DATE

DRAWING NUMBER

C1  
SHEET: 1 OF 1