



TOWN OF COVENTRY  
 Department of Planning & Development  
 1675 Flat River Road, Coventry, RI 02818

# 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

AP 13 Lot 14 and AP 14 Lots 1 & 65, Portion of AP 14 Lot 1.  
 & AP 15 Lot98

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

AP 13 Lot 14 and AP 14 Lots 1 & 1.2 - Commerce Park Properties, LLC, 56 Exchange Terr., Ste. 200, Providence, RI 0290.

AP 14 Lot 65 - Catapult Realty, LLC, 56 Exchange Terr., Ste. 200 Providence, RI 02903

AP 15 Lot 98 - Commerce Park Associates 4, LLC, 56 Exchange Terr., Ste. 200 Providence, RI 02903

**ZONING ORDINANCE RELIEF REQUESTED**

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

See attachment.

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*

See attachment.

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.

See attachment.

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:

*Timothy Eden*

Date:

8/1/2024

Applicant Signature:

*J. J. Brown, RECEIVER*

Date:

8/1/2024

Owner Signature:

Date:

Owner Signature:

Date:

**DIMENSIONAL VARIANCE**

**Project Name:** Centre of New England, Parcels 2, 3 and 4

**Street Address/Location:** AP 13, Lot 14; AP 14, Lots 1 and 65; portions of AP 14, Lot 1.2 and AP 15, Lot 98

**Zoning District:** Business Park - BP

**Zoning Relief Requested:** Parking Requirements, Sect. 255-1220

**Describe the proposed alterations, 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.**

Relating to Lot 4 (AP /Lot ), the Applicant proposes 350 apartment-style multifamily dwelling units, including one third (1/3) studio, third (1/3) one-bedroom and one-third (1/3) two-bedroom units. The Zoning Ordinance requires 2 parking spaces for each dwelling unit; Applicant requests a variance to permit 1.5 parking spaces per dwelling unit.

**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 following standards are met in accordance with R.I.G.L. § 45-24-41(d) and (e):

(1) That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant, excepting those physical disabilities addressed in § 45-24-30(a)(16);

The land within the Centre of New England development does not require low and moderate income ("LMI") housing units; in fact, in accordance with the February 2019 Consent Order relating to Receivership proceedings associated with the property, LMI housing units are prohibited. However, the Planning Commission has requested – and the Applicant has agreed – to provide LMI housing units, so that the percentage of LMI housing units is not reduced by this development. As such, additional housing units are required. Furthermore, the 2 space/d.u. requirement applies to any type of housing, whether studio, 2 bedroom, or more. Therefore, the development proposal does not require the general requirement of 2 parking spaces/dwelling unit.

(2) That the hardship is not the result of any prior action of the applicant;

The hardship is related to the appropriate number of parking spaces when the Zoning Ordinance includes a general standard that addresses any number of bedrooms and individuals living in a household unit. It is not relating to any prior action of the Applicant.

**(3)** That the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance or the comprehensive plan upon which the ordinance is based; and

Certainly, the minimal reduction of parking spaces based on the types of units (i.e., studios, one-bedrooms and two-bedrooms) will not alter the general character of the surrounding area or impair the intent or purpose of the Zoning Ordinance or Comprehensive Plan.

**AND**, in granting a dimensional variance, that the hardship suffered by the owner of the subject property if the dimensional variance is not granted amounts to more than a mere inconvenience. The fact that a use may be more profitable or that a structure may be more valuable after the relief is granted is not grounds for relief.

Without the dimensional relief for parking, the Applicant will not be able to provide low and moderate income housing, which is desired by the Town. Clearly, this is more than a mere inconvenience. Furthermore, including the required 2 spaces is unnecessary and excessive for the types of units proposed, which amounts to more than a mere inconvenience to the Applicant.