



TOWN OF COVENTRY
DEPARTMENT OF PLANNING AND DEVELOPMENT
STAFF REPORT

Dimensional Variance	
Owner/Applicant:	Julianna Charpentier
Address:	69 Hill Farm Camp Road
Plat / Lot/ Zone:	AP 33 Lot 6.13-69 Zone RR-2 (Rural Residential)
Existing Use:	Single-family dwelling
Proposed Use:	Single-family dwelling with attached garage, bathroom, and entryway addition
Purpose of Application:	Applicant proposes to build an attached garage, bathroom, and entryway addition to an existing single-family house that will require a Dimensional Variance in order to be constructed within the minimum rear setback.

Background

This application comes before the Zoning Board of Review as a Dimensional Variance Application. The subject property is located at 69 Hill Farm Camp Road, Coventry, RI and designated as AP 33, Lot 6.13-69.

Proposed Conditions

The applicant proposes to build and attached garage, bathroom, and entryway addition to an existing single-family house that will require a Dimensional Variance in order to be constructed within the minimum rear setback in a residential zone. The addition will be sited 2' from the rear property line, where 90' is required. The applicant seeks 88' of relief from the minimum rear setback.

Zoning

The zoning designation for the property is RR-2 (Rural Residential). The house is on a "land condo unit" that lies within the larger area of Lot 6.13. This parcel contains many land condo units. The applicable zoning code that relates to this proposal is the minimum rear setback of 90' for a single-family dwelling found within Zoning Code § 255-610, Table 6-6 – RR-2 Dimensional Regulations.

Dimensional Variance Findings: Attached garage, bathroom, and entryway addition.

Staff has conducted an orderly review of this Dimensional Variance application for consistency with the required standards set forth in RIGL Section 45-24-41, as follows (*state law in italics*):

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 RIGL §45-24-30(a)(16);*

FINDING: The applicant provided the following statements regarding the above hardship standard: Hardship is due to the unique characteristic of structure being built before property lines drawn and house is therefore close to property line that Zoning Ordinance allows, requiring setback relief for addition.

2. *That the hardship is not the result of any prior action of the applicant;*

FINDING: The applicant provided the following statements regarding the above hardship standard: Existing house location and drawing of property lines were prior to applicants purchase of property.

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;*

FINDING: The applicant provided the following statements regarding the above hardship standard: Granting of requested variance will not alter general character of the surrounding area; many/most houses in the area are not in compliance with Zoning Ordinance setback requirements and addition would be consistent with general character of the surrounding area without impacting neighboring properties' view of Johnson's Pond.

4. *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, meaning that relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted. 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.*

FINDING: The applicant provided the following statements regarding the above hardship standard: Requesting variance because existing home is small, lacks garage, and has just one bathroom for multiple people. Proposed addition will provide protection to vehicles from snow/weather, add needed storage space for our house, and add second bathroom.

Staff Analysis

Without benefit of hearing any comments or discussion at the pending Zoning Board of Review meeting, staff currently have no concerns with the Dimensional Variance requests in general.