



TOWN OF COVENTRY
Department of Planning & Development
1675 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 Extra Space Storage Plat 0103 Lot(s) 001, 001
Street address /location 538 Main Street
Zoning District Industrial
Width of Lot: 900 Depth of Lot: 400 Area (s.f.): ~~360,000~~ 360,000

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 Dave Hemming Phone 860-767-7446
Company CT Sign Email dave@ctsign.com
Authorized Corp./LLC Officer John Munson
Corp/LLC Contact Email John@ctsign.com
Corp/LLC Contact Phone 860-391-9614
Company Address 500 Industrial Park Rd
City Deep River State CT Zip code 06417

OWNER INFORMATION (if NOT the Applicant)

Owner Name Storage Five Coventry LLC Phone 713-545-0883
Company Email Chris@Bunproperties.com
Address PO Box 1042
City Seabrook State TX Zip code 77586

ZONING ORDINANCE RELIEF REQUESTED

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

Chapter 255-1530A.(2)

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

Install second wall sign.

28" H x 300" W 58.3 sqft

Extra Space Storage "

Also, additional square footage.

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

Boards and
Commissions

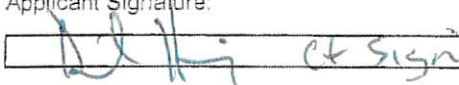
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Describe the conditions or hardship that requires the applicant to deviate from the Zoning Ordinance, such as the physical condition of the property, loss of property use, effect on surrounding properties.

See attached

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:

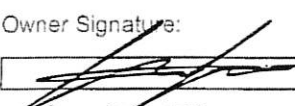
 ct sign

Date:

Applicant Signature:

Date:

Owner Signature:



Date:

August 5th 2026

Owner Signature:

Date:

“Describe the conditions or hardship”

The subject property at 538 Main Street is a very large former manufacturing complex that has been repurposed as an Extra Space Storage facility. The scale and configuration of the site are unusual and Main Street curves as it passes the property. As a result, motorists traveling from opposite directions do not have the same view of the building or the monument sign.

The requested Sign B would provide identification of the same facility when approaching, with the building on your right side. It is not intended to increase advertising intensity, identify a second business or create unnecessary signage. Rather, the second sign addresses the unique size of the site, the roadway curvature and the limited visibility created by those existing physical conditions.

Without Sign B, motorists approaching from one direction may pass the facility or have insufficient time to recognize the entrance and safely prepare to turn. The proposed sign therefore provides reasonable and orderly identification of the permitted use while remaining proportional to this exceptionally large property. The requested relief is limited to what is necessary to address the site's unique conditions and should have no adverse effect on surrounding properties.

We will provide photos that will visually reinforce the strongest part of the case. This is not a normal small commercial parcel asking for two signs — it is a massive former industrial complex on a curved road where the two signs serve different approaches to the same site.

Application for a Dimensional Variance from the Zoning Code

Rhode Island General Law §45-24-41 states that "An application for relief from the literal requirements of a zoning ordinance because of hardship may be made by any person, group, agency, or corporation by filing with the zoning enforcement officer or agency an application describing the request and supported by any data and evidence as may be required by the zoning board of review or by the terms of the ordinance."

There are four criteria that the Zoning Board of Review will take into consideration when reviewing an application for a Dimensional Variance. Please note that all four criteria must be answered. Failure to do so may result in an application being deemed incomplete.

§45-24-41(d)(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)":

see attached

§45-24-41(d)(2): "That the hardship is not the result of any prior action of the applicant":

see attached

§45-24-41(d)(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.":

see attached

§45-24-41(e)(2): "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."

See attached

Page 1 — Box 1 45-24-41(d)(1)

Unique characteristics of the property

The hardship results from the unique physical characteristics of this property and not from the general characteristics of the surrounding area. The subject property is an exceptionally large former manufacturing complex with a substantial building footprint and long roadway frontage. Main Street curves as it passes the site and the approved building sign 2 is completely invisible when driving with the property on your right hand side. Because of the scale, configuration and roadway geometry of this specific property, a single freestanding identification sign does not provide adequate identification of the facility from both approaches. The requested second wall sign is intended to identify the same Extra Space Storage facility and address this site-specific visibility condition.

Page 1 — Box 2 45-24-41(d)(2)

Hardship is not the result of prior action of the applicant

The hardship is not the result of any action taken by the applicant. The size and configuration of the former manufacturing property, the location of the building, the existing roadway alignment and the curve in Main Street all existed independently of the proposed signage. The requested variance is intended to respond to these pre-existing physical conditions and provide reasonable identification of the permitted self-storage use.

Page 1 — Box 3 45-24-41(d)(3)

Will not alter the character of the area or impair the ordinance

Granting the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance. The proposed Sign B is a professionally designed identification wall sign consistent with the Extra Space Storage signage approved for the property. It does not introduce an additional business, advertising message or unrelated use; it simply provides identification of the same facility from the opposite

roadway approach. Given the unusually large scale of the property, the additional wall sign will remain proportionate to the site and will improve clear, orderly identification for motorists rather than create visual clutter.

Page 2 — Box 4 45-24-41(e)(2)

More than a mere inconvenience / minimal relief

Without the requested dimensional variance, the property would experience more than a mere inconvenience because motorists approaching the facility from one direction would have substantially limited opportunity to identify the site before reaching it. Due to the curve in Main Street, the scale of the property and the separation between the roadway approaches, one freestanding identification sign cannot effectively serve both directions of travel. Wall Sign B represents the minimum additional relief necessary to provide reasonable identification of this permitted self-storage use. The request is not based upon increased profitability or property value, but upon the practical need to safely and effectively identify this unusually large property.

ExtraSpace Storage - Coventry, RI

Sign A: Raceway Mounted Channel Letters
Sign Area: 58.3sqft



Face Lit, Raceway Mount

- A - Alum Sheet, Returns
- B - #10 Flat Head Sheet Metal Screws
- C - Plastic Trim Cap
- D - Alum Sheet, Back Panel
- E - LED Modules
- F - Raceway w/ Removable Cover
- G - Electrical Disconnect Switch
- H - Raceway Mounting Clips
- I - Power Supply
- J - Polycarbonate/ Acrylic Face
- K - #10 Hex Head Sheet Metal Screws, Cabinet to Raceway

Specifications

- 1x Raceway Mounted Channel Letters
- Acrylic face with applied vinyl graphics
- 1" Dove Gray trim cap
- 5" Black returns
- Internally Illuminated
- Raceway painted to match facade
- 36" x 385" Overall

Colors:

- Brilliant Green Vinyl
- White

Client Name:	Location:	Project Manager:	
538 Main St Coventry, RI 02816	Last Revision: Sales Order #: 0000 Drawing#: 0000v1/e1	Paul Rzewuski	
APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation.		UL	
CLIENT APPROVAL		Elevate Sign Group	
LANDLORD APPROVAL		1120 N. Ridge Ave. Lombard IL 60148	

The intent of this drawing is to show a conceptual representation of the proposed signage, due to variations in printing, fabrication, painting, substrates, and finishes. The final product may differ from drawing. Superimposed drawings are intended to show orientation and location of the proposed signage. It may not be exactly to scale. Color swatches or chips can be provided if requested by customer. If colors are not specified a close match will be provided and determined by the project manager. Accepted by signing this document you the customer accepts that the above proposed signage specifications, colors, spelling, and conditions are satisfactory and authorize Elevate Sign Group to do the work as specified. COPYRIGHT 2021, BY Comet Neon, Inc. ALL DESIGNS PRESENTED ARE THE SOLE PROPERTY OF ELEVATE SIGN GROUP, LTD AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN PERMISSION FROM Elevate Sign Group, Ltd.

ExtraSpace Storage - Coventry, RI



South Elevation

Client Name:	Location:	Approval: I have reviewed and approved the sign details on this drawing for fabrication and installation.		Project Manager:	 Elevate Sign Group O: 630-656-1085 F: 630-668-9335 www.elevatesigngroup.com 1120 N. Ridge Ave. Lombard IL 60148
538 Main St Coventry, RI 02816	Last Revision: Sales Order #: 0000 Drawing#: 0000v1/e1	CLIENT APPROVAL	LANDLORD APPROVAL	Paul Rzewuski 	

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ExtraSpace Storage - Coventry, RI

Sign A



Client Name:	Location:	Approval: I have reviewed and approved the sign details on this drawing for fabrication and installation.		Project Manager:	 Elevate Sign Group O: 630-656-1085 F: 630-668-9335 www.elevatesigngroup.com 1120 N. Ridge Ave. Lombard IL 60148
538 Main St Coventry, RI 02816	Last Revision: Sales Order #: 0000 Drawing#: 0000v1/e1	CLIENT APPROVAL	LANDLORD APPROVAL	Paul Rzewuski 	

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Dave Hemming

From: noreply@qds.biz
Sent: Tuesday, August 4, 2026 2:34 PM
To: Dave Hemming
Subject: Collection Summary

Date: 08/04/2026

COVENTRY TAX COLLECTOR
1670 Flat River Rd.
Coventry, RI 02816
(401) 822-9167

Account: 19-0003-16
Primary Name: STORAGE FIVE COVENTRY LLC
Address: PO BOX 1042
City, State, Zip: SEABROOK, TX 77586-
Interest as of **Principal** **Interest** **Total**
08/04/2026 \$44,755.47 \$0.00 \$44,755.47

Receivable Name: 2026 RP Tax Roll

Principal Due	Interest Due	Balance Due	Total Due
\$44,755.47	\$0.00	\$44,755.47	\$44,755.47

Payment Schedule

Due Date	Total	Balance
08/15/2026	\$11,188.89	\$11,188.89
11/15/2026	\$11,188.86	\$11,188.86
02/15/2027	\$11,188.86	\$11,188.86
05/15/2027	\$11,188.86	\$11,188.86

Item Details:

Item Description: 0103-001.001 at 538 MAIN ST

Land Value: 571500

Building Value: 1590600

State Code: 07

Bank Code:

Taxable Value: 2162100.00

Tax Amount: 44755.47

Adj Bill Principal Due Interest Due Total Due

\$44,755.47 \$44,755.47 \$0.00 \$44,755.47

Receivable Name: 2025 RP Tax Roll

Principal Due Interest Due Balance Due Total Due

\$43,738.06 \$0.00 \$0.00 \$0.00

Description	Principal	Interest	Date	Batch	Pay Menthod	Transaction #
Payment	\$10,934.51	\$0.00	04/20/2026	B866-0416-1826	Check # 5595,	1896116
Payment	\$10,934.51	\$0.00	01/29/2026	B823-0123-2726	Check # 5426,	1877973
Payment	\$10,934.51	\$0.00	10/21/2025	B775-1016-1725	Check # 5246,	1862366
Payment	\$10,934.53	\$0.00	07/31/2025	B726-072825	Check # 5053,	1835231

Payment Schedule

Due Date Total Balance

08/15/2025 \$10,934.53 \$0.00

11/15/2025 \$10,934.51 \$0.00

02/15/2026 \$10,934.51 \$0.00

05/15/2026 \$10,934.51 \$0.00

Item Details:

Item Description: 0103-001.001 at 538 MAIN ST

Land Value: 541400

Building Value: 1392800

State Code: 07

Bank Code:

Taxable Value: 1934200.00

Tax Amount: 43738.06

Adj Bill Principal Due Interest Due Total Due

\$43,738.06 \$0.00 \$0.00 \$0.00

Description	Principal	Interest	Date	Batch	Pay Method	Transaction #
Payment	\$10,934.51	\$0.00	04/20/2026	B866-0416-1826	Check # 5595,	1896116
Payment	\$10,934.51	\$0.00	01/29/2026	B823-0123-2726	Check # 5426,	1877973
Payment	\$10,934.51	\$0.00	10/21/2025	B775-1016-1725	Check # 5246,	1862366
Payment	\$10,934.53	\$0.00	07/31/2025	B726-072825	Check # 5053,	1835231

Receivable Name: 2024 RP Tax Roll

Principal Due	Interest Due	Balance Due	Total Due
\$0.00	\$0.00	\$0.00	\$0.00

Description	Principal	Interest	Date	Batch	Pay Method	Transaction #
Payment	\$10,765.75	\$0.00	05/16/2025	B689-050825	Check # 3554,	1830743
Transfer	-\$43,063.03	\$0.00	10/04/2024	2024-10 Transfer		1786133
Transfer	\$21,531.50	\$0.00	08/23/2024	2024-10 Transfer		1786137
Transfer	\$10,765.78	\$0.00	07/31/2024	2024-10 Transfer		1786135

Payment Schedule

Due Date	Total Balance
08/15/2024	\$10,765.78 \$0.00
11/15/2024	\$10,765.75 \$0.00
02/15/2025	\$10,765.75 \$0.00
05/15/2025	\$10,765.75 \$0.00

Item Details:

Item Description: 0103-001.001 at 538 MAIN ST

Land Value: 541400

Building Value: 1392800

State Code: 07

Bank Code:

Taxable Value: 1934200.00

Tax Amount: 0.00

Adj Bill Principal Due Interest Due Total Due

\$0.00 \$0.00 \$0.00 \$0.00

Description	Principal	Interest	Date	Batch	Pay Menthod	Transaction #
Payment	\$10,765.75	\$0.00	05/16/2025	B689-050825	Check # 3554,	1830743
Transfer	-\$43,063.03	\$0.00	10/04/2024	2024-10 Transfer		1786133
Transfer	\$21,531.50	\$0.00	08/23/2024	2024-10 Transfer		1786137
Transfer	\$10,765.78	\$0.00	07/31/2024	2024-10 Transfer		1786135



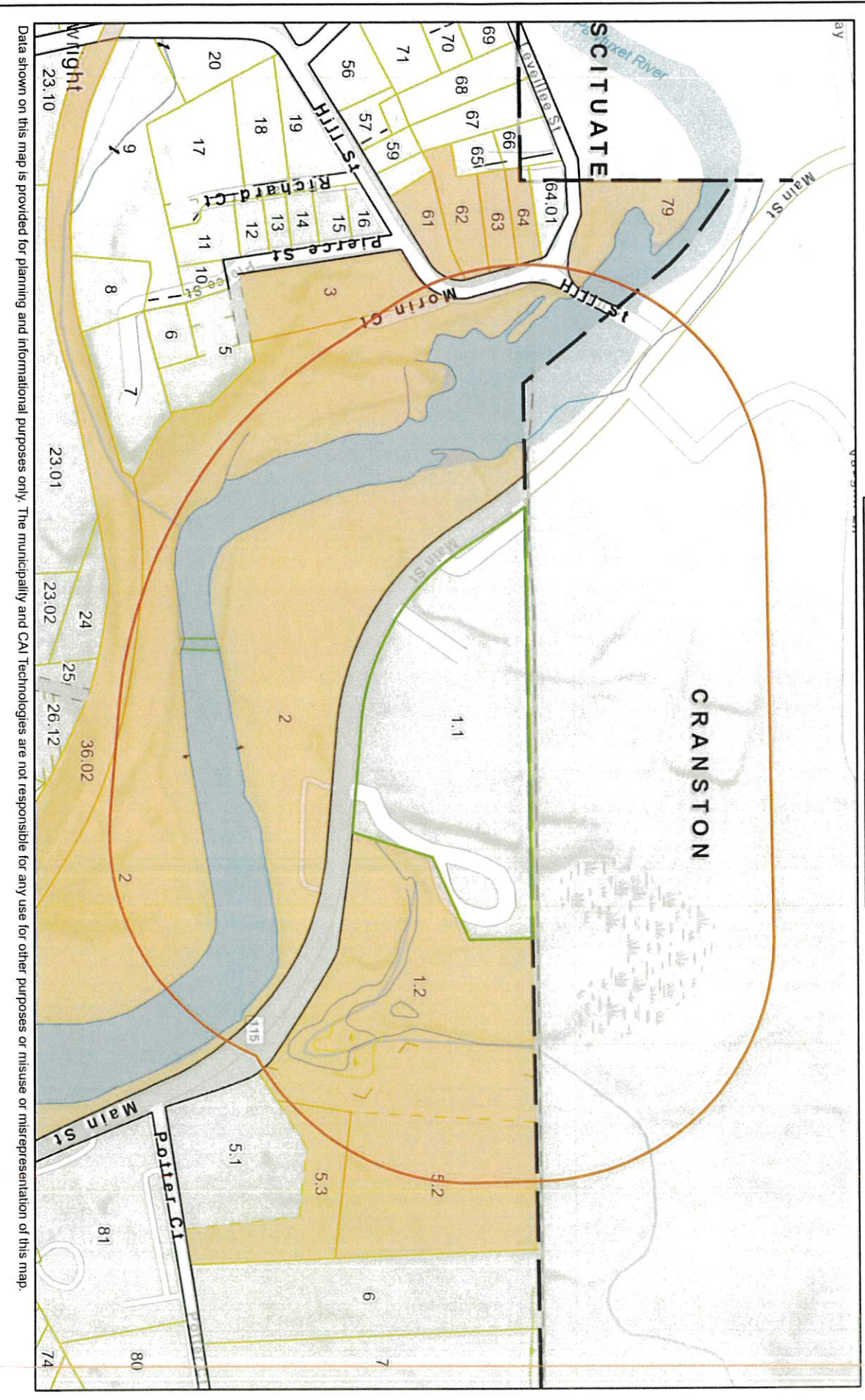
August 5, 2026

Town of Coventry, RI

1 inch = 282 Feet



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500 feet Abutters List Report

Coventry, RI
August 04, 2026

Subject Property:

Parcel Number: 0103-001.001
CAMA Number: 0103-001.001
Property Address: 538 MAIN ST

Mailing Address: STORAGE FIVE COVENTRY LLC
PO BOX 1042
SEABROOK, TX 77586

Abutters:

Parcel Number: 0103-001.002
CAMA Number: 0103-001.002
Property Address: 0 MAIN ST

Mailing Address: ARKWRIGHT ADVANCED COATING INC
C/O SIHL INC 121 KELSEY LANE SUITE G
TAMPA, FL 33619

Parcel Number: 0103-002.000
CAMA Number: 0103-002.000
Property Address: 537 MAIN ST

Mailing Address: RESPONSE PROPERTIES LLC
537 MAIN ST
COVENTRY, RI 02816

Parcel Number: 0103-003.000
CAMA Number: 0103-003.000
Property Address: 8 HILL ST

Mailing Address: CHAPDELAINE NORMAN
700 KNOTTY OAK RD
COVENTRY, RI 02816

Parcel Number: 0103-036.002
CAMA Number: 0103-036.002
Property Address: 0 RIVERWALK

Mailing Address: PAWTUXET RIVER AUTHORITY
8 HOPE FURNACE RD
HOPE, RI 02831

Parcel Number: 0103-061.000
CAMA Number: 0103-061.000
Property Address: 17 HILL ST

Mailing Address: WHIDDON CONSTANCE M TRUST
17 HILL ST
COVENTRY, NE 02816

Parcel Number: 0103-062.000
CAMA Number: 0103-062.000
Property Address: 9 HILL ST (9,11)

Mailing Address: SKOROHOD ROBERT & SHALOUY
9 HILL ST
COVENTRY, RI 02816

Parcel Number: 0103-063.000
CAMA Number: 0103-063.000
Property Address: 5 HILL ST

Mailing Address: MERCURIO DIANA G REV TRUST
5 HILL STREET
COVENTRY, RI 02816

Parcel Number: 0103-064.000
CAMA Number: 0103-064.000
Property Address: 1 HILL ST (1,1A)

Mailing Address: LEATHERS SHANTE M
1 HILL ST
COVENTRY, RI 02816

Parcel Number: 0103-079.000
CAMA Number: 0103-079.000
Property Address: 0 MAIN ST

Mailing Address: STORAGE FIVE COVENTRY LLC
PO BOX 1042
SEABROOK, TX 77586

Parcel Number: 0104-005.002
CAMA Number: 0104-005.002
Property Address: 0 POTTER CT (REAR)

Mailing Address: FISKEVILLE REALTY COMPANY I LLC
C/O SIHL INC
121 KELSEY LN SUITE G
TAMPA, FL 33619



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8/4/2026

Page 1 of 2

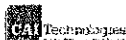


500 feet Abutters List Report

Coventry, RI
August 04, 2026

Parcel Number: 0104-005.003
CAMA Number: 0104-005.003
Property Address: 0 POTTER CT

Mailing Address: MUOIO BRENDA FARRELL & RONALD A
2 POTTER CT
COVENTRY, RI 02816



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8/4/2026

Page 2 of 2



Abbuter's List: 538 Main St 500' Radius

Property ID	Location/Land Use Description	Owner(s)
30-1-0	161 MAIN STREET SINGLE FAM MDL01	ERICA HOPKINS P O BOX 91 FISKEVILLE, RI 02823
30-128-0	169 MAIN STREET TWO FAMILY	DAVID N PUERINI 169 MAIN ST FISKEVILLE, RI 02823
30-152-0	0 MAIN STREET RES LD UND	DAVID S MARTINELLI NORKA RODRIGUEZ JT P O BOX 322 HOPE, RI 02831
30-159-0	0 MAIN STREET RES LD UND	JARED STJACQUES 160 MAIN STREET HOPE, RI 02831
30-160-0	0 MAIN STREET RES LD UND	VICTOR R FORMISANO ESTATE C/O NICHOLAS FORMISANO 2761 DOVER ROAD ATLANTA, GA 30327-1207
30-193-0	538 MAIN STREET ACC IND LD MDL96	STORAGE FIVE COVENTRY LLC P O BOX 1042 SEABROOK, TX 77586
30-194-0	93 MAIN STREET 4 FAMILY MDL01	PETER S TUTALO TRUSTEE 1/2 CYNTHIA W TUTALO TRUST 1/2 2419 WHITEFORD RD WHITEFORD, MD 21160
30-195-0	1 VAUGHN LANE SINGLE FAM MDL01	MICHAEL A CAMARDO BRITINI L CAMARDO T/E PO BOX 234 FISKEVILLE, RI 02823-0234
30-196-0	109 MAIN STREET SINGLE FAM MDL01	MONICA J BOURGEOIS REVOCABLE LIVING TRUST 109 MAIN STREET FISKEVILLE, RI 02823
30-197-0	115 MAIN STREET SINGLE FAM MDL01	ARTHUR J SIMPSON JOANN R SIMPSON TRUSTEES PO BOX 15 FISKEVILLE, RI 02823-0015
30-198-0	125 MAIN STREET SINGLE FAM MDL01	DAVID A HORTA LIFE ESTATE PO BOX 137 FISKEVILLE, RI 02823-0137
30-199-0	54 VAUGHN LANE SINGLE FAM MDL01	JACKSON JENNINGS PATRICIA JENNINGS T/E PO BOX 355 HOPE, RI 02831-0355
30-200-0	6 VAUGHN LANE SINGLE FAM MDL01	JESSICA D SALTER 6 VAUGHN LANE FISKEVILLE, RI 02823
30-200-999	VAUGHN LANE RES OTH IM MDL00	HENRY R ULLRICH 161 HOLLAND ST UNIT 304 CRANSTON, RI 02920-2400
30-203-0	145 MAIN STREET SINGLE FAM MDL01	ROBERT SANSONE KRISTINA LAMOUR SANSONE T/E 145 MAIN ST FISKEVILLE, RI 02823
30-222-0	42 VAUGHN LANE SINGLE FAM MDL01	MICHAEL A GREENE DEBRA A GREENE TRUSTEES 42 VAUGHN LANE FISKEVILLE, RI 02823
30-258-0	0 VAUGHN LANE RES LD POT	777 MAIN STREET LLC 201 LIPPITT AVE CRANSTON, RI 02921-3011
30-3-0	171 MAIN STREET SINGLE FAM MDL01	JENNIFER SUTCLIFFE 171 MAIN ST FISKEVILLE, RI 02823
30-4-0	0 MAIN STREET RES LD UND	RICHARD CONWAY TAMRRA CONWAY JT PO BOX 6 FISKEVILLE, RI 02823

<u>Property ID</u>	<u>Location/Land Use Description</u>	<u>Owner(s)</u>
30-5-0	195 MAIN STREET SINGLE FAM MDL01	RICHARD CONWAY TAMRRA CONWAY JT PO BOX 6 FISKEVILLE, RI 02823
30-83-0	0 VAUGHN LANE RES LD DEV MDL00	777 MAIN STREET LLC 201 LIPPITT AVE CRANSTON, RI 02921-3011
30-85-0	99 VAUGHN LANE SINGLE FAM MDL01	777 MAIN STREET LLC 201 LIPPITT AVE CRANSTON, RI 02921-3011