



ZONING BOARD OF REVIEW APPLICATION



RETURN TO
COVENTRY PLANNING

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 HARTSIG BARN Plat 0302.. Lot(s) 017.000
Street address /location 655 NARROW LANE, GREENE, RI 02827
Zoning District RR-5
Width of Lot: 1360' Depth of Lot: 1576' Area (s.f.): 32 +/-
IRREGULAR

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 NANCY A HARTSIG REVOC Phone (513) 252-5070
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 NANCY ARNOLD HARTSIG REVOC TR Phone (513) 252-5070
Company Email nancy.hartsig@gmail.com
Address 655 NARROW LANE
City GREENE State RI Zip code 02827

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 1X, Chapter 255 S. 920 - Gen Dev Regulations

(A) Accessory Structures

(F) Floor Area - Maximum SF for detached accessory structure shall be 1200 SF or 60% of total floor area of principal structure whichever is less. (900 SF for 1 bedroom ADU)

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

This is a multi-purpose, seasonal use structure to improve access & use to our farm pond for summer recreation with our family. Like a pool house, the 1315 SF ADU is designed with oversized bathroom, mud room, & laundry to entertain, transition from to outdoor activities - swimming, boating etc. Principle residence is 2312 SF. 60% rule = 1,387 SF. ADU below gen dev regulation calculation but above the 1200 SF (2 Bed) and 900 SF (1 Bed) SF (whichever is less).

The structure is a post & beam garage kit from a fabricator in CT. Dimensions are 26.5 x 32.5 x 24.5 H. We modified the design 2nd floor from general storage to 1 bedroom with sitting area for occasional overnight use by family. Large doors provide access to a central area for entertaining and off season storage for small watercraft (canoe, kayak, etc.)

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

Boards and
Commissions

N/A

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.

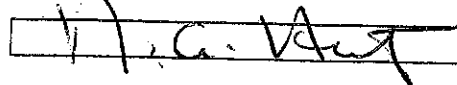
Principal residence is more than 1,000 ft (1/4 mile) from water's edge. There are no restrooms near the pond. In Summer, the hardship is to trek back & forth from residence to pond several times a day.

Our site plan has the structure setback 200 ft from pond to maintain existing tree lines, minimize tree removal, and use existing field for septic system construction. Most of our property is dense forest. This building is out of view from any existing home, including our principal residence.

In July 5, 2022, we received ADU variance for a 2 bedroom post & beam ADU - roughly in the same location & same purpose. Escalating costs created a need for scope & size reduction. This replacement plan is approximately 50% in size to the previously approved ADU. Other factors to consider is our principal residence is the only other occupied building on the 32 acre parcel.

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:

7-31-25

Applicant Signature:



Date:

7/31/25

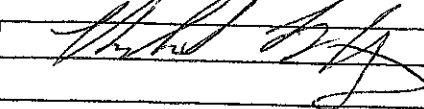
Owner Signature:



Date:

7-31-25

Owner Signature:



Date:

7/31/25

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)":

APPLICANT SEEKS TO IMPROVE ACCESS & USE OF PROPERTY, SPECIFICALLY FOR RECREATIONAL USE OF THEIR FARM POND. PRINCIPAL RESIDENCE IS MORE THAN 1,000 FT (1/6 MILE) FROM WATER BODY. THE HARDSHIP TO FAMILY MEMBERS IS TREKKING BACK/FORTH SEVERAL TIMES A DAY FOR RESTROOM USE, FOOD AND OTHER SUPPLIES (PADDLES, LIFE JACKETS, OUTDOOR GEAR). UNIQUE CIRCUMSTANCES ARE DUE TO LARGE LAND PARCEL (32 AC), EXISTING LOCATION OF PRINCIPAL RESIDENCE AND DISTANCE TO FARM POND.

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

THE HARDSHIP IS NOT DUE TO ANY ACTION BY APPLICANT.

§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.":

APPLICANT HAS TAKEN GREAT CARE TO MAINTAIN NATURAL BEAUTY OF THE AREA AND MINIMIZE IMPACT TO HEAVILY WOODED PARCEL. PLACEMENT IS SETBACK 200 FT FROM POND TO MAINTAIN TREE LINES, MINIMIZE TREE REMOVAL AND UTILIZE PORTION OF EXISTING FIELD FOR SEPTIC SYSTEM USE.

§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."

THE DIMENSIONAL VARIANCE HAS BEEN CONSIDERED REASONABLE IN PREVIOUS ACTIONS BY ZONING BOARD AND PROVIDES RELIEF TO APPLICANT. IN JULY 2022 APPLICANT RECEIVED ADU VARIANCE FOR SIMILAR, LARGER STRUCTURE WITH SAME PURPOSE. DUE TO COST ESCALATION, APPLICANT DID NOT BUILD. THIS REVISED PLAN IS 50% IN SCOPE & SIZE TO PREVIOUS ADU PROPOSAL. THIS PLAN REPLACES 2022 APPROVED ADU PLAN.

NANCY ARNOLD HARTSIG REVOC TR
July 31, 2025

