

Project Narrative/Summary

From: Michael Janelle

To: Coventry Planning Department

Date: May 6, 2026

Regarding: Proposed Art Studio, 420 Washington St. (AP 56 Lot 77)

*Via email sent to Planning Department on 5/6/26

To Planning:

“(The proposed) Art studio/hobby shop 28’ x 28’ garage with a 10’w x 20’L lean-to attached to left side. The lot is approximately 6500sf. The art studio/ hobby shop will be used for my passion of forming metal sculptures. I’m asking for a variance from the required 50’ landscape buffer, which isn’t practical due to the size of the property. I’m also asking for a variance from the required loading space, which isn’t practical given the size and use of the building. I’m also asking for a variance from the curb cut / driveway location. This would also not be practical due to the size and use of the property. The curb cut in its current location would not impact traffic flow in any manner due to my intended use of the property. “