



Dimensional Variance Narrative

April 24, 2025

Doug McLean
Director of Planning & Development
1675 Flat River Road
Coventry, RI 02816

RE: 730 Carr's Trail-Dimensional Variance
AP 315 Lot 43
Applicant: Kim Lomastro
9 Babcock Lane Newburgh, ME 04444

The intent of this subdivision is to create two new parcels from parent lot AP 315 / Lot 43. Proposed Parcel 'A' will have an area of 5.02 Acres and conforms to all regulations for Zone RR-5, except the frontage requirement of 300' as a frontage of 271.84' is proposed. Similarly, Parcel 'B' will need a lot frontage variance as it has a proposed frontage of 271.83'. Parcel 'B' is proposed to have an area of 47.69 Acres, and will meet all requirements as per Zoning table for Zone RR-5. These shortfalls will require a dimensional variance per RI §45-24-41. The current unique shape of the lot as it runs along the easterly line of Carr's Trail does not allow for frontage to be split equally. As there is a current dwelling on the lot, the new division lines are exacting the setbacks required of said zone RR-5. The current owner only occupies the front 5 acres as shown on the plan. The applicant did not cause any prior hardship. Parcel 'B' will be commensurate with the surrounding lots. This shortfall does not deviate the lot structure of the surrounding lots of this area of Carr's Trail. Finally, the not granting of this variance will result in a hardship of more than a mere inconvenience to the current owner.

If you have any questions regarding this submission, please contact our office.

Sincerely,

Nolan R. Wagner

Nolan R. Wagner
Project Manager
Coventry Survey Design Group
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