



Unified Development Review Narrative

April 16, 2025

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

RE: 730 Carr's Trail-Minor Lot Subdivision (Modification)
AP 315 Lot 43
Applicant: Kim Lomastro
9 Babcock Lane Newburgh, ME 04444

This subdivision application was originally submitted as an administrative variance, both parcels are short of the frontage. 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 well, 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 other requirements as per Zoning table for Zone RR-5. These shortfalls will require an administrative variance per RI §45-24-30.

In granting a variance, the applicant is seeking this relief of this variance due to the existing 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. This shortfall does not deviate the lot structure of the surrounding lots of this area of Carr's Trail. The relief being sought is not the manifesting of any physical or economic disability of the applicant in any form. The applicant of this subdivision did not cause any prior hardship that required deviating from the zoning ordinance. Not granting this variance will result in a hardship that is greater than the simple mere inconvenience.

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
46 South Main Street
Coventry, RI 02816