



TOWN OF COVENTRY
DEPARTMENT OF PLANNING AND DEVELOPMENT
STAFF REPORT

Dimensional Variance	
Owner/Applicant:	Pamela Standish
Address:	68 Hill Farm Camp Road
Plat / Lot/ Zone:	AP 33 Lot 6.13-28 Zone RR-2 (Rural Residential)
Existing Use:	Single-Family Dwelling
Proposed Use:	Single-Family Dwelling with Addition
Purpose of Application:	Applicant proposes to construct a 232 SF bathroom and porch addition to the existing single-family dwelling within the minimum side setback of 50 ft.

Background

This application comes before the Zoning Board of Review as a Dimensional Variance Application. The subject property is located at 68 Hill Farm Camp Road, Coventry, RI and designated as AP 33, Lot 6.13-28.

Proposed Conditions

The applicant is proposing to construct a bathroom and porch addition to the existing single-family dwelling at 68 Hill Farm Camp Road that requires a Dimensional Variance due to its placement within the minimum side setback of 50 ft. The applicant is seeking 18 ft of relief to permit a 32 ft setback.

Zoning

The zoning designation for the property is RR-2 (Rural Residential). The house is on a “land condo unit” that lies within the larger area of Lot 6.13. This parcel contains many land condo units. The applicable zoning code that relates to this proposal is the minimum side setback of 50 ft for a single-family dwelling found within Zoning Code § 255-610, Table 6-6 – RR-2 Dimensional Regulations.

Dimensional Variance Findings

Staff has conducted an orderly review of this Dimensional Variance application for consistency with the required standards set forth in RIGL Section 45-24-41, as follows (*state law in italics*):

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 RIGL §45-24-30(a)(16);

FINDING: The applicant provided the following statements regarding the above hardship standard: Our lot is a corner lot. It is a crescent shape which makes it difficult to be within the setback. The house was an existing structure before we moved in.

2. *That the hardship is not the result of any prior action of the applicant;*

FINDING: The applicant provided the following statements regarding the above hardship standard: The existing lot, home and lake were all there before we moved in. The variance is needed because of these existing conditions, not from anything we made.

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;*

FINDING: The applicant provided the following statements regarding the above hardship standard: The addition will not change the neighborhood or affect any neighboring properties. The project will add curb appeal to our existing home. Also trees and a fence screen the view from neighbors.

4. *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.*

FINDING: The applicant provided the following statements regarding the above hardship standard: We are requesting the variance because our family is growing and we need more space. We are seeking 120 square feet of living space and 112 square feet of non-living space.

Staff Analysis

Without benefit of hearing any comments or discussion at the pending Zoning Board of Review meeting, staff currently have no concerns with the Dimensional Variance requests in general.