



TOWN OF COVENTRY
Department of Planning & Development
1873 Flat River Road, Coventry, RI 02818

ZONING BOARD OF REVIEW APPLICATION



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 Maine Standish addition Plat 33 Lot(s) 86.13-68
Street address /location 68 Hill Farm Camp Rd, Coventry, RI 02816
Zoning District RR2
Width of Lot: 116 Depth of Lot: 90 Area (s.f.): .33

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 Pamela Standish Phone 401-714-3097
Company Email Mainestandish@icloud.com
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 Phone
Company Email
Address
City State Zip code

JUL 22 2026

ZONING ORDINANCE RELIEF REQUESTED

Specify the Zoning Code Reference for the relief sought, including the Zoning Ordinance Article, Section and Use Code (if applicable)

We are asking for relief from Table 6-6 there is a 50 foot setback. We are requesting 18 feet of relief to permit a 32 foot Setback.

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

We are asking for 18 feet of relief where 50 is required. Due to the existing home and the lot being a corner lot the addition cannot comply with the required 50 foot setback.

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

Boards and
Commissions

JUL 22 2026

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.

We are a growing family. The house is 1100 square feet and we need more space. The lot is a corner lot. It is a cresant shape which makes it difficult to be within the setback. The addition will not effect the surrounding properties because the view is blocked by trees and a fence.

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:

Pamela Stundish

Date:

7-22-26

Applicant Signature:

Date:

Owner Signature:

Date:

Owner Signature:

Date:

JUL 22 2026

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)":

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.

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

The existing lot, home and lake where all there before we moved in. The variance is needed because of these existing conditions, not from anything we made.

§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.":

The addition will not change neighborhood or affect and neighboring properties. The project will add curb appeal to our existing home. Also trees and a fence screen the view from neighbors.

§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."

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.

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GENERAL NOTES

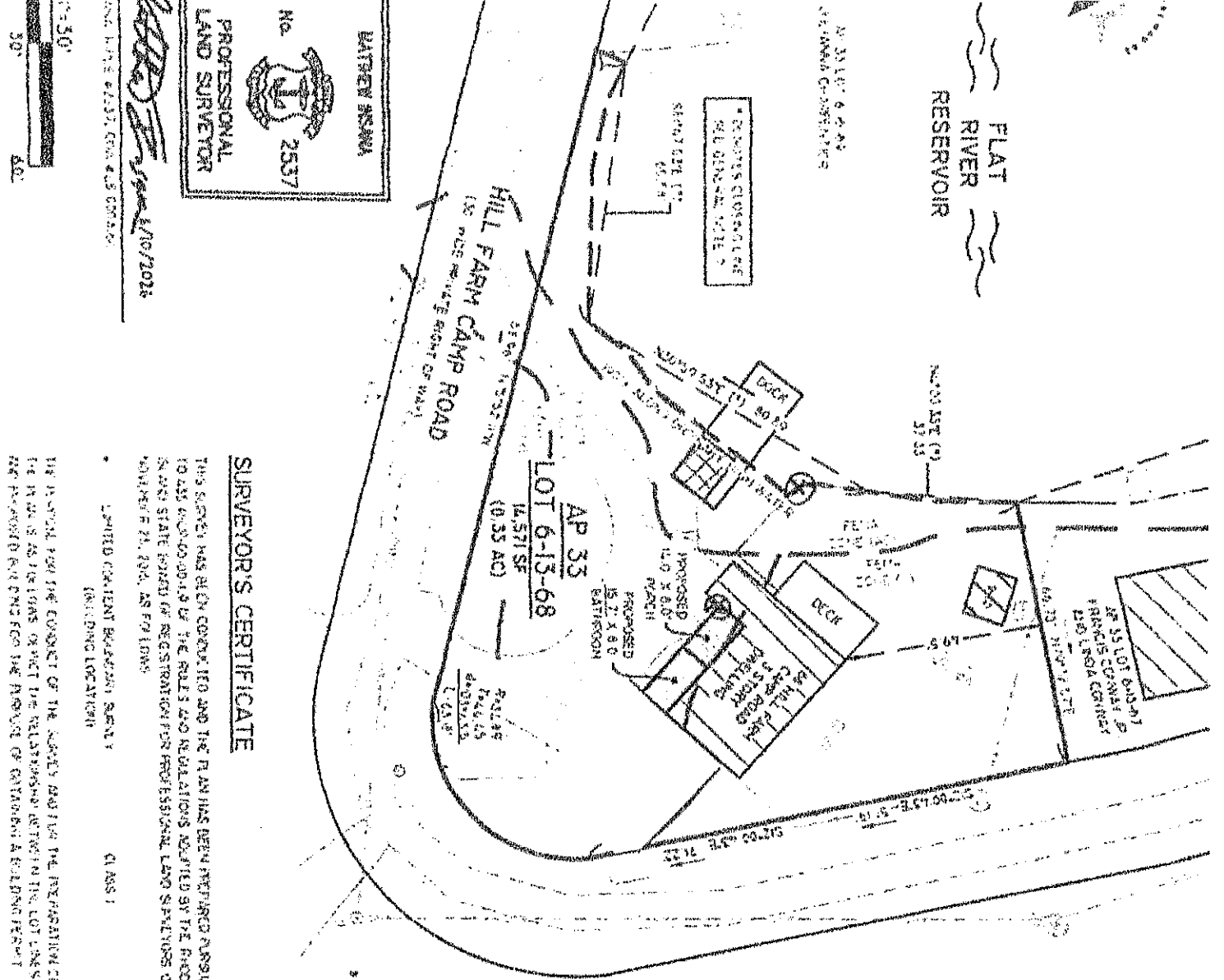
1. THE PARCEL IS LOCATED IN THE TOWN OF COVINGTON, PARISH OF ORLEANS, STATE OF LOUISIANA.
2. THE OWNER HAS BEEN ADVISED THAT THE PARCEL IS SUBJECT TO A FLOOD HAZARD STUDY.
3. THIS PARCEL IS LOCATED WITHIN A FLOOD HAZARD STUDY AREA. THE FLOOD HAZARD STUDY WAS CONDUCTED BY THE LOUISIANA DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE.
4. BASED ON A FIELD INSPECTION BY THE ENGINEER, IT IS DETERMINED THAT THE PARCEL IS NOT SUBJECT TO A FLOOD HAZARD.
5. THE PARCEL HAS BEEN SURVEYED BY THE ENGINEER ON MAY 15, 2024. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE PROFESSION.
6. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A CURRENT ASSESSMENT. THE ENGINEER HAS NOT CONDUCTED A TITLE SEARCH OR A CURRENT ASSESSMENT OF THE PARCEL.
7. THE SURVEY IS BASED ON THE INFORMATION PROVIDED BY THE OWNER AND THE ENGINEER'S FIELD INSPECTION. THE ENGINEER HAS NOT CONDUCTED A FIELD INSPECTION OF THE PARCEL.

ZONING NOTES

1. THE PARCEL IS ZONED RPD PER THE PLAN OF COMPREHENSIVE ZONING MAP.
 2. THE PARCEL IS SUBJECT TO THE FOLLOWING DIMENSIONAL REGULATIONS FOR THE ZONING DISTRICT:
- | MINIMUM LOT AREA | MINIMUM FRONT YARD SETBACK | MINIMUM SIDE YARD SETBACK | MINIMUM REAR YARD SETBACK | MINIMUM LOT COVERAGE | MAXIMUM BUILDING HEIGHT |
|------------------|----------------------------|---------------------------|---------------------------|----------------------|-------------------------|
| 10,000 SQ. FT. | 25 FEET | 5 FEET | 5 FEET | 20 % | 25 FEET |
3. THESE NOTES ARE BASED ON THE INFORMATION PROVIDED BY THE OWNER AND THE ENGINEER'S FIELD INSPECTION. THE ENGINEER HAS NOT CONDUCTED A FIELD INSPECTION OF THE PARCEL.

PLAN REFERENCES

1. LAND OWNERSHIP MAP, PARISH OF ORLEANS, COVINGTON, LOUISIANA.
2. ZONING MAP, PARISH OF ORLEANS, COVINGTON, LOUISIANA.
3. FLOOD HAZARD STUDY, PARISH OF ORLEANS, COVINGTON, LOUISIANA.



SURVEYOR'S CERTIFICATE

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO THE RULES AND REGULATIONS ADOPTED BY THE BOARD OF LAND SURVEYORS OF THE STATE OF LOUISIANA, AS PROVIDED BY CHAPTER 21, ARTICLE 204, AS FOLLOWS:

- LIMITED COMPLETION SURVEY
- INCLUDING LOCATION
- CLASS 1

THE SURVEYOR HAS CONDUCTED THE SURVEY AND THE PREPARATION OF THE PLAN IN ACCORDANCE WITH THE RULES AND REGULATIONS ADOPTED BY THE BOARD OF LAND SURVEYORS OF THE STATE OF LOUISIANA, AS PROVIDED BY CHAPTER 21, ARTICLE 204, AS FOLLOWS: