



## **Cover Letter & Narrative**

Zoning Board of Review  
Town of Coventry  
1670 Flat River Road  
Coventry, RI 02816

July 30, 2025

Re: Lisa Marenaro  
Dimensional Variances  
241 Richardson Road

Greetings,

This project involves construction expansion of an existing shed in the front yard to a 16' x 44' accessory dwelling unit and the alteration of an On-Site Wastewater Treatment System (OWTS). This parcel of land is also known as Assessor's Plat 310 Lot 101 which comprises an area of 26,500 square feet. The site has a cesspool and a well. The dwelling and shed were constructed in 1978. The site lies southerly of Quidnick Reservoir. This area was historically camp lots that have now become year-round residences. The dimensional variance per 255-920 A. (1) & 255-920 A. (2)(c) of the Coventry Zoning Ordinance will allow for the ADU to be placed in the front yard and have a height of 23'.

Please find the following for your review:

- Signed Application (1original & 10 Copies)
- 500' Radius Map (11 Copies)
- List of Abutters (11 Copies)
- Reduced scale Site Plan 11" x 17" (11Copies)
- Floor & building plans 11"x17" (11 Copies)
- Letter to Abutters (11 Copies)
- Tax certificates
- Check for \$200 ~ filing fee
- Affidavit of Notice

Thank you for your time in reviewing this project.

Best regards,

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Samuel Suorsa, PLS



# ZONING BOARD OF REVIEW APPLICATION



RETURN TO  
COVENTRY PLANNING

## 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 MARENARO ADU Plat 310 Lot(s) 101

Street address /location 241 RICHARDSON ROAD

Zoning District RR-5

Width of Lot: 85' Depth of Lot: 248' Area (s.f.): 20,500 SF

## 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 LISA MARENARO Phone 401-451-7965

Company  Email LMARENARO@COX.NET

Authorized Corp./LLC Officer

Corp/LLC Contact Email

Corp/LLC Contact Phone

Company Address (SAME AS ABOVE)

City  State  Zip code

## OWNER INFORMATION (if NOT the Applicant)

Owner Name  Phone

Company  Email

Address

City  State  Zip code

ZONING ORDINANCE RELIEF REQUESTED

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

§ 255-920 GENERAL DEVELOPMENT REGULATIONS  
A. ACCESSORY STRUCTURES

(1) NO ACCESSORY STRUCTURE ALLOWED IN  
FRONT YARD. (ADU WILL BE IN FRONT YARD)

§ 255-920 GENERAL DEVELOPMENT REGULATIONS  
A. (2) (c) 19' ALLOWABLE (4' HEIGHT REQ'D)  
23' ACTUAL

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

THE APPLICANT IS PROPOSING A 16' x 44'  
ACCESSORY DWELLING UNIT IN THE FRONT YARD,  
WHICH IS NOT ALLOWED BY THE ZONING ORDINANCE.  
THERE IS AN EXISTING 16' x 20' SHED IN THE  
FRONT YARD THAT THE APPLICANT PLANS TO EXPAND  
& CONVERT INTO THIS ADU.

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

Boards and  
Commissions

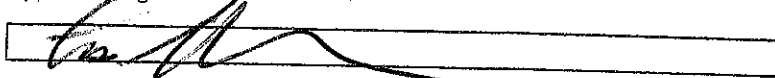
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Describe the conditions or hardship that requires the applicant to deviate from the Zoning Ordinance, such as the physical condition of the property, loss of property use, effect on surrounding properties.

THIS LOT HAS A ROAD ON EACH SIDE (FRONT & REAR) SO IT IS TOUGH TO SAY WHICH IS THE FRONT OR REAR OF THIS PROPERTY. OR THAT THE LOT TECHNICALLY DOES NOT HAVE A REAR YARD. THE APPLICANT IS TRYING TO REVAMP AN EXISTING SHED & EXPAND IT TO MAKE A NEW ADU STRUCTURE.

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:



Date:

7-31-25

Applicant Signature:

Date:

Owner Signature:

Date:

Owner Signature:

Date: