



Town of Coventry - Subdivision and Land Development Regulations APPLICATION REQUEST FOR CERTIFICATE OF COMPLETENESS

Date of Submission: 03/26/2006

~~Print on BLUE paper~~

1. Type of approval requested:

- Preapplication
- Master Plan
- Preliminary Plan
- Final Plan
- Other

Corresponding Checklist shall be attached with this application.

2. General Information

- A. Assessor's Plat(s): 318 Lot(s): 60
- B. Project Name: Pelletier Plat
- C. Street Address, if Applicable: 6 Acres of Pine Road
- D. Applicant's Name, Mailing Address, Telephone, Fax:
Richard Pelletier 6 Acres of Pine Road, Coventry, RI
401-822-5000
- *Email Address: rpelletier.marissam@gmail.com
- E. Owner's Name, Mailing Address, Telephone (if different from Applicant):
Same as Above

3. Brief Description of Project:

Subdividing 1, 1.11 Ac Parcel off an existing 3.71 Ac parcel, with new proposed Single Family House

3. Tax Obligation:

Current Tax Obligation for Assessor's Plat(s): 318 Lot(s): 60

- has been met by the owner for tax period ending _____
- has not been met by the owner. (Submission is not complete until taxes are paid.)

4. Owner Signature: [Signature] Date: 3/26/26

5. Applicant Signature: [Signature] Date: 3/26/26

This section to be completed by Administrative Officer

Type of Project or Subdivision:

- Administrative
- Minor
- Major
- Other: _____

Comments: _____

Signature of Administrative Officer: _____ Date: _____



TOWN OF COVENTRY
 Department of Planning & Development
 1675 Flat River Road, Coventry, RI 02816

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 Plat Lot(s)

Street address /location

Zoning District

Width of Lot: Depth of Lot: Area (s.f.):

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 Phone

Company Email

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

ZONING ORDINANCE RELIEF REQUESTED

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

Article VI 255-610 Dimensional Regulations Points to Table 6-6
Parcels in an RR-2 zone with a single family use require 2 acres or more to conform with the Dimensional Regulation. The applicant has a 3.71 ac. parcel, and would like to build his daughter and son-in-law a home. Any such division would result in a substandard lot with respect to area and frontage. The applicant requests the board grant a dimensional variance from 2 acres to 1.11 acres and from 225 feet of required frontage to 144.95 feet of frontage for the new lot. The remaining lot with the existing single family dwelling would retain 2.60 acres and 183.48 feet of frontage.

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

One new Single Family Dwelling is proposed on the new parcel. It measures 30 x 40 (1200 S.F) And would meet all dimensional criteria for this zone. The only relief requested is for the new parcel's area (2 acres to 1.11 acres) and frontage (225 ft. to 144.95ft), and for the remaining parcel's frontage (225 ft. to 183.48')

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

Boards and Commissions

Planning (Unified Review)

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.

No method of subdivision can generate 2 conforming lots for this parcel, and the scheme presented for this proposal is, in the eyes of the preparer, the least relief required. Furthermore, every abutter to this parcel is substandard in area, as is the vast majority of the community residing on Acres of Pine Road, and the new lot (if approved) would be closer to conformance than its neighbors.

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:

Applicant Signature:

Date:

Owner Signature:

Date:

Owner Signature:

Date:

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)":

Applicant seeks to subdivide a lot of 3.71 ac. Not for financial gain, but to provide a single family house for his daughter and son-in-law. This parcel is oversized for the area, and is less than a third of an acre from being large enough to divide by-right. Furthermore, this project fronts on Johnsons Pond, subjecting its area to determination of the water line.

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

The applicant has made no prior effort to subdivide the land.

§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 requested variance will create 2 lots that better match the characteristics and dimensions of the surrounding area.



§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."

The relief granted is the least relief required to divide and site this parcel.