



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 456B)
- Appeal of Building Inspector/Zoning Enforcement Decision (see Zoning Ordinance, Section 412)
- Time Extension Request

Project Name BJK REALTY Plat 60 Lot(s) 12
 Street address /location 1600 FLAT RIVER ROAD
 Zoning District INDUSTRIAL 1
 Width of Lot: 250 Depth of Lot: 660 Area (s.f.): 146,535 (3.36 AC.)

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 BRIAN GARCE (OP) Phone 487-1546
 Company BJK REALTY LLC Email BRIAN@CUSTOMERONLINE.COM
 Authorized Corp./LLC Officer BRIAN GARCE
 Corp/LLC Contact Email SAME
 Corp/LLC Contact Phone SAME
 Company Address 1600 FLAT RIVER RD
 City COVENTRY State RI Zip code 02816

OWNER INFORMATION (If NOT the Applicant)

Owner Name _____ Phone _____
 Company _____ Email _____
 Address _____
 City _____ State _____ Zip code _____

OCT 1 2024

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.

- LOT IS NARROW AND NEED TO ALLOW FOR ACCESS / PARKING IN FRONT OF THE BUILDING WHICH IS AWAY FROM THE RESIDENTIAL ZONE.

- PROPOSED BUILDING USE IS CONSISTENT TO SURROUNDING LOTS IN THE IND. 1 ZONE E IS CONSISTENT WITH THE CURRENT USE OF THE PROPERTY.

- THE APPLICANT DID NOT CAUSE ANY PRIOR HARASSMENT. THE SHARPE OF THIS LOT WAS THIS WAY WHEN THE APPLICANT BOUGHT IT.

- NOT GRANTING THIS VARIANCE WILL RESULT IN A HARASSMENT MORE THAN A SIMPLE INCONVENIENCE.


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: