

# CSDG

Coventry Survey Design Group  
46 South Main Street  
Coventry, RI 02816  
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## Zoning / Unified Development Narrative

November 14, 2024

Doug McLean  
Director of Planning & Development  
1675 Flat River Road  
Coventry, RI 02816

RE: BJK Realty 1600 Flat River Road (Master Submission)  
AP 60 Lot 12  
Applicant: BJK Realty LLC c/o Brian Grace  
1600 Flat River Rd Coventry RI 02816

Dear Mr. McLean,

Please see enclosed all the elements to make up the ZONING PORTION of the Unified Development submission for a major land development at the above-mentioned Custom Iron Work. The site is located 615 feet east of the intersection of Leuba Road and Flat River Road. No wetlands are located within 100' feet of the site. The site has been previously developed with a commercial building and parking area.

This narrative is for the proposed 9,000 SF building commercial storage and its associated 10,500 SF parking lot this building will be serviced by a private well and an OWTS. The OWTS plan was submitted to the RIDEM and was approved August 15, 2024. Erosion control on the site will be provided by a temporary construction entrance and straw wattles. Stormwater will be treated by a sediment forebay and an infiltration basin. This stormwater system has a reduction in peak discharge rates in the 1-year, 10-year and 100-year storm events. The storm water design was submitted to RIDEM, however they stated in an email that it does not fall under UIC or WQC or RIPDES. A copy of the email from RIDEM is included in this submission.

**For the zoning portion of the Unified Development, we are requesting 2 dimensional variances and a loading zone variance from the Coventry Zoning Ordinance. The zoning application is enclosed. We are requesting relief of 40' on the minimum required landscape buffer of 50' where a I-1 zone adjoins a residential zone (255-1730 Table 17-1). The second dimensional variance is requesting a relief of 23' on the minimum 100' distance from I-1 structure to a residential zone structure (255 Attachment 2-Dimensional Regulations Table 6-3). The final variance requesting no loading zones for the building do the nature of the building ( 255-1210 A)**

**The hardship we are requesting is due to fire truck and semi-trailer turning circles at the end of the proposed building. These turning circles are required to provide adequate fire protection for the existing building on the abutting property and is not due to the physical or economic disability of**

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**the applicant. By planting the proposed “Green Giants” we are effectively screening the abutting neighbors from the entire property and providing additional screening for the bike path. This additional screening will effectively block traffic lights and reduced traffic noise coming off the property, providing improved conditions of the site.**

Sincerely,



Samuel R. Suorsa, PLS  
Coventry Survey Co., Inc.  
46 South Main Street  
Coventry, RI 02816