



TOWN OF COVENTRY
Department of Planning & Development
1878 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 ADV-31 KING ST. Plat 41 Lot(s) 1
Street address /location 31 KING ST COVENTRY RI
Zoning District
Width of Lot: 132 Depth of Lot: 257' Area (s.f.): 33,500 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 ANN MARIE THEBAIAULT Phone 1-617-797-3549
Company Email ANNMARIE.THEBAIAULT@GMAIL.COM
Authorized Corp./LLC Officer
Corp/LLC Contact Email
Corp/LLC Contact Phone
Company Address 31 KING ST
City COVENTRY State RI Zip code 02816

OWNER INFORMATION (If NOT the Applicant)

Owner Name ANN MARIE THEBAIAULT Phone SAME
Company Email SAME
Address SAME
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)

CONSTRUCTION OF ADU ON ABOVE LISTED PROPERTY

ZONING CODE 255-920 - 1200 SF TWO BEDROOM ADU
WITH GARAGE WILL BE 1534 SF AND WITH SMALL PORCH 1625 SF

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

To CONSTRUCT A SEPARATE ACCESSORY DWELLING UNIT
ON THE ABOVE LISTED PROPERTY.
INCREASE ON ALLOWABLE SQUARE FOOTAGE.

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

Boards and
Commissions

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.

PROPERTY CONFIGURATION REQUIRES RELIEF FOR
LOCATION OF ADU THAT IS PROPOSED. THIS ADU
PROPOSAL DOES NOT EFFECT THE SURROUNDING
PROPERTIES. LOSS OF PROPERTY USE BECAUSE OF THE
UTILITY IN WHICH ORIGINAL LOT WAS DESIGNED.

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:

Janmarie Thorneby

Date:

1/12/26

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)":

Due to the unique characteristics of the property, applicant asking for relief for location and square footage allowance.

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

Not a result of any prior action

§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.":

*Will not alter character of surrounding area.
All other setbacks and restrictions are compliant.*

§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."

THIS REQUEST IS FOR CONSTRUCTION OF AN ADU
FOR ELDERLY MOTHER TO COME LIVE WITH US FROM
MASSACHUSETTS AND BE ABLE TO LIVE INDEPENDENTLY.