

June 26, 2026

Re: Annmarie and Jamie Therriault
Application for Lot Coverage Variance
31 King Street, Coventry, RI 02816

We are seeking a variance in reference to the allowable lot coverage. In February of this year, we applied and were granted a variance in reference to the construction of an Accessory Dwelling Unit (ADU). Just after the application was submitted, it was discovered that with the addition of the proposed driveway extension for the ADU, we would exceed the allowable lot coverage. Instead of cancelling the application and delaying the process, it was determined to move forward and suggest the driveway to be pervious instead of impervious in order to meet the 20% lot coverage maximum. We are submitting this application for a variance in lot coverage so we can have the driveway be impervious to match the existing driveway, which is asphalt.

The lot size is 33,093 square feet and the 20% maximum allotment would be 6,618 square feet. This variance application is requesting allowable lot coverage to be increased to 30.9%, equal to approximately 10,225 square feet.

This ADU project is being completed with the hopes of moving my mother, Suzanne Giodano, from Massachusetts, closer to us so we can assist with her needs. This as been a two year process for us starting with a Class I Survey then a Septic Design, ADU Design and the permitting. Construction has started and this request will be the final request needed.

We have been working with a local builder, Brian LeClair of Bridee Construction. If there are any questions or concerns, please don't hesitate to contact us or our builder. Annmarie (617)-797-3549 / Brian (401)578-2981.

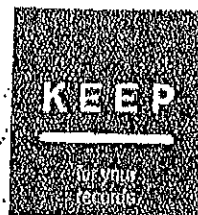
Respectfully,

Annmarie and Jamie Therriault



TOWN OF COVENTRY
Department of Planning & Development
1678 Flat River Road, Coventry, RI 02818

ZONING BOARD OF REVIEW INSTRUCTIONS



DEADLINE AND HEARING DATE

APPLICATION DEADLINE:

PLANNING BOARD HEARING DATE (IF REQUIRED):

ZONING BOARD HEARING DATE and TIME:

GENERAL INFORMATION

The Zoning Board of Review (ZBR) is comprised of five regular members and two alternates. Members are appointed by the Coventry Town Council and serve terms of five years (alternate members serve one-year terms). The Town Solicitor provides legal advice to the ZBR.

Hearings are held in the Town Hall Council Chambers, 1670 Flat River Road, on the first Wednesday of each month at 7:00 p.m. unless otherwise specified. All applications must be submitted at least twenty-eight (28) days prior to the next scheduled hearing. Hearing and filing deadlines are online and may be obtained at the Planning Department. The applicant is responsible for the application fee as set forth in Section 3130 of the Zoning Ordinance.

Applicants must appear at the ZBR in order for the application to be heard. An individual may either represent him or herself before the ZBR or be represented by an attorney; however, an attorney is required for any appearance on behalf of any limited partnership, corporation, LLC or other business, social, or fraternal organization.

CHECKLIST FOR SUBMITTAL OF A COMPLETE APPLICATION

- ☐ Completed and signed application (1 original and 10 copies)
- ☐ Abutters map, list and Affidavit of Notice (11 copies)
- ☐ Verification of updated tax payments (1 copy)
- ☐ Site plan showing roads and parking areas, existing and proposed buildings, measurement of structures from property lines, buildings on adjacent properties. Applicants do not need to employ surveyors or engineers, but measured drawings to scale are required (11 copies)
- ☐ Floor plans, if applicable (11 copies)
- ☐ Sketches of proposed buildings and/or additions (11 copies)
- ☐ Filing Fee (see 3130 of the Zoning Ordinance) OR consult with staff. Fee should be clipped to the front of the application. Additional fees may apply
- ☐ Written narrative describing the project and why the requested relief is necessary



TOWN OF COVENTRY
Department of Planning & Development
1875 Flat River Road, Coventry, RI 02818

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 ADD-31 KING ST Plat 41 Lot(s) 1
Street address /location 31 KING ST COVENTRY RI 02818
Zoning District
Width of Lot: 132 Depth of Lot: 257 Area (s.f.): 33,500 +/-

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 THERRIault Phone 1-617-287-3549
Company Email ANNMARIE.THERRIault@GMAIL.COM
Authorized Corp./LLC Officer BRIAN LECLAIR / BRIDEE CONSTRUCTION
Corp/LLC Contact Email BLECCAIR@COX.NET
Corp/LLC Contact Phone 401-578-2881
Company Address 31 KING ST 357 JOHN FRANKLIN RD
City HOPE State RI Zip code 02831

OWNER INFORMATION (If NOT the Applicant)

Owner Name ANN MARIE THERRIault Phone SAME
Company Email
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)

RELIEF IS REQUESTED FOR THE MINIMUM LOT
COVERAGE OF 20%.

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

RELIEF IS REQUESTED TO CHANGE THE
APPROVED PORTION OF THE DRIVEWAY FROM
PERVIOUS TO NON PERVIOUS. FROM 20% TO
30.9% LOT COVERAGE.

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.

PROPERTY AND DRIVEWAY CONFIGURATION REQUIRES
RELIEF LOT COVERAGE ALLOWANCE OF 20% TO
30.9%. THIS PROPOSAL DOES NOT EFFECT
THE SURROUNDING PROPERTIES.

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:

Arman Thum

Date:

6/26/20

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)":

RELIEF IS REQUESTED DUE TO THE UNIQUE CHARACTERISTICS OF THE PROPERTY. THIS WILL NOT EFFECT THE GENERAL CHARACTERISTICS OF THE SURROUNDING AREA.

§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 THE CHARACTER OF THE SURROUNDING AREA. ALL OTHER SETBACK 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 A LOT COVERAGE
VARIANCE. APPROVED ADU DRIVeway WILL EXCEED
LOT COVERAGE..