



TOWN OF COVENTRY
Department of Planning & Development
1873 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 Torborg ADU Plat 43 Lot(s) 18
Street address /location 100 Reservoir Road
Zoning District R-20
Width of Lot: 120 Depth of Lot: 513 Area (s.f.): 42,383

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 Vincent & Alicia Torborg Phone 401-269-9112
Company Email
Authorized Corp./LLC Officer
Corp/LLC Contact Email
Corp/LLC Contact Phone
Company Address 100 Reservoir Road
City Coventry State RI Zip code 02816

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)

Chapter 255 Zoning, Section 255-920 General Development Regulations.

A. Accessory Structures.

1. Dimensional regulations for detached accessory structures

F. Floor Area

The maximum floor area of a detached accessory structure shall be 1,200 square feet or 60% of the total floor area of the principal structure, whichever is less.

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

Proposal is to construct a new single story ADU in the rear yard of the existing home of the owner/applicant. The ADU will be occupied by the daughter of the owner/applicant. The ordinance limits the size of the proposed two-bedroom ADU to 1,200 sq. ft. Although the interior living space is proposed at 995 sq. ft., there are also a 352 sq. ft. single-car garage, a 150 sq. ft. exterior deck and 78 sq. ft. covered front porch. The total floor area is 1,605 sq. ft. The relief requested is a 25% area the permitted floor area square footage.

In addition to the finished living area, there will be an unfinished basement of 995 sq. ft. There is no basis in the Town Ordinance, State Law or practicality to include the unfinished basement as floor area, but if it is included in the total floor area, the total floor area is 2,600 sq. ft. and the relief requested is 1,400 sq. feet.

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

Boards and
Commissions

N/A

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.

The existing principal residence has a floor area of 2,951 sq. ft. made up of 1,660 of first floor living area, a 825 sq. ft. finished basement and 476 sq. ft. wood deck. It is a single-family home serviced by well and OWTS. 60% of the principal structure floor area would be 1,776 sq. ft. for the ADU, however pursuant to ordinance the ADU is limited to 1,200 sq. ft. of floor area. Although the 1,605 sq. ft. would "fit" with less than 60% of the floor area of the principal structure, it is restricted by ordinance to 1,200 sq. ft. The lot on which the ADU is to be placed is more than double the required 20,000 sq. feet in the R-20 Zone. No relief is requested for setback, lot coverage or area relief. The proposed ADU would not be out of character to the neighborhood, with its own driveway and new OWTS.

If the basement of the principal structure is included in the floor area calculation, the floor area of the principal residence is 3,486 sq. ft. 60% of that floor area is 2,09 sq. ft. The proposed ADU is 2,600 sq. ft. by ordinance, requiring 1,400 sq. feet of relief despite no change to impact to the Town or neighborhood.

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:

 Attorney for applicant

Applicant Signature:



Date:

6/30/2026

Date:



Owner Signature:

 Attorney for Owner

Owner Signature:



Date:

6/30/2026

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)":

The finished interior floor area of the proposed ADU is 995 sq. ft. below the maximum sq. ft. floor area of 1,200 sq. ft. set by ordinance. The proposed ADU is located on a lot more than double the required 20,000 sq. ft. It is located in a neighborhood of single-family homes with designs similar to the principal structure. In order to maintain the characteristics of the neighborhood, a single-car garage, a covered front porch and a reach wooden deck, all of modest size were added. It is these exterior additions that bring the floor area of the ADU above the 1,200 sq. ft. Adding the 995 sq. ft. unfinished basement, which has no impact on the neighborhood, increases the relief requested.

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

The characteristics of the existing principal structure and similar neighborhood homes are not the result of any prior action of the applicant. The general slope of the land is increasing in elevation moving from the street past the existing home and a fenced in rear yard. An existing row of arborvitae line the property line facing the existing home. The ADU driveway will be adjacent to the existing arborvitae, and the ADU will be located behind the existing residence and fenced in back yard, limiting proximity and visibility from the street.

§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 relief is designed to maintain the general character of the surrounding area. The interior living area of the ADU is less than the maximum allowed. The exterior addition of the garage and covered front porch will help the ADU blend into the neighborhood and do not impair the purpose of the zoning ordinance. Adding the 995 sq. ft. of unfinished basement to the floor area calculation will not have any impact on the Town or neighborhood.

§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."

Efforts are made to provide a suitably sized ADU, but also to have the ADU fit the characteristics of the surrounding neighborhood. Removing the single-car garage, deck and covered front porch would result in a box in the rear yard of the principal structure, more noticeable, out of character with the neighborhood.

NOTICE OF PUBLIC HEARING BEFORE THE ZONING BOARD OF REVIEW

MAIL TO ABUTTERS



Dear Property Owner:

In accordance with Article 4, Section 423 of the Coventry Zoning Ordinance, you are hereby notified that the Applicant identified below has submitted an application for relief from the Zoning Board of Review. A hearing before the Zoning Board will take place in the Town Hall (Town Council Chambers) at 1670 Flat River Road, Coventry, RI 02816 on:

DATE OF
ZONING
BOARD
HEARING:

TIME:

All meetings are open to the public, and the public is allowed to provide comment. If you have any questions, please contact the Department of Planning and Development at 822-9196.

Applicant
Name(s):

Vincent & Alicia Torborg

Applicant Address:

100 Reservoir Road, Coventry, RI 02816

Application For:

- ☐ Special Use Permit (See Zoning Ordinance, Section 430)
- ☐ Use Variance (see Zoning Ordinance, Section 450)
- ☐ Dimensional Variance (see Zoning Ordinance, Section 455B)
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- ☐ Time Extension Request

ZONING ORDINANCE RELIEF REQUESTED

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

Chapter 255, Section 255-920, A. Accessory Structures, 1. Dimensional Regulations, F. Floor Area, maximum floor area 1,200 sq ft, 1,605 sq. ft. requested, relief of 405 sq ft requested or if unfinished basement included in floor area 1,400 sq ft of relief requested

Project Name

Torborg ADU

Plat

43

Lot(s)

18

Street address or
Location

100 Reservoir Road, Coventry, RI 02816

Zoning District

R-20

AFFADAVIT OF NOTICE



To be completed by hand:

I, Thomas J. Cronin, on _____, mailed notices by Certified mail to all abutting property owners and persons within the required radius of the subject parcel.

Thomas J. Cronin

Print Name

Signature

STATE OF RHODE ISLAND
COUNTY OF KENT

In the Town of Coventry, in said County, on this date _____
Thomas J. Cronin personally appeared before me and verified that the above signed statement is true.

Notary Public

Commission Expires

Municipal Lien Certificate Coventry, RI

Per RIGL § 44-7-11(a); valid for recording through: 08/14/2026

Certificate Date: 06/15/2026

Tax Payer: TORBORG VINCENT & ALICIA

Penalty as of: 06/30/2026

100 RESERVOIR RD

Location: 100 RESERVOIR RD

COVENTRY, RI 02816

Parcel: 0043-018.000

Unit:

Place Recording Stamp Here

Receivable	Account #	Type	Detail	Original Bill	Amount Due	Penalty Due	Total Due
2025 RP Tax Roll	20-0853-00	real	0043-018.000 at 100 RESERVOIR RD	\$7,381.41	\$0.00	\$0.00	\$0.00
2024 RP Tax Roll	20-0853-00	real	0043-018.000 at 100 RESERVOIR RD	\$7,267.60	\$0.00	\$0.00	\$0.00
Total:							\$0.00

NOTE: COVENTRY IS IN THE PROCESS OF INSTALLING SEWER LINES. SEWER ASSESSMENT FEES ARE BILLED AT THE TIME THE PROPERTY IS ABLE TO TIE IN, A DEVELOPEMENT IS APPROVED TO HAVE SEWERS AND/OR WHEN A FINAL ASSESSMENT IS ISSUED AFTER A PROJECT IS COMPLETED. LAND/PROPERTY NOT CHARGED A SEWER ASSESSMENT AT THE TIME THIS MLC IS GENERATED, IS NOT EXCUSED FROM AN ASSESSMENT FEE AT A LATER DATE. IF THERE IS ALREADY A SEWER ASSESSMENT ASSOCIATED WITH THE MAP/LOT AND THERE IS NEW CONSTRUCTION AND/OR BUILDING IMPROVEMENTS ON THIS PARCEL SINCE THE ORIGINAL ASSESSMENT DATE, IT IS YOUR RESPONSIBILITY TO CHECK WITH OUR TAX OFFICE MHOULE@COVENTRYRI.GOV TO FIND OUT THE AMOUNT OF AND WHEN THE ADDITIONAL ASSESSMENT FEE WILL BE BILLED. SEWER ASSESSMENT BILLING TAKES PLACE IN SEPTEMBER SO ASSESSMENTS FOR ADDITIONS ON THIS PROPERTY MAY NOT YET APPEAR ON THIS MLC. SEWER USE IS GENERALLY BILLED IN SEPTEMBER AS WELL AND MAY NOT APPEAR ON THIS MLC.

A DEFERRED SEWER ASMT BAL IS SUBJECT TO SEWER ASMT INTEREST; ANNUAL INSTALLMENTS WILL BE BILLED UPON SALE, A C/O, OR EXPIRATION OF DEFERMENT PERIOD WHICHEVER COMES FIRST. IF THE SELLER INTENDS TO PAY AT CLOSING, PLEASE EMAIL mhoule@coventryri.gov FOR AN AMOUNT.

PROPERTIES LOCATED IN CROMPTON MEADOWS SHOULD CONTACT WEST WARWICK SEWER FOR ASSESSMENT AND USE INFORMATION.

INTEREST GOOD UNTIL JUNE 30, 2026.

FOR UPDATES GO TO THE TAX COLLECTOR'S PAGE ON COVENTRYRI.GOV. TAX STATUS IS AVAILABLE BY CLICKING THE LINK TAX PAYMENTS /ACCOUNT BALANCE.

PROPERTY IS SET UP ON AUTO PAY. PLEASE CALL 401-822-9167 BEFORE SENDING PAYMENT.

TAX EXEMPTIONS ARE INTENDED FOR SELLER ONLY AND MAY BE ADDED BACK UPON SALE. ORIGINAL TAX-IF APPLICABLE:

IF THIS IS FOR A SALE - PLEASE INFORM THE NEW OWNER TO CONTACT THE TAX COLLECTOR'S OFFICE FOR A COPY OF TAXES DUE. THEY CAN CALL 822-9167 OR E-MAIL MHOULE@COVENTRYRI.GOV TO GET THE INFORMATION. IF THIS IS NEW CONSTRUCTION IT WILL BE SUBJECT TO A PRORATED TAX BILL BASED ON A CALCULATION FROM THE DATE OF THE C/O TO 12/31.

TANGIBLE TAXES LISTED ABOVE MAY BE FOR LEASED BUSINESSES ASSOCIATED WITH THE PROPERTY. THESE DO NOT NECESSARILY CONSTITUTE A LIEN AGAINST THAT PLAT/LOT.

WATER USE IF APPLICABLE-CONTACT KENT COUNTY WATER AUTHORITY

FIRE DISTRICT TAXES ARE PAID BY A SEPERATE ENTITY. WE ARE NOT RESPONSIBLE FOR THEIR BILLING. PLEASE CONTACT THE APPROPRIATE FIRE DISTRICT TAX COLLECTOR FROM THE 4-DISTRICTS LISTED BELOW:

COVENTRY : 821-3141

HOPKINS HILL: 821-1989

CENTRAL: 825-7800

WESTERN: 397-5916

This is to certify that the above is true and correct. Said certification is given in accordance with 44-7-11 of the General Laws of Rhode Island, 1956. Please reference R.I.G.L. 44-5-13.6. Taxes assessed as of 12/31 of the preceding year have not yet been ascertained.



Tax Collector / Authorized Representation

Thomas Cronin

Nolan, Brunero, Cronin & Ferrara, Ltd.



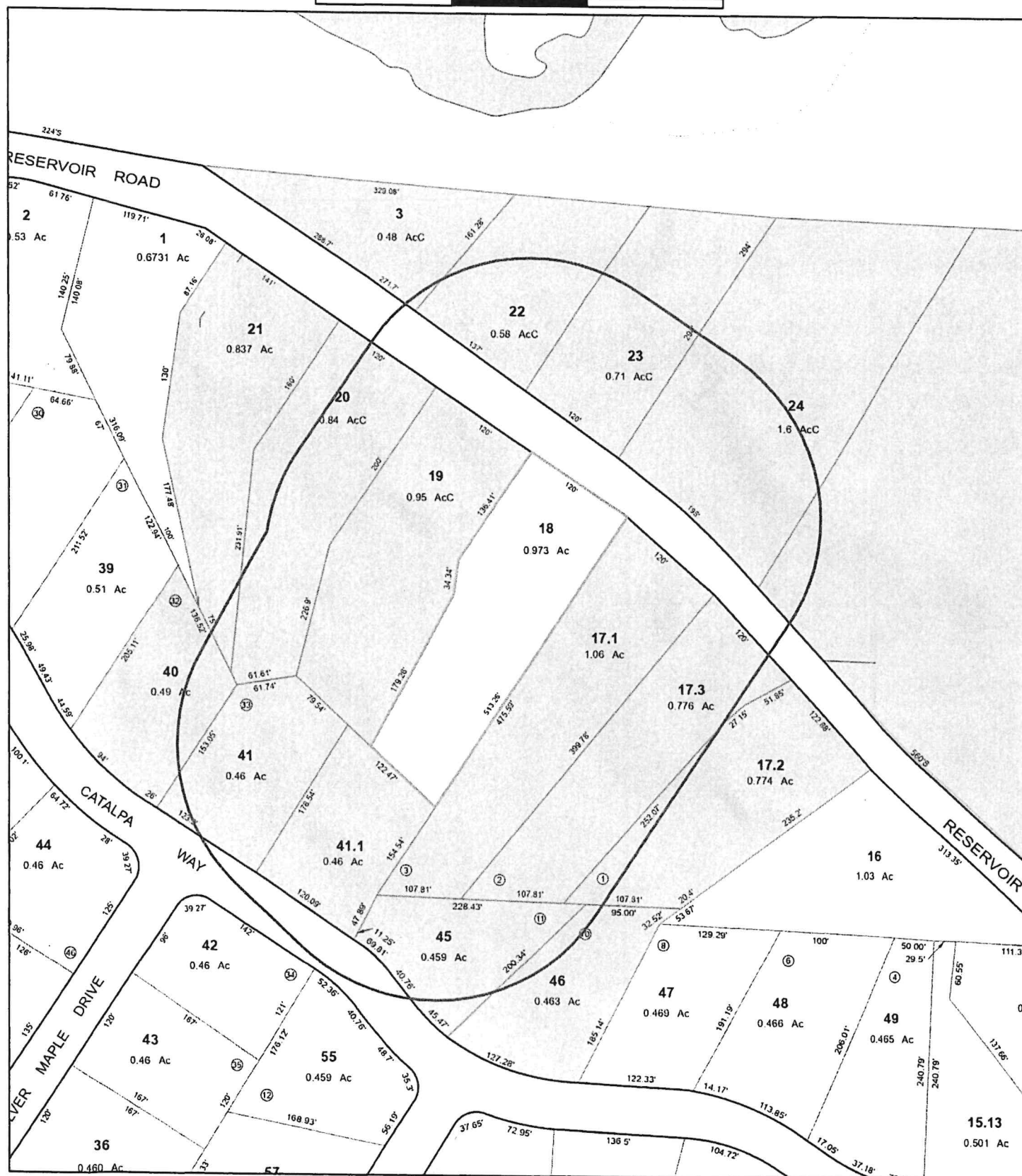
1 inch = 141 Feet



CAI Technologies
Precision Mapping. Geospatial Solutions.

www.cai-tech.com

June 25, 2026



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



200 feet Abutters List Report

Coventry, RI
June 25, 2026

Subject Property:

Parcel Number: 0043-018.000
CAMA Number: 0043-018.000
Property Address: 100 RESERVOIR RD

Mailing Address: TORBORG VINCENT & ALICIA
100 RESERVOIR RD
COVENTRY, RI 02816

Abutters:

Parcel Number: 0043-017.001
CAMA Number: 0043-017.001
Property Address: 98 RESERVOIR RD

Mailing Address: SARITELLI STEVEN M & LISA M
98 RESERVOIR RD
COVENTRY, RI 02816

Parcel Number: 0043-017.002
CAMA Number: 0043-017.002
Property Address: 94 RESERVOIR RD

Mailing Address: CHAPRALIS JOSEPH N + CHAPRALIS
NEIL M
94 RESERVOIR RD
COVENTRY, RI 02816

Parcel Number: 0043-017.003
CAMA Number: 0043-017.003
Property Address: 96 RESERVOIR RD

Mailing Address: LITALIEN JOHN & RHONDA
96 RESERVOIR RD
COVENTRY, RI 02816

Parcel Number: 0043-019.000
CAMA Number: 0043-019.000
Property Address: 102 RESERVOIR RD

Mailing Address: OCTEAU PHILIP D & DONNA M IRREVOC
TR SHEWCOV DANIELLE J TTE
102 RESERVOIR RD
COVENTRY, RI 02816

Parcel Number: 0043-020.000
CAMA Number: 0043-020.000
Property Address: 104 RESERVOIR RD

Mailing Address: AUGER BRADLEY J
104 RESERVOIR RD
COVENTRY, RI 02816

Parcel Number: 0043-021.000
CAMA Number: 0043-021.000
Property Address: 106 RESERVOIR RD

Mailing Address: IPPI TYLER J & NIMAJA IPPI ANA T
106 RESERVOIR RD
COVENTRY, RI 02816

Parcel Number: 0043-022.000
CAMA Number: 0043-022.000
Property Address: 103 RESERVOIR RD

Mailing Address: LAFLEUR DENNIS J & BRITTANY A
103 RESERVOIR RD
COVENTRY, RI 02816

Parcel Number: 0043-023.000
CAMA Number: 0043-023.000
Property Address: 101 RESERVOIR RD

Mailing Address: SUFFOLETTO AMY L & COREY H
101 RESERVOIR RD
COVENTRY, RI 02816

Parcel Number: 0043-024.000
CAMA Number: 0043-024.000
Property Address: 99 RESERVOIR RD

Mailing Address: POTVIN JOHN H & REILLY-POTVIN KERI
A
99 RESERVOIR RD
COVENTRY, RI 02816

Parcel Number: 0043-025.000
CAMA Number: 0043-025.000
Property Address: 95 RESERVOIR RD

Mailing Address: HOLT MATHEW R + REYNOLDS
MELISSA M
95 RESERVOIR RD
COVENTRY, RI 02816



6/25/2026

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200 feet Abutters List Report

Coventry, RI
June 25, 2026

Parcel Number: 0043-040.000
CAMA Number: 0043-040.000
Property Address: 12 CATALPA WAY

Mailing Address: PAPPAS MARC R & CHERYL L
12 CATALPA WY
COVENTRY, RI 02816

Parcel Number: 0043-041.000
CAMA Number: 0043-041.000
Property Address: 14 CATALPA WAY

Mailing Address: PERUMAL ARUMUGAM THANUMALAYA
& MINNI
14 CATALPA WAY
COVENTRY, RI 02816

Parcel Number: 0043-041.001
CAMA Number: 0043-041.001
Property Address: 16 CATALPA WAY

Mailing Address: BACON RICHARD F II & DEBRA
16 CATALPA WY
COVENTRY, RI 02816

Parcel Number: 0043-045.000
CAMA Number: 0043-045.000
Property Address: 18 CATALPA WAY

Mailing Address: ROBERTS LOLITA L
18 CATALPA WY
COVENTRY, RI 02816

Parcel Number: 0043-046.000
CAMA Number: 0043-046.000
Property Address: 20 CATALPA WAY

Mailing Address: STURDAHL ROBERT & KIMBERLY
20 CATALPA WAY
COVENTRY, RI 02816

Parcel Number: 0051-003.000
CAMA Number: 0051-003.000
Property Address: 105 RESERVOIR RD

Mailing Address: AGWUNOBI CHARLES
105 RESERVOIR RD
COVENTRY, RI 02816



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6/25/2026

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AGWUNOBI CHARLES
105 RESERVOIR RD
COVENTRY, RI 02816

PERUMAL ARUMUGAM THANUMAL
MINNI
14 CATALPA WAY
COVENTRY, RI 02816

AUGER BRADLEY J
104 RESERVOIR RD
COVENTRY, RI 02816

POTVIN JOHN H &
REILLY-POTVIN KERI A
99 RESERVOIR RD
COVENTRY, RI 02816

BACON RICHARD F II & DEBRA
16 CATALPA WY
COVENTRY, RI 02816

ROBERTS LOLITA L
18 CATALPA WY
COVENTRY, RI 02816

CHAPRALIS JOSEPH N + CHAP
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COVENTRY, RI 02816

SARITELLI STEVEN M & LISA
98 RESERVOIR RD
COVENTRY, RI 02816

HOLT MATHEW R +
REYNOLDS MELISSA M
95 RESERVOIR RD
COVENTRY, RI 02816

STURDAHL ROBERT & KIMBERL
20 CATALPA WAY
COVENTRY, RI 02816

IPPI TYLER J & NIMAJA IPP
106 RESERVOIR RD
COVENTRY, RI 02816

SUFFOLETTO AMY L & COREY
101 RESERVOIR RD
COVENTRY, RI 02816

LAFLEUR DENNIS J & BRITTA
103 RESERVOIR RD
COVENTRY, RI 02816

LITALIEN JOHN & RHONDA
96 RESERVOIR RD
COVENTRY, RI 02816

OCTEAU PHILIP D & DONNA M
SHEWCOV DANIELLE J TTE
102 RESERVOIR RD
COVENTRY, RI 02816

PAPPAS MARC R & CHERYL L
12 CATALPA WY
COVENTRY, RI 02816