



## MEMORANDUM

June 27, 2025

Alex Berardo, Principal Planner  
1670 Flat River Road  
Coventry, Rhode Island, 02816

**RE: *Coventry Self Storage Zoning Variance Request Memo***  
***1920 Nooseneck Hill Road, Coventry, Rhode Island***

The Applicant respectfully requests relief from four (4) specific provisions of the Town of Coventry Zoning Ordinance, Chapter 255, as detailed below. These variances are necessary to accommodate the proposed development design while maintaining the overall intent and character of the zoning district.

### 1. RELIEF FROM FLAT ROOF PROHIBITION

Code Section: Chapter 255, Section 255-530.E(2)(a) - SPD-Special Planning Overlay District Architectural Standards

Specific Provision: "New buildings shall be designed with traditional roof forms that are compatible with other traditional New England towns such as gabled, lipped, and pitched roofs. Flat roofs shall be avoided."

### 2. RELIEF FROM STREET-FACING ENTRANCE REQUIREMENT

Code Section: Chapter 255, Section 255-530.G(2) - SPD-Special Planning Overlay District Community Relationship Standards

Specific Provision: "All sides of a principal building which directly faces abutting streets shall include at least one customer entrance."

### 3. RELIEF FROM EVERGREEN TREE BUFFERING REQUIREMENT

Code Section: Chapter 255, Section 255-530.G(3) - SPD-Special Planning Overlay District Community Relationship Standards

Specific Provision: "Evergreen trees must be installed on all sides of a building which abuts or faces a residential zoning district."

Relief Requested: Permission to provide alternative buffering/screening methods in lieu of planted evergreen trees along the residential property line.

### 4. RELIEF FROM WINDOWLESS FAÇADE PROHIBITION

Code Section: Chapter 255, Section 255-530.E(2)(e)[1] - SPD-Special Planning Overlay District Architectural Standards

Specific Provisions: ""There shall be no blank, windowless uninterrupted facade in excess of 60 feet in length. Lengthy facades shall be interrupted by recesses, projections, windows, awnings or similar measures."

Relief Requested: Permission to construct a building facade that exceeds 60 feet in length without windows, recesses, projections, awnings, or similar interrupting measures.

Steven Fusco, PLA

**Kimley-Horn and Associates, Inc.**