

Dimensional Variance Justification Letter

To: Josh Chase, Principal Planner

From: Samuel Suorsa, PLS Coventry Survey

Date: February 18, 2026

Subject: Dimensional Variance Justification – Tiogue Avenue (Assessor’s Plat 28 / Lot 49)

Dear Mr. Chase,

In response to your email dated February 18, 2026, regarding the proposed project located on Tiogue Avenue, we are providing the following justification for relief from the Special Planning Overlay District requirements concerning building materials and eastern elevation window requirements.

1. Site Context and Visibility

The primary justification for the requested relief is the unique positioning of the proposed building on the parcel. Unlike typical developments within the Tiogue Avenue overlay, this structure is set back approximately 400 feet from the roadway.

- **Natural Screening:** The building is heavily screened from Tiogue Avenue by existing dense vegetation and mature trees located within the northern portion of the site.
- **Topography:** Due to the significant setback and natural buffer, the aesthetic impact on the Tiogue Avenue corridor is negligible, as the building is largely shielded from the public right-of-way.

2. Building Material Justification (Metal Construction)

While we acknowledge the overlay's preference for specific architectural materials, the use of a metal building is necessitated by the intended functional use of the facility and the site's environmental constraints.

- **Durability and Maintenance:** Metal construction provides the necessary structural integrity for the project's requirements while ensuring long-term durability in a location set back near the Mishnock River and wetland buffers.
- **Visual Integration:** To mitigate any industrial appearance, the building will be finished in neutral tones that blend with the surrounding natural environment.

3. Eastern Elevation Window Relief

Regarding the requirement for windows on the eastern wall, we request relief based on the following:

- **Additional Screening:** Per your recommendation, we have committed to adding a row of screening trees along the eastern side of the building as a condition of approval.
- **Privacy and Utility:** The eastern side of the building faces the property interior and parking areas. The lack of windows on this elevation is a design choice intended to maximize internal utility and maintain thermal efficiency.
- **Impact on Abutters:** Because of the proposed supplemental landscaping and the existing distance from neighboring parcels, the lack of windows does not negatively impact the visual character for any adjacent properties.

We believe that the combination of the extreme setback, existing natural buffers, and the proposed additional screening justifies the relief requested while maintaining the spirit and intent of the Special Planning Overlay District.

Respectfully,

Samuel R. Suorsa, PLS