

Narrative Statement for Dimensional Variance

To: Josh Chase, Planner, Town of Coventry, RI

From: CSDG

Date: February 12, 2026

Subject: Formal Narrative for Dimensional Variance – Dante II Commercial Condo Project (Tiogue Avenue)

Project Overview

This memorandum is submitted in support of a dimensional variance for the Dante II Commercial Condo project, located on the south side of Tiogue Avenue. The project consists of commercial condominium units designed to enhance the local business corridor.

Technical Requirement vs. Proposed Design

Based on the Town of Coventry Zoning Ordinance, Article XII, Table 12-8 (Driveway Access Spacing), the following standards apply to this site:

- Road Classification: Tiogue Avenue is classified as an Arterial Street.
- Project Type: The development is classified as Commercial/Industry.
- Access Level: The site requires Full Access, which allows for all turn movements in and out.
- Required Spacing: Per Table 12-8, the minimum distance for full access commercial drives on an arterial street is 150 feet.

The proposed entrance for the Dante II project is situated 18 feet from the existing curb cut of the adjacent McDonald's parcel.

Relief Requested

We are formally requesting a dimensional variance of 132 feet from the requirements of Section 255-1230E and Table 12-8. This relief represents the difference between the 150-foot mandate and our proposed 18-foot spacing.

Justification of Hardship

The need for this dimensional variance arises from the following site-specific conditions and environmental constraints:

1. **Environmental Protection and Buffers:** The proposed entrance must be located in close proximity to the McDonald's entrance to maximize the distance from the Mishnock River and its associated regulatory buffers. This positioning is a deliberate effort to minimize environmental impact and adhere to freshwater wetland protections.
2. **Existing Site Geometry:** Due to the limited frontage along Tiogue Avenue and the fixed location of the neighboring McDonald's drive access, meeting the 150-foot spacing requirement is physically impossible within the lot's boundaries.
3. **Access Necessity:** Full access is essential for the economic viability of the commercial condos. Restricting access would create an undue hardship by significantly limiting the functional use of the property compared to surrounding commercial lots.
4. **No Prior Action by Owner:** This hardship is a result of the unique environmental features of the land and the pre-existing historical placement of adjacent curb cuts; it is not the result of any prior action taken by the current owner.

Conclusion

The proposed 18-foot spacing is the most feasible configuration given the constraints of the South Side Tiogue Avenue corridor and the necessity of protecting the Mishnock River ecosystem. We believe this dimensional variance represents the minimum relief necessary to allow for the reasonable development of the land while maintaining safe ingress and egress for the project.

Respectfully,

Samuel Suorsa

Sam Suorsa, PLS

Coventry Survey