

Project Details (Narrative)

The project involves an addition to an existing commercial garage building located at 28 Mapledale Street in Coventry, RI. The existing building is a lawful preexisting nonconforming commercial use within the R-20 Single Family Residential zoning district. The structure was originally built in 1963 and has operated as a commercial garage since that time.

The applicant is proposing a 2,400 sq. ft. first-floor addition consisting of two new garage bays that match the existing garage structure, as well as a 633 sq. ft. second-floor addition above a portion of the existing building. The proposed additions will allow the continuation and functional improvement of the existing commercial use.

Because the additions encroach into the required side and rear setbacks, a **dimensional variance** is required. In addition, since the existing use is nonconforming within the R-20 district, a **use variance** is required to allow the expansion of the commercial use. The project may also require a **Minor Land Development / Unified Development Application** due to the commercial nature of the property and the proposed expansions.

No waivers or modifications from the Town's Subdivision and Land Development Regulations are being requested at this time.

OR

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Type of Proposed Development/Subdivision*

Commercial

Waivers and Modifications