

**TOWN OF CHARLESTOWN ZONING BOARD OF REVIEW**  
**OPEN MEETING & PUBLIC HEARING AGENDA**  
**NOVEMBER 19, 2013, AT 7:00 PM**

- I. **Call to order**
- II. **Pledge of Allegiance**
- III. **Roll Call**
- IV. **Pre-Roll**  
Pre-roll for December 17, 2013.
- V. **Approval of Minutes**  
Approval of Minutes from October 15, 2013

VI **Public Hearings**

**Petition #1296 Carlton E. Raymond, Jr.**

Requesting an extension of time for a Special use Permit granted in accordance with Article I Section 218-5 & 218-23 and Article II Section 218-8 & 218-58; to complete a single family dwelling currently under construction. Premises located at 125 Biscuit City Road and further designated as Lot 63 and 65-3 on Assessor's Map 29.

**Petition #1297 John M. Hoyle, Jr. for Thomas Cerio, III**

Requesting a Dimensional Variance in accordance with Article VII, Section 218-41 Dimensional Table; rear line 38' allowed, 31.3' requested to construct an entryway for inclement weather. Premises located at 11 Sea Lea Avenue and further designated as Lot 312 on Assessor's Map 9.

**Petition #1294 Craig Huttler**

Requesting a Dimensional Variance in accordance with Article IV Section 218-24 from Article VII, Section 218-41 Dimensional Table; 12' permitted, 4.81' proposed on the left side, 218-43 Dimensional Standards; Lot Coverage permitted 1380 sq. ft., 1832 sq. ft. proposed, to construct a 12' x 14' deck that will allow for access to and from the main living area. Premises located at 197 Shirley Drive and further designated as Lot 92 on Assessor's Map 3

**Petition #1298 Patrick J. Dougherty, Esq., for Karl J. Nelson**

Requesting a Dimensional Variance in accordance with Article VII, Section 218-42 (B) to construct a single family dwelling that exceeds height; 30' permitted, 32.5' requested. Premises located at Ninigret Avenue and further designated as Lot 268 on Assessor's Map 2.

**Petition #1299 Jeanette Rayner**

Requesting a Special Use Permit in accordance with Article VI, Section 218-37 (I) (5) to construct a private stable for three horses. Premises located at 138A Old Mill Road and further designated as Lot 16 on Assessor's Map 22.

**Petition #1300 Richard Nardella for Lauren Stephens**

Requesting a Dimensional Variance in Accordance with Article VII, Section 218-41 Dimensional Table; 12' permitted, 10.5' proposed on the left side to construct a second floor addition. Premises located at 314 Tockwotten Cove Road and further designated as Lot 57 on Assessor's Map 10.

**Petition #1301 OYSTER Works for Joseph & Patricia Andreana**

Requesting a Dimensional Variance in Accordance with Article VII, Section 218-41 Dimensional Table and 218-43 Dimensional Standards; 12' permitted, 8' proposed on the right side yard setback and 38' permitted, 26' proposed on rear yard setback to construct a first floor master bedroom. Premised located at 445 Charlestown Beach Road and further designated as Lot 180 on Assessor's Map 9.

**VII. Discussion Among Members**

**VIII. Adjournment**

All petitions may be reviewed in detail in the Building Official's office during regular office hours. A forty-eight (48) hour notice is required for persons with sensory impairment needing auxiliary aids.

Respectfully submitted,  
Mary Goff, Clerk  
Zoning Board of Review

Posted:10/25 /2013 SOS, ClerkBase, Library

**Any petitions on this agenda that are not decided at this meeting may be continued to the following Thursday or a subsequent date.**