

TOWN OF CHARLESTOWN ZONING BOARD OF REVIEW
OPEN MEETING & PUBLIC HEARING AGENDA
April 15, 2014, AT 7:00 PM

I. Call to order

II. Pledge of Allegiance

III. Roll Call

IV. Pre-Roll

Pre-roll for May 20, 2014.

V. Approval of Minutes

Approval of Minutes from March 18, 2013

VII Public Hearings

Continued Petition #1228 Shelter Cove Properties, LLC

Appealing the decision of the Building Official dated July 1, 2011 under Article VI, Section 218-39A and 218-62 – 2(e) that the appellant has a pre-existing non-conforming use of both a “Commercial Parking Lot” and signs advertising parking in a C2 Zone. Premises located at 523 Charlestown Beach Road, Charlestown and is further designated as Lot 131 on Assessor’s Map 9.

The Court (C.A. No. WC2011-0667) ordered the matter TOWN OF CHARLESTOWN vs. TOWN OF CHARLESTOWN ZONING BOARD OF REVIEW and SHELTER COVE PROPERTIES, LLC, remanded to the Zoning Board of Review of the Town of Charlestown for further proceedings to determine whether the use of the Property for commercial parking has been altered, intensified, or expanded since the implementation of the Zoning Regulation and to make the requisite findings of fact and conclusion of law in the form of a written decision.

Petition #1308 Jaime and Justin Nutting

Requesting a Special Use Permit in accordance with Article VI, Section 218-37 (1) (5) to construct a private stable for one horse and one pony. Premises located at 65 Narragansett Trail, Charlestown and is further designated as Lot 42-5 on Assessor’s Map 21.

Petition #1309 Carl & Patricia Ciarcia

Requesting a Dimensional Variance in accordance with Article IV, Section 218-24 and Article VI, Section 218-41 Dimensional Table to reconstruct a three bedroom dwelling with FEMA compliant foundation and elevations; relief sought from side yard setbacks; 12’ permitted (left side) 6.5’ proposed; 12’ permitted (right side) 9.3’ proposed. Premises located at 117 Shady Harbor Drive, Charlestown and is further designated as Lot 33 on Assessor’s Map 3.

Petition #1310 Margaret L. Hogan, Esq. for Michael & Patricia Kearney

Requesting a Dimensional Variance in accordance with Article IV, Section 218-24 and Article VI Section 218-41, Dimensional Table to raise the existing structure and install a foundation and lower level, replace existing decking, move entrance to front and extend length of house: relief sought from front yard setback; 30’ allowed; 15’ proposed; left side yard 12’ allowed; 7’ proposed; Lot coverage allowed 917 square feet; 1170 square feet proposed. Premises located at 6 Jacqueline Lane, Charlestown and is further designated as lot 117-9 on Assessor’s Map 17.

VIII. Discussion Among Members

The public is welcome to any meeting of the Zoning Board of Review. If communication assistance (readers/interpreters/captions) is needed or any other accommodation to ensure equal participation, please contact (711-364-1210) at least three (3) business days prior to the meeting.

IX. 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: 3/31/ 2014 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.