

TOWN OF CHARLESTOWN ZONING BOARD OF REVIEW
OPEN MEETING & PUBLIC HEARING AGENDA
January 20, 2015, AT 7:00 PM

- I. **Call to order**
- II. **Pledge of Allegiance**
- III. **Roll Call**
- IV. **Pre-Roll**

Pre-roll for February 17, 2015

- V. **Approval of Minutes**
Approval of Minutes from December 16, 2014

VI. **Public Hearings**

Continued Petition #1336 Kelly M. Fracassa, Esquire for Carol D. Bartosic, Trustee

Requesting a Dimensional Variance in accordance with Article VII, Section 218-41 Dimensional Table to renovate the existing dwelling and expand existing footprint; relief sought from allowable lot coverage: 1189.6 sq. ft. permitted; 1812.2 sq. ft. proposed, relief sought from front yard setback; 30' permitted; 24' proposed, relief sought from left side yard setback; 12' permitted; 11.8' proposed, relief sought from right yard setback; 12' permitted; 4.6' proposed. Premises located at 152 Surfside Avenue, Charlestown, Rhode Island and further designated as Lot 75 on Assessor's Map 2.

Petition #1338 Art Frattini for Pear/Nike LLC

Requesting a Dimensional Variance in accordance with Article VII, Section 218-41 Dimensional Table to construct a new single family dwelling closer to the front yard setback: 30' permitted; 15' proposed, and a Special Use Permit to install an OWTS in accordance with Article XIII, Section 218-78 "water bodies". Premises is located on the corner of Third Street and Shore Way and is further designated as Lot 294 on Assessor's Map 9.

Petition #1339 John & Carol Bergantini for Kurt & Tracey Bergantini

Requesting a Special Use Permit in accordance with Article IX, Section 218-53 to construct an attached Accessory Family Dwelling Unit and a Dimensional Variance from Article IX, Section 218-53 F to increase the permitted interior floor area from 650 square feet to 899 square feet. Premises is located at 9 Whipple Drive and further designated as Lot 109 on Assessor's Map 25.

VII. **Public Hearings – ZONING BOARD OF APPEALS**

Continued Petition #1332 Robert & Linda Audette

Appealing Section 218-3 "Conformity required" of the Building Officials written determination in Letter #045-14 dated October 1, 2014; in accordance with Article IV, Section 218-25 of the Ordinance. Premises located at 124 Sanctuary Road and further designated as Lot 96 on Assessor's Map 17

VIII. Discussion Among Members
Review of Policies/Procedures and Legal Requirements

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