

TOWN OF CHARLESTOWN ZONING BOARD OF REVIEW
OPEN MEETING & PUBLIC HEARING AGENDA
NOVEMBER 21, 2006 AT 7:00 PM

I. Call to order

II. Pledge of Allegiance

III. Roll Call

IV. Minutes

Approval of minutes of October 17 and 23, 2006.

V. Public Hearings

1. Petition #1035 Jason and Melissa Frias

Requesting a Special Use Permit and Dimensional Variance under Article XV, Section 281-93 to construct an accessory family dwelling unit on a lot with less lot area, closer to property lines and exceeding the lot coverage allowed in an R2A Zone. Premises located at 195 Biscuit City Road, Charlestown and is further designated as Lot 55-6 on Assessor's Map 29.

2. Petition #1036 Eric Treaster for the Eric Blain Treaster Revocable Trust

Requesting a Special Use Permit under Article VI, Section 218-33F to increase the number of permitted mobile home lots from 51 to 52 in an R2A Zone. Premises located at Border Hill Mobile Home Park, South County Trail, Charlestown and is further designated as Lot 74 on Assessor's Map 20.

3. Petition #1037 Robert D. Frost for Gregory and Tracy Madden

Appealing the decision of the Building/Zoning Official dated September 15, 2006 under Article IV, Section 218-18 that Map 2; Lot 301 is being used as a Contractor's Yard as defined in R2A and R3A Zones. Premises located at 308 West Beach Road, Charlestown and is further designated as Lot 301 on Assessor's Map 2.

4. Petition #1038 Stanley Puchalski for Joseph and Elayne Reichback

Requesting a Dimensional Variance under Article VI, Section 218-33 A(2) to construct a deck closer to property lines than allowed in an R2A Zone. Premises located at 691 Charlestown Beach Road, Charlestown and is further designated as Lot 119 on Assessor's Map 9.

5. Petition #1039 Robert H. Huntington

Requesting a Dimensional Variance under Article VI, Section 218-33 to demolish and reconstruct a Single Family Dwelling with ISDS, garage/shed closer to property lines and exceeding the lot coverage allowed in an R2A Zone. Premises located at 17 Ocean View Avenue, Charlestown and is further designated as Lot 95 on Assessor's Map 2.

6. Petition #1040 John E. Shekarchi for Megan O'Neill and Sheila M. Cabral

Requesting a Special Use Permit under Article XV, Section 218-87 A(1), (4); Article IV; Section 218-26 (D) and Article VI, Section 218-33 to construct a Single Family Dwelling and ISDS in an A Flood Zone and within 100' of a wetland in an R20 Zone. Premises located at Yew Road, Charlestown and is further designated as Lots 374 and 375 on Assessor's Map 11.

7. Petition #1041 Stockade Building, Inc. for Dale Bass, Estate of Raymond D. Bass

Requesting a Dimensional Variance under Article VI, Section 218-33 A(2) to add a second floor to an existing Single Family Dwelling closer to property lines than allowed in an R20 Zone. Premises located at 302 Ram Island Road, Charlestown and is further designated as Lot 550 on Assessor's Map 11.

8. Petition #1042 Pat and David Bailey

Requesting a Special Use Permit under Article VI, Section 218-33 F to expand and/or alter an existing non-conforming use in an R2A Zone. Premises located at 89 Hunter's Harbor Road, Charlestown and is further designated as Lot 41 on Assessor's Map 7.

9. Petition #1043 Faith LaBossiere

Requesting a Dimensional Variance under Article VI, Section 218-33 A(3) to move a lot line and create a rear lot that will result in lots with less frontage and lot area than required in an R20 Zone. Premises located at 30 Daventry Street, Charlestown and is further designated as Lot 206 on Assessor's Map 9.

10. Petition 1044 Leonard R. and Terri P. Kovacs

Requesting a Dimensional Variance under Article VI, Section 218-33 (2) Table 32.1 Building Coverage to remove and replace a single family dwelling that exceeds the allowable lot coverage in an R2A Zone. Premises located at 16 Central Street, Charlestown and is further designated as Lot 189-1 on Assessor's Map 2.

VI. Discussion among members

VI. Pre-Roll

Pre-roll for December 12, 2006.

VIII. Adjournment

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

Respectfully submitted,
Ellen A. Hefler, Clerk
Zoning Board of Review

Posted 10-30-06
Posted to web sites 10-30-06
Faxed to Library 10-30-06
e-mailed to Westerly Sun 10-30-06