

**TOWN OF CHARLESTOWN ZONING BOARD OF REVIEW**  
**OPEN MEETING & PUBLIC HEARING AGENDA**  
**MAY 15, 2007 AT 7:00 PM**

**I. Call to order**

**II. Pledge of Allegiance**

**III. Roll Call**

**IV. Pre-Roll**

Pre-roll for June 19, 2007.

**V. Minutes**

Approval of minutes of April 17, 2007.

**VI. Public Hearings**

**1. Continuation of petition #1048 Jannine Leshem**

Requesting a Dimensional Variance under Article VI, Section 218-33 A 2 to construct a front stairway that exceeds the allowable lot coverage in an R2A Zone. Premises located at 59 Ninigret Avenue, Charlestown and is further designated as Lot 175 on Assessor's Map 2.

**2. Continuation of petition #1050 Donald B. MacDougall**

Requesting a Dimensional Variance under Article IV, Section 218-26(B)(1-4) and (D)(2), Article V, Section 218-30(E), Article VI, Section 218-32, Table 32.1 Dimensional Regulations and 218-33(A) to install protective removable steps to cover an ISDS closer to property lines and exceeding the allowable lot coverage in an R2A Zone. Premises located at 69 West Niantic Street, Charlestown and is further designated as Lot 185 on Assessor's Map 2.

**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 #1056 Edwin F. and M. Florence Day**

Requesting a Dimensional Variance under Article VI, Section 218-32A, Table 32.1 Dimensional Regulations to utilize and existing dwelling as part of an administrative subdivision that is closer to property lines than allowed in an R40/R3A Zone. Premises located at 90 Burdickville Road, Charlestown and is further designated as Lot 18-1 on Assessor's Map 21.

**5. Petition #1057 Keith and Brenda DeMerchant for Donna E. Jacques**

Requesting a Special Use Permit under Article VI, Section 218-33 F to construct an addition to a non-conforming use in an R40 Zone. Premises located at 1085A Shannock Road, Charlestown and is further designated as Lot 83 on Assessor's Map 27.

**6. Petition #1058 Ricon Modular Homes, LLC for Andrew P. Zonotta**

Requesting a Dimensional Variance under Article IV, Section 218-32 to demolish and reconstruct a Single Family Dwelling higher than allowed in an R2A Zone. Premises located at 95 East Beach Road, Charlestown and is further designated as Lot 50 on Assessor's Map 4.

**7. Petition #1059 Vision Landscaping LLC for Gerald Willinger**

Requesting a Special Use Permit under Article VI, Section 218-33 F to construct an addition to a non-conforming use in an R2A Zone. Premises located at 4740 Old Post Road, Charlestown and is further designated as Lot 8 on Assessor's Map 7.

**VII. Discussion among members**

Discussion of filing instructions.

**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 4-24-07  
Posted to web sites 4-24-07  
Faxed to Library 4-24-07  
e-mailed to Westerly Sun 4-24-07