

TOWN OF CHARLESTOWN ZONING BOARD OF REVIEW
OPEN MEETING & PUBLIC HEARING AGENDA
JUNE 19, 2007 AT 7:00 PM

I. Call to order

II. Pledge of Allegiance

III. Roll Call

IV. Pre-Roll

Pre-roll for July 17, 2007.

V. Minutes

Approval of minutes of May 15, 2007.

VI. Public Hearings

1. 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.

2. 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.

3. Petition #1060 John E. Shekarchi

Requesting a Dimensional Variance under Article VI, Section 218-33 to construct a single-family dwelling closer to property lines than allowed in an R20 Zone. Premises located at Yew Road, Charlestown and is further designated as Lot 374 and 375 on Assessor's Map 11.

4. Petition #1061 Charles E. and Kathryn A. Wright

Requesting a Dimensional Variance Under Article V, Section 218-32A to construct an addition to an existing Single Family Dwelling closer to property lines than allowed in an R2A Zone. Premises located at 25 Schoolhouse Pond Road, Charlestown and is further designated as Lot 9 on Assessor's Map 20.

5. Petition #1062 George A. Comolli, Esq. For Ross Hill Development, Inc., John Rosa, President

Appealing the Building Official's decision of May 8, 2007 under Article IV, Section 218-28B & C to confirm the existing and pre-existing non-conformity of use in accordance with the Zoning Board of Review's decision of September 27, 2005 and all uses outlined in table 30.1 District Uses in a C-3 Zone. Premises located at 78 Ross Hill Road and further designated as Lot 14 on Assessor's Map 14.

6. Petition #1063 Gregory G. Holmes

Requesting a Special Use Permit under Article XV, Section 218-87 to construct a Single Family Dwelling with ISDS in an A Flood Zone. Premises located at Old West Beach Road, Charlestown and is further designated as Lot 108 on Assessor's Map 2.

7. Petition #1064 Robert J. Darigan

Requesting a Dimensional Variance under Article VI, Section 218-32, Table 32.1 Dimensional Regulations to construct an addition and decks closer to property lines than allowed in an R2A Zone. Premises located at 834B West Beach Road, Charlestown and is further designated as Lot 69 on Assessor's Map 1.

8. Petition #1065 William H. Heep

Requesting a Dimensional Variance under Article IV, Section 218-26 Table 32.1 Dimensional Regulations to construct an addition that exceeds the lot coverage and closer to property lines than allowed in an R2A Zone. Premises located at 30 Sea Breeze Avenue, Charlestown and is further designated as Lot 278 on Assessor's Map 2.

9. Petition #1066 James and Kristen Hollister Atwood

Requesting a Special Use Permit and Dimensional Variance under Article VI, Section 218-32 to construct an upper balcony over the existing deck closer to property lines than allowed in an R2A Zone. Premises located at 27 Dowd Drive, Charlestown and is further designated as Lot 55 on Assessor's Map 2.

VII. Discussion among members

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 6-4-07
Posted to web sites 6-4-07
Faxed to Library 6-4-07
e-mailed to Westerly Sun 6-1-07