

TOWN OF CHARLESTOWN ZONING BOARD OF REVIEW
OPEN MEETING & PUBLIC HEARING AGENDA
APRIL 19, 2011, AT 7:00 PM

I. Call to order

II. Pledge of Allegiance

III. Roll Call

IV. Pre-Roll

Pre-roll for May 17, 2011.

V. Approval of Minutes

Approval of Minutes for March 15, 2011.

VI. Public Hearings

1. Continuation of petition #1208 Taylor Olson for Kenneth Luck

Requesting a Special Use Permit and Dimensional Variance under Article VI, Section 218-37 I (5) and Article VII, Section 218-41 to have a private stable with one horse and construct a barn closer to property lines than allowed in an R3A Zone. Premises located at 210 Narrow Lane, Charlestown and is further designated as Lot 222 on Assessor's Map 20.

2. Continuation of petition # 1206 Michael Quattromani & Karen Hammond

Appealing the decision of the Building Official dated December 13, 2010 under Article VII, Section 218-43B that two non-conforming lots have been merged in an R2A Zone. Premises located at 45 Starrett Drive, Charlestown and is further designated as Lot 78 and 78-1 on Assessor's Map 10.

3. Petition #1213 Margaret L. Hogan, Esquire for Thomas & Theresa Broderick

Requesting relief from Article VII, Section 218-42 A (1)(a)[2] or 218-42 A (1)(b)[1] for front lot line election and a Dimensional Variance under Article VII, Section 218-41, Dimensional Table, to construct a replacement dwelling closer to the rear line than allowed in an R20 Zone. Premises located at 2 Third Street, Charlestown and is further designated as Lot 372 on Assessors Map 9.

4. Petition #1205 Robert A. Stockley for VBT Inc.

Appealing the decision of the Building Official dated December 22, 2010 under Article IV, Section 218-25 that an automotive repair use is not permitted in a TVD Zone. Premises located at 4085 Old Post Road, Charlestown and is further designated as Lot 4 on Assessor's Map 13.

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 (711-364-1240) at least three (3) business days prior to the meeting.

In accordance with Federal law and U.S. Dept. of Agriculture policy, the Town of Charlestown is prohibited from discrimination on the basis of race, color, national origin, sex, age or disability. (Not all prohibited bases apply to all programs.) To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington DC 20250-0410 or call 800-795-3272 (voice) or 202-720-6382 (TDD).

5. Petition # 1214 Robert D. Frost

Appealing the decision of the Building Official dated February 14, 2011 under Article IV, Section 218-25 rejecting a building permit application in an R3A Zone. Premises located at 314 West Beach Road, Charlestown and is further designated as Lot 301-1 on Assessor's Map 2.

6. Petition # 1216 John Dorn

Requesting a Dimensional Variance under Section 218-41, Dimensional Table, to construct a storage shed closer to the property lines than allowed in an R20 Zone. Premises located at 80A Pond Street, Charlestown and is further designated as Lot 164 on Assessors Map 9.

7. Petition #1217 Wayne Wnuck

Requesting a Dimensional Variance under Section 218-41, Dimensional Table, to reconstruct an existing roof closer to the property line than allowed in an R2A Zone. Premises located at 506 East Beach Road, Charlestown and is further designated as Lot 607, on Assessors Map 2.

8. Petition #1218 Millette Family Trust

Requesting a Dimensional Variance under Section 218-41, Dimensional Table, to remove existing non-conforming structure and re-build a new dwelling closer to the property line than allowed in an R2A Zone. Premises located at 140 Ocean View Avenue, Charlestown and is further designated as Lot 155, on Assessors Map 2.

9. Petition #1219 Margaret L. Hogan, Esquire for Joel LLC

Requesting a Special Use Permit pursuant to Article VIII, Section 218-47 (C)(2) to construct a Building Footprint larger than 5000 square feet in a C2, Mixed Use Overlay and Historic Overlay Districts. Premises located at Old Post Road, Lot 182-2, Assessors Map 17.

VII. Public Comment

VIII. Discussion among members

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,
Ellen A. Hefler, Clerk
Zoning Board of Review

Posted 3-29-11
Posted to web sites 3-29-11
Faxed to library 3-29-11

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