

TOWN OF CHARLESTOWN ZONING BOARD OF REVIEW
OPEN MEETING & PUBLIC HEARING AGENDA
NOVEMBER 13, 2012, AT 7:00 PM

I. Call to order

II. Pledge of Allegiance

III. Roll Call

IV. Pre-Roll

Pre-roll for December 18, 2012.

V. Approval of Minutes

Approval of Minutes from October 16, 2012.

VI. Old Business

Petition #1198 Whalerock

Appealing the Decision of the Building Official dated November 30, 2010 under Article IV, Section 218-25, that the Whalerock application does not qualify for vesting as stated in Section 218-4 of the Charlestown Zoning Ordinance, per RIGL 45-24-44 in a R2A Zone. This Petition was remanded from RI Superior Court and is down for Adoption of Decision.

VII. Public Hearings

1. Continuation of Petition #1259 Robert & Carol Dupuis

Requesting a Dimensional Variance from Article VII, Section 218-41, to replace main building within current foundation footprint. 12' required, 7' requested on the North side. 12' required, 10' requested on the South side. Premises located at 379 Charlestown Beach Road and is further designated as Lot 190 on Assessor's Map 9.

2. Continuation of Petition #1267 Ray Mott

Requesting Dimensional Variance from Article VII, Section 218-41 to construct the roof to an A-Frame and to construct a new 10'x19' open deck closer to the front line than allowed; 50' Required, 10' requested. Premises located at 214B Sea Breeze Avenue and is further designated as Lot 494-1 on Assessor's Map 2.

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).

3. Petition #1269 Guerrero/Baker

Requesting a Special Use Permit from Article VI, Section 218-37 I (21) to build stairs to the beach to prevent damage to the dunes. Premises located on Charlestown Beach Road and is further designated as Lot 47 on Assessor's Map 9.

4. Petition #1270 C. Kathleen McDonnell

Requesting a Dimensional Variance from Article VII, Section 218-41 - Dimensional Table to construct a two car garage with breezeway closer to the rear line than allowed. 60' required, 50' requested. Premises located at 125 Arnolda Round Road and is further designated as Lot 10-6 on Assessor's Map 7.

5. Petition #1271 Margaret Hogan, Esq. for Angela R. Juliani

Requesting a Dimensional Variance from Article IV, Section 218-24, Article VII, Section 218-41 Dimensional Table & Section 218-43 (A) (2) to reconstruct and expand the front and side decks closer to the front line than allowed; 30' required; 7.2' requested. Premises located at 11 Fourth Street and further designated as Lot 378 on Assessor's Map 9.

6. Petition #1272 John F. Kenyon for Robert Thavenius

Requesting a Special Use permit to construct an accessory family dwelling unit above the existing Garage in accordance with Article IX, Section 218-53; a Variance from Section 218-53 D – relief from the requirement that the AFDU be attached to or within the principal structure. Premises located at 26 Hunters Harbor Road and is further designated as Lot 31 on Assessors Map 7.

VIII. Public Comment

IX. Discussion Among Members

X. 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

Posted: 10/30/2012 SOS, ClerkBase, Library

Any petitions on this agenda that are not decided at this meeting may be continued to the following Thursday or a subsequent date.

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