

**DATE OF POSTING: OCTOBER 18, 2007**

**ZONING BOARD OF REVIEW/APPEALS AGENDA**

**October 23, 2007 Meeting**

**7:00 PM Town Council Chambers**

**Zoning Board of Review Hearings**

**1) 717 Frenchtown LLC for property located at 717 Frenchtown Rd.; AP 11F, Lot 113 (Zoned CH Commercial Highway). The applicant requires dimensional variances to accommodate a new commercial use of the property. The change of use mandates that existing non-conformities be legalized. The applicant requires relief from Article III of the zoning code, Section 3.5 (Table 3-2), Dimensional Regulations, and from Article VI, Parking Ordinance, Sections 4.4 and 8.4 pertaining to parking lot locations and setbacks.**

**2) Raymond and Josephine McCormick for property located at 86 Prospect Street; AP 2, Lot 213 (Zoned R-10, Residential). The applicant requires a dimensional variance to accommodate a carport attached to the existing garage. Relief is needed from Article III, Section 3.5, which sets forth the required side setback for the Zone.**

**3) James and Bonnie Fogell and located at 76 Wildwood Trail; AP 17, Lot 215 (Zoned R-10, Residential). The applicant requires a dimensional variance to allow storage of a recreational vehicle within**

the required setbacks. Relief from Article III, Section 3.5, Table of Dimensional Requirements, is required along with relief from Article III, Section 3.2(g) which pertains specifically to storage of major recreation equipment.

4) Charles and Doris Fogell and located at 68 Wildwood Trail; AP 17, Lot 216 (Zoned R-10, Residential). The applicant requires a dimensional variance to allow storage of a recreational vehicle within the required setbacks. Relief from Article III, Section 3.5, Table of Dimensional Requirements, is required along with relief from Article III, Section 3.2(g) which pertains specifically to storage of major recreation equipment.

5) David Bulawka and located at 65 Terrace Drive; AP 11-B, Lot 205 (Zoned R-10, Residential). The applicant requires a dimensional variance allow a shed that encroaches on the 15' required side setback. Relief from Article III, Table 3-2, Table of Dimensional Requirements, is required.

6) Richard and Elizabeth D'Amato for property located at 127 Sixth Avenue; AP 4, Lot 201 (Zoned R-10, Residential). The applicants require a dimensional variances to allow a perimeter fence that exceeds the allowable height. Relief is required from Article III, Section 2.13, General Regulations, which limits residential fences to 7 feet in height.

**7) Richard Nardella for property located at 532 Shippeetown Road; AP 12-I, Lot 46 (Zoned F-1 Farm). The applicant requires a Special Use Permit to allow an in-law apartment with a new house. The applicant requires relief from Article III of the zoning code, Section 3.3 which allows In-Law Apartments by special use permit in all zoning districts.**

### **Zoning Board of Review Business**

**1. Minutes: Review and action on the minutes of the September 25, 2007 Meeting.**

### **Zoning Board of Appeals Hearings**

**1) Shirley Moorehead et al for property located at 1400 Frenchtown Road; A. P. 19, Lot 61 and zoned F-1, Farm. The appellant seeks to appeal a July 5, 2007 Decision issued by the Town's Planning Board. The Decision imposes a condition of approval (Condition #5) that requires a payment to the Affordable Housing Trust Fund. The appellant argues this condition is a violation of the State of Rhode Island General Laws. Appellant also argues that the proposed subdivision was vested after a May, 2006 Master Plan approval and the Planning Board cannot now impose the new affordable housing condition.**

**Adjourn**