

ZONING BOARD OF REVIEW

AGENDA

May 4th, 2005

Town Council Chambers
1670 Flat River Road
Work Session & Regular Meeting
7:30 p.m.

WORK SESSION

1. Approval of Minutes from April 12th, 2005
2. Approval of Decisions from April 12th, 2005
3. Planning Department Staff Report
4. Discussion of Applications heard during Public Hearing on April 12th, 2005

REGULAR MEETING

OLD BUSINESS – DECISIONS

5. David Gadouas: 61 Colvintown Road, Coventry RI
Owner: same
Location of Property: AP 68 Lot 5 – 61 Colvintown Road
Zone: R20
Existing Use: Single-family residential
Proposed Use: same with new addition

Applicant has filed for dimensional relief to construct a 28' x 21' addition for a two-car garage with additional living space above. Proposed addition will be constructed 7.6' to the closest side property line where 20' are required in this zone.

6. Linda Curtis: 21 Narrow Lane, Coventry RI
Owner: Linda Curtis & Lex A. Karvonon, 1010 Hopkins Hollow Road, Coventry RI
Location of Property: AP 302 Lot 10, 1010 Hopkins Hollow Road, Coventry RI
Zone: RR5
Existing Use: Single-family residential
Proposed Use: same with in-law apartment

Applicant has filed for a Special Use Permit to construct an addition to their existing home for the use as an in-law apartment.

7. Robert & Holly Grenier: 255 Chaplin Dr., Coventry RI
Owner: same
Location of Property: AP 329 Lot 16.19, 255 Chaplin Dr., Coventry RI
Zone: RR3
Existing Use: Single-family residential
Proposed Use: same with in-law apartment

Applicant has filed for a Special Use Permit to construct an addition to their existing home for the use as an in-law apartment.

8. St. Vincent de Paul Church: 6 St. Vincent de Paul Street, Coventry RI
Owner: Rev. Paul LaPorte
Location of Property: AP 55 Lot 22, 8 St. Vincent de Paul Street, Coventry RI
Zone: R20
Existing Use: Former convent
Proposed Use: Single-family dwelling

Applicant has filed for dimensional relief to be able to subdivide a .5-acre parcel of land from the original 6.15 acres on a private right-of-way. Applicant has already received preliminary approval from the Coventry Planning Commission contingent on the applicants receiving relief to be able to subdivide this parcel on a private right-of-way rather than a public right-of-way.

PUBLIC HEARINGS – Continued from April 12th, 2005

9. Lewis & Clark Enterprises Inc / Thomas Clarke: 102 Weaver Hill Road
Owner: Herman Mitchell, 73 Hopkins Hill Road, Coventry RI
Location of Property: AP 317, Lot 93 – Flat River Road
Zone: RR3
Existing Use: Vacant Land
Proposed Use: 3 – lot subdivision

Applicant has applied for dimensional relief for one of the three proposed lots of a 3-lot subdivision. 40' of frontage is proposed for driveway access to rear lot where 225' of frontage is required. This proposed rear lot will have 10.60 acres of area where 3 acres are required for this zone.

10. Erica Reybrock: 2 Hancock Drive, Coventry RI
Owner: Anthony & Mary Reybrock
Location of Property: AP 28 Lot 32, 2 Hancock Drive, Coventry RI
Zone: R20
Existing Use: Single-family residential
Proposed Use: same with addition for in-law apartment

Applicant has filed for a Special-Use Permit to construct an in-law apartment within a

new 24' x 27' addition.

11. Gerald & Robin Jackman: 633 Gibson Hill Road, Coventry RI
Owner: Howard D. Mathewson, 45 Scott Hollow Road, Coventry RI
Location of Property: AP 316, Lot 71, 45 Scott Hollow Road, Coventry RI
Zone: RR2
Existing Use: Single Family Residential
Proposed Use: 1.) Converted cottage for use as office
2.) Single Family Residential w/in-law apartment

Applicant has filed for two (2) Special-Use Permits for the same piece of land. The first request is to convert an existing cottage into an office. The second request is to construct an in-law apartment in the single-family home.

NEW BUSINESS – PUBLIC HEARINGS

12. Evan Salvo: 1136 Hill Farm Road, Coventry, RI
Owner: same
Location of Property: AP 25, Lot 11
Zone: RR2
Existing Use: Single-family residence
Proposed Use: same with proposed residential addition

Applicant has applied for dimensional relief to construct an addition to the side of home, which will be located thirty-seven feet from the side property line. A 50' setback is required within this zone.

13. Cathy Gaudette: 420 Shady Valley Road, Coventry RI,
Owner: Richard & Joan Gaudette, 274 Knotty Oak Road, Coventry, RI
Location of Property: AP 62 Lot 21.2
Zone: R20
Existing Use: Vacant
Proposed Use: Single-family residence

Applicant has filed for dimensional relief to access a proposed new land locked parcel by means of a 30' right-of-way. The subdivision for this property has already been granted Preliminary approval by the Coventry Planning Commission.

14. Michael D. & Lisa A. Airhart: 585 Read School House Road, Coventry RI
Owner: same
Location of Property: AP 82 Lot 6
Zone: RR2
Existing Use: Single-family residential
Proposed Use: same with proposed addition

Applicant is seeking a dimensional variance to construct a residential addition to their property and attach their existing garage to their home. The detached garage is located 10'

from the side property line. Once it is attached, it becomes part of the primary structure and therefore is subject to the 50' side yard setback.

15. Michael & Patricia Mooty: 42 Service Road, West Warwick RI
Owner: hawk Crest Properties, LLC. 40 Campbell St. West Warwick RI
Location of Property: AP 25 Lot 27, 30 Northup Plat Road
Zone: RR2 (cluster development)
Existing Use: Single-family residential
Proposed Use: same with in-law apartment

Applicant has filed for a Special Use Permit to construct an addition to their existing home for the use as an in-law apartment.

Individuals requesting interpreter services for the hearing impaired must notify the Zoning Board Secretary at 822-9189, 72 hours in advance of the public hearing date. Devices for the hearing impaired are available.