

# **ZONING BOARD OF REVIEW AGENDA**

September 7<sup>th</sup>, 2005

Town Council Chambers  
1670 Flat River Road  
Work Session & Regular Meeting  
**7:00 p.m.**

## **WORK SESSION**

1. Approval of Minutes from August 3<sup>rd</sup>, 2005
2. Approval of Decisions from August 3<sup>rd</sup>, 2005
3. Planning Department Staff Report
4. Discussion of Applications heard during Public Hearing on August 3<sup>rd</sup>, 2005

## **REGULAR MEETING**

### **OLD BUSINESS – Bond Reduction -**

5. Application: Omni Development Corporation  
150 Colfax Street  
Providence, RI 02905

Owners: Bernardine Kirchmeyer  
2 Barber Street  
Warwick, RI 02905

Sturbridge Home Builders, Inc.  
2258 Post Road  
Warwick, RI

Hugh Fisher  
2258 Post Road  
Warwick, RI

Location of Property: DeGraide Farm  
AP 87, Lots 22.01, 22.02  
AP 86, Lot 42  
Hill Street  
Coventry, RI 02816

Zone: R20  
Existing Use: Vacant Property  
Proposed Use: Develop Low and Moderate Income Housing

### **OLD BUSINESS – DECISIONS**

6. Claudia Stevens: 4 Leader Street, Coventry RI  
Owner: same  
Location of Property: AP 60 Lot 3.001  
Zone: R20  
Existing Use: Single-family residential  
Proposed Use: same with in-law apartment

Applicant has filed for a Special-Use permit to convert a portion of their existing garage to an in-law apartment.

### **NEW BUSINESS – PUBLIC HEARINGS**

7. Mapleroot Corporation / Ramblewood Cooperative Corp.:  
1072 Weaver Hill Road, Coventry RI 02816  
Owner: same as above  
Location of Property: AP 28, Lot 47  
Zone: GB  
Existing Use: Vacant Land  
Proposed Use: One (1) new buildable lot through subdivision

Applicant requests a dimensional variance from the frontage requirement in the General Business Zone. 92.18' is proposed where 125' of frontage is required.

8. Peter W. Loring: 4 Tallwoods, Coventry RI 02816  
Owner: Peter W. Loring & Lynn A. Loring  
Location of Property: AP 50, Lot 39  
Zone: R20  
Existing Use: Single-family home  
Proposed Use: same with proposed in-law

Applicant has filed a special-use permit to construct an in-law apartment above their existing garage.

9. Norman Blais: 695 Maple Valley Road, Coventry RI 02816  
Owner: Norman & Dianne Blais  
Location of Property: AP 324, Lot 13  
Zone: RR3  
Existing Use: Two single-family homes on a single lot of record  
Proposed Use: Two separate non-conforming lots, one for each existing home

Applicant proposes to subdivide a nonconforming lot of record with two existing homes into two separate nonconforming lots; one new lot for each home. In the RR3 zone, 3 acres is required for each new lot. Parcel A is proposed at .64 acres. Parcel B is proposed at .22 acres.

10. Richard Zagroski: 5 Sycamore Drive, Coventry RI 02816  
Owner: Richard W. Zagroski & Angela M. Zagroski  
Location of Property: AP 4, Lot 4.20  
Zone: R20  
Existing Use: Single-family home  
Proposed Use: Same with attached two-car garage

Applicant has proposed to construct an attached two-car garage 12' from the side property line. 20' is required in this zone.

11. Scott & Ann Marie Marcotte: 630 Weaver Hill Road, Coventry RI 02816  
Owner: same  
Location of Property: AP 305, Lot 33  
Zone: RR5  
Existing Use: Single-family home  
Proposed Use: Same with attached in-law apartment

Applicant has filed a special-use permit to construct an in-law apartment on the side of their home.

12. Edith Geary: 218 Arnold Road, Coventry RI 02816  
Owner: same  
Location of Property: AP 22, Lot 109.1  
Zone: R20  
Existing Use: Single-family home  
Proposed Use: Same with accessory living quarters

Applicant has filed a special-use permit to legalize existing accessory living quarters located in the basement of their property.

**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.**