

ZONING BOARD OF REVIEW AGENDA

October 5th, 2005

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

WORK SESSION

1. Approval of Minutes from September 7th, 2005
2. Approval of Decisions from September 7th, 2005
3. Planning Department Staff Report
4. Discussion of Applications heard during Public Hearing on September 7th, 2005

REGULAR MEETING

OLD BUSINESS – Bond Reduction – Continued from August 3rd 2005

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. 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.

APPEAL OF ZONING VIOLATION and CEASE & DESIST ORDER

7. Midland Company: 91 Maple Valley Road
Owner: same
Location of Property: AP 323, Lot 25
Zone: RR3
Existing Use: Pre-existing business
Description of Violation: Earth Removal in a residential zone, RR3, prohibited.
Action Required: Cease all earth removal activity

Applicant has filed an appeal of the Zoning Officers determination regarding illegal earth removal activity in a residential zone.

NEW BUSINESS – PUBLIC HEARINGS

8. Peter W. Loring: 4 Tallwoods, Coventry RI 02816
Owner: same as above
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: 65 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: same
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. 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: Taking of Boarders or the renting of rooms by a resident family (up to two boarders)

Applicant has filed for a special-use permit for the taking of boarders in the single-family home.

12. Jeanne E. St Pierre: 5 Deborah Avenue, Coventry, RI 02816
Owner: same
Location of Property: AP 21, Lot 207
Zone: R20
Existing Use: Single-family home
Proposed Use: Same with attached car port

Applicant is proposing to construct a 16' x 24' car port that would be 4' from the side yard setback. 13' is required for this nonconforming lot in the R20 zone.

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.