

# **ZONING BOARD OF REVIEW AGENDA**

October 5<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 September 7<sup>th</sup>, 2005
2. Approval of Decisions from September 7<sup>th</sup>, 2005
3. Planning Department Staff Report
4. Discussion of Applications heard during Public Hearing on September 7<sup>th</sup>, 2005

## **REGULAR MEETING**

### **OLD BUSINESS – Bond Reduction – Continued from August 3<sup>rd</sup> 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.

**NEW BUSINESS – PUBLIC HEARINGS**

7. 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.

8. 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.

9. 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.

10. 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.

11. 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.

### **APPEAL OF ZONING VIOLATION and CEASE & DESIST ORDER**

12. 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.

13. Joncee Partnership, LLC: 85 Vaughn Hollow Road, Greene, RI 02827  
Owner: Same  
Location of Property: AP 45, Lot 135 1176 Main Street  
Zone: VMSC  
Existing Use: Garage with addition (under construction) / Office

Appeal of a Cease & Desist Order.

**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.**