

ZONING BOARD OF REVIEW AGENDA

January 5th, 2005

Town Council Chambers

1670 Flat River Road

Work Session & Regular Meeting

7:00 p.m.

WORK SESSION

1. Approval of Minutes from December 1st, 2004

2. Approval of Decisions from December 1st, 2004

3. Planning Department Staff Report

**4. Discussion of Applications heard during Public Hearing on
December 1st, 2004**

REGULAR MEETING

OLD BUSINESS – DECISIONS

1. Robert Lang: 120 Acres of Pine Rd, Coventry RI

Owner: Anna Cahoon, 225 Rock Hill Rd, Coventry RI

Location of Property: AP 312, Lot 21 – (Pole #7 Rock Hill Road)

Zone: RR2

Existing Use: land-locked vacant land

Proposed Use: single-family use

Applicant has applied for a dimensional variance to add a strip of land by means of an administrative subdivision to create frontage to their 14-¼ acre land-locked parcel. The applicant has proposed a 25' frontage where 225' are required.

NEW BUSINESS – PUBLIC HEARINGS

2. RAM Development, LLC: 960 Tiogue Ave., Coventry, RI

Location of Property: 16 Reservoir Rd. (AP 27, Lot 103)

Zone: R20

Existing Use: Single-family residence

Proposed Use: 16-unit multi-family dwelling project

Applicants have filed a Master Plan seeking to construct 16 residential condominium units on the above referenced property. Multi-family dwelling projects require a Special Use Permit in the R20 zone.

The Board of Appeals overturned the Planning Board's denial of the

Master Plan at the 12/1/04 hearing.

3. Ronnie & Susan L. Carson: 10 Ayoho Rd., Coventry, RI

Location of Property: Same (AP 58, Lot 16.004)

Zone: RR2

Existing Use: Single-Family residential w/ illegal in-law

Proposed Use: Same with legal in-law

Applicants have filed for a Special-Use Permit to legalize an existing in-law apartment that is located in the lower level of their raised ranch style home.

Public Hearing for this application was first held 6/20/04 and are returning after a misunderstanding of the correct procedure for approval.

4. Charles & Maureen Duquette: 143 Bowen Hill Road, Coventry RI

Location of Property: Same (AP 316, Lot 60)

Zone: RR5

Existing Use: Single-Family residential unit

Proposed Use: Same with addition for an in-law apartment

Applicants have filed for a Special-Use Permit to construct an addition on their home to accommodate an in-law apartment.

5. Albert Zino: 26 Matteson St., Coventry RI

Location of Property: Same (AP 55 Lot 143)

Zone: R20

Existing Use: Single-Family residential unit

Proposed Use: Single –Family residential unit with accessory structure

Applicant has filed for a Dimensional Variance to construct a new garage 22' in height. 15' is the maximum in this zone.

6. Degrade Farms – Affordable Housing Comprehensive Permit

Applicant: Omni Development Corporation

Owner: Sturbridge Home Builders

Comprehensive Permit has been approved for the above referenced application. Applicants have requested to appear before the Board to establish the performance bone and request the execution of the Mylar for recording.

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.