

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.

CONTINUED FROM JUNE 2, 2004

2. 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 6/2/04 and are returning after a misunderstanding of the correct procedure for

approval.

NEW BUSINESS – PUBLIC HEARINGS

3. 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.

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.

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.