

# ZONING BOARD OF REVIEW AGENDA

February 2<sup>nd</sup>, 2005

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

## REGULAR MEETING

### OLD BUSINESS – DECISIONS

### AFFODABLE HOUSING COMPREHENSIVE PERMIT

1. 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

Applicant seeks bond reduction and signing of final Mylar.

2. 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.

3. 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.

#### **CONTINUED FROM JANUARY 5<sup>th</sup>, 2004**

4. 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.

5. 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.

**NEW BUSINESS – PUBLIC HEARINGS**

6. Little Rhode Machine Repair, Inc: 618 Washington St., Coventry RI  
Owner: Michael Baird, 17 Reservoir Road, Coventry RI  
Location of Property: AP 64, Lot 79 – 7 Alice Street  
Zone: GB  
Existing Use: Existing commercial structure  
Proposed Use: Same with new tenant

Applicant has applied for a special-use permit to operate a machine repair shop in a General Business Zone. No new construction is proposed.

7. KFS Construction Inc.: P.O.Box 865, Coventry, RI  
Location of Property: 55 Breezy Lake Drive (AP 71, Lot 41)  
Zone: R20  
Existing Use: Single-Family residence (single-wide modular home)  
Proposed Use: Single-Family residence – existing structures to be razed

Applicants have filed for a dimensional variance to construct a new single family home on a pre-existing nonconforming parcel that will be located 10' from the rear property line. 30' is required.

**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.**