

SUBDIVISION BOARD OF APPEALS

February 2nd, 2005

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

1. **Citizens Alliance for Responsible Development, et al.**: 30 Lorraine Ave.,
Coventry, RI 02816
Location of Property: New London Tpk., Arnold Rd., & Hopkins Hill Rd. (AP 5, Lots 8, 14, 23, 20, 21, 21.1, 11, 12.1; AP 6, Lots 1, 2, 3, 4; AP 7, Lots 1, 2; AP 13, Lots 14, 22, 26; AP 14, Lots 1, 65, 95; AP 15 Lots 97.1 (portion), 97.2, 97.3; AP 21, Lot 102). New London Tpk. entrance is located 0.20+/- miles SouthWest of the intersection of Arnold Rd. & New London Tpk.
Zone: Business Park
Planning Commission Decision Recorded: 12/01/03

ZONING BOARD OF REVIEW AGENDA

February 2nd, 2005

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

AFFODABLE HOUSING COMPREHENSIVE PERMIT

2. 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.

REGULAR MEETING
OLD BUSINESS – DECISIONS

3. 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.

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.

CONTINUED FROM JANUARY 5th, 2004

5. 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.

6. 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

7. 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.

8. 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.