

ZONING BOARD OF REVIEW AGENDA

March 2nd, 2005

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

WORK SESSION

1. Approval of Minutes from February 2nd, 2005
2. Approval of Decisions from February 2nd, 2005
3. Planning Department Staff Report
4. Discussion of Applications heard during Public Hearing on February 2nd, 2005

REGULAR MEETING

OLD BUSINESS – DECISIONS

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.

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.

NEW BUSINESS – PUBLIC HEARINGS

David B. Cornell: 9 Old Summit Road, Coventry RI
Owner: Same as above
Location of Property: AP 316, Lot 146.2 – Pole #478
Zone: Village Rural Commercial - VRC
Existing Use: Vacant parcel
Proposed Use: New single-family home

Applicant is seeking to construct a new single-family home in a VRC zone. Residential structures within this zone are only permitted with a Special-Use Permit.

Cumberland Farms Inc. c/o Peter D. Ruggiero: 20 Centerville Road, Warwick 02886
Location of Property: 1600-1606 Nooseneck Hill Road (AP 19, Lot 22)
Zone: General Business - GB
Existing Use: Gas Station / Convenience Store
Proposed Use: Same with expanded canopy and pumps

Applicant has filed for an amendment to their existing Special-Use Permit to expand from four pumps to six pumps as well as enlarge the canopy.

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.