

# ZONING BOARD OF REVIEW AMENDED AGENDA

April 12<sup>th</sup>, 2005

Town Council Chambers  
1670 Flat River Road  
Work Session & Regular Meeting  
**7:30 p.m.**

## WORK SESSION

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

## **REGULAR MEETING**

### OLD BUSINESS – DECISIONS

5. Howard M. Dulude: 40 Sharon Dr., Coventry, RI  
Location of Property: Marion Dr., Coventry, RI (AP 42, Lot 9)  
Zone: R20  
Existing Use: Residential Vacant  
Proposed Use: Single-family residence

Applicants have filed an application for a Dimensional Variance seeking to construct a single-family residence on the referenced lot. The proposed home will be 29 feet from the front property line, and 20 feet from Johnson's Pond. The current requirements are 35' and 50', respectively.

### PUBLIC HEARINGS – Continued from March 2<sup>nd</sup>, 2005

6. 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.

### **NEW BUSINESS – PUBLIC HEARINGS**

7. Lewis & Clark Enterprises Inc / Thomas Clarke: 102 Weaver Hill Road  
Owner: Herman Mitchell, 73 Hopkins Hill Road, Coventry RI  
Location of Property: AP 317, Lot 93 – Flat River Road  
Zone: RR3  
Existing Use: Vacant Land  
Proposed Use: 3 – lot subdivision

Applicant has applied for dimensional relief for one of the three proposed lots of a 3-lot subdivision. 40' of frontage is proposed for driveway access to rear lot where 225' of frontage is required. This proposed rear lot will have 10.60 acres of area where 3 acres are required for this zone.

8. David Gadouas: 61 Colvintown Road, Coventry RI  
Owner: same  
Location of Property: AP 68 Lot 5 – 61 Colvintown Road  
Zone: R20  
Existing Use: Single-family residential  
Proposed Use: same with new addition

Applicant has filed for dimensional relief to construct a 28' x 21' addition for a two-car garage with additional living space above. Proposed addition will be constructed 7.6' to the closest side property line where 20' are required in this zone.

9. Linda Curtis: 21 Narrow Lane, Coventry RI  
Owner: Linda Curtis & Lex A. Karvonen, 1010 Hopkins Hollow Road, Coventry RI  
Location of Property: AP 302 Lot 10, 1010 Hopkins Hollow Road, Coventry RI  
Zone: RR5  
Existing Use: Single-family residential  
Proposed Use: same with in-law apartment

Applicant has filed for a Special Use Permit to construct an addition to their existing home for the use as an in-law apartment.

10. Robert & Holly Grenier: 255 Chaplin Dr., Coventry RI  
Owner: same  
Location of Property: AP 329 Lot 16.19, 255 Chaplin Dr., Coventry RI  
Zone: RR3  
Existing Use: Single-family residential

Proposed Use: same with in-law apartment

Applicant has filed for a Special Use Permit to construct an addition to their existing home for the use as an in-law apartment.

11. St. Vincent de Paul Church: 6 St. Vincent de Paul Street, Coventry RI  
Owner: Rev. Paul LaPorte  
Location of Property: AP 55 Lot 22, 8 St. Vincent de Paul Street, Coventry RI  
Zone: R20  
Existing Use: Former convent  
Proposed Use: Single-family dwelling

Applicant has filed for dimensional relief to be able to subdivide a .5-acre parcel of land from the original 6.15 acres on a private right-of-way. Applicant has already received preliminary approval from the Coventry Planning Commission contingent on the applicants receiving relief to be able to subdivide this parcel on a private right-of-way rather than a public right-of-way.

12. Erica Reybrock: 2 Hancock Drive, Coventry RI  
Owner: Anthony & Many Reybrock  
Location of Property: AP 28 Lot 32, 2 Hancock Drive, Coventry RI  
Zone: R20  
Existing Use: Single-family residential  
Proposed Use: same with addition for in-law apartment

Applicant has filed for a Special-Use Permit to construct an in-law apartment within a new 24' x 27' addition.

13. Gerald & Robin Jackman: 633 Gibson Hill Road, Coventry RI  
Owner: Howard D. Mathewson, 45 Scott Hollow Road, Coventry RI  
Location of Property: AP 316, Lot 71, 45 Scott Hollow Road, Coventry RI  
Zone: RR2  
Existing Use: Single Family Residential  
Proposed Use: 1.) Converted cottage for use as office  
2.) Single Family Residential w/in-law apartment

Applicant has filed for two (2) Special-Use Permits for the same piece of land. The first request is to convert an existing cottage into an office. The second request is to construct an in-law apartment in the single-family home.

**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.**