

ZONING BOARD OF REVIEW AGENDA

WEDNESDAY
March 7, 2007

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

WORK SESSION

1. Approval of Minutes from February 7, 2007
2. Approval of Decisions from February 7, 2007
3. Zoning Enforcement Officer's Staff Report
4. Discussion of Applications heard during Public Hearing on February 7, 2007

OLD BUSINESS – DECISIONS

5. Applicant: **Alfred and Sandra Levesque**
Location of Property: AP 323, Lot 106; 1204 Town Farm Road
Owner: same
Zone: RR-3
Existing Use: Single Family Dwelling
Proposed Use: Single Family Dwelling with dog kennel

Applicant is seeking a special use permit for a four (4) dog kennel to use for boarding.

NEW BUSINESS-PUBLIC HEARING Continued from February 7, 2007 meeting

6. Appellant: **Shawn Gregory, 289 Harkney Hill Road, Coventry**
Location of Property: AP 9, Lot 17; 289 Harkney Hill Road
Owner: same
Zone: RR2
Existing Use: single-family residence with keeping of horses

Owner is appealing a violation from the Zoning Enforcement Officer and requesting a Special Use Permit for a non conforming use of keeping horses on property with less than two acres.

7. Applicant: **James Nolan, 33 Holden Street**
Location of Property: AP 45, Lot 35
Owner: same
Zone: R-20
Existing Use: vacant
Proposed Use: single-family residence

Applicant is seeking a dimensional variance to build a single family home on property accessed by a right of way, without the required road frontage.

NEW BUSINESS-PUBLIC HEARING

8. Applicant: **Mark and Cynthia McDonnell**
Location of Property: AP 102, Lot 38; 16 White Pine Road
Owner: same
Zone: R-20
Existing Use: single-family residence
Proposed Use: same with addition

Applicant is seeking a dimensional variance to build a 16x22, two (2) story addition to the existing dwelling 15 feet from the property line in an R-20 zone where 15 feet is required.

9. Applicant: **Elizabeth McDonald**
Location of Property: AP 77, Lot 155; 71 Remington Farm Drive
Owner: Brian and Elizabeth McDonald
Zone: R-20
Existing Use: single-family dwelling
Proposed Use: same with a Daycare facility

Applicant is seeking a Special Use Permit to operate a daycare facility out of her existing dwelling in an R-20 zoning district.

10. Applicant: **John and Charleen Ricci**
Location of Property: AP 310, Lot 20.2; 111 Piggy Lane
Owner: same
Zone: RR-5
Existing Use: single-family dwelling
Proposed Use: same with detached garage

Applicant is seeking a dimensional variance for an existing, detached 3 car garage 28 feet in height where 22 feet is allowed.

11. Applicant: **Kent County Water Authority**
Location of Property: AP 82, Lot 24; Read School House Road
Owner: Town of Coventry
Zone: RR-2
Existing Use: vacant property
Proposed Use: Water Tower tank

Applicant is seeking a Special Use Permit to erect a 1.5 million gallon water tank less than 35 feet in height and approximately 100 feet in diameter.

Board of Appeals

12. Appellant: **Joseph Koszela, 473 Lewis Farm Road**
Location of Property: AP 308, Lot 12; at Lewis Farm and Nicholas Road
Owner: same
Zone: RR-5

Owner is appealing a cease and desist order from the Zoning Enforcement Officer for gravel bank operations.

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.