

ZONING BOARD OF REVIEW AGENDA

WEDNESDAY

May 2, 2007

Town Council Chambers

1670 Flat River Road

Work Session & Regular Meeting

7:00 p.m.

WORK SESSION

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

OLD BUSINESS – DECISIONS

5. Applicant: **Richard N. & Grace M. Gervais, 379 Arnold Road**
Location of Property: AP 70, Lot 111.01; Gervais Street
Owner: Same
Zone: R-20
Existing Use: vacant property
Proposed Use: single family dwelling

Applicant is seeking a Dimensional Variance of frontage requirements to construct a single family residence. Frontage requirement in an R-20 zoning district is 120 feet.

6. Applicant: **Kathleen Maggio, 126 Groveland Avenue, Warwick, RI 02886**
Location of Property: AP 311, Lot 40.1; 170 Whaley Hollow Road
Owner: Barry W. Wright, Estate of
Zone: RR-3
Existing Use: single family dwelling
Proposed Use: same with in-law

Applicant is seeking a Special Use Permit to convert existing attached garage into an in-law apartment.

OLD BUSINESS-CONTINUED

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: **Rene Dupont, 105 Whitehead Road**
Location of Property: AP 58, Lot 39
Owner: same
Zone: RR-2
Existing Use: 1 lot
Proposed Use: 2 lots

Applicant is seeking a dimensional variance to subdivide existing lot in an RR-2 zone. Each lot will have 40' of frontage where 225 feet is required.

9. **Lee and Heather Pelletier, 10 Osprey Drive**
Location of Property: AP 34, Lot 101
Owner: same
Zone: R-20
Existing Use: single family dwelling
Proposed Use: same with detached garage

Applicant is seeking a dimensional variance to construct a 28 x 36 detached garage 20 feet in height where 15 feet is required.

10. **James and Tonya Monaghan, 150 Hammet Road**
Location of Property: AP 323, Lot 58.2
Owner: same
Zone: RR-3
Existing Use: single family dwelling with illegal in-law apartment
Proposed Use: same with in-law apartment

Applicant is seeking a special use permit to legalize existing in-law apartment

11. **William and Barbara Sylvester, 2 Bee Street**
Location of Property: AP 88, Lot 44
Owner: same
Zone: R-20
Existing Use: single family dwelling
Proposed Use: same with in-law apartment

Applicant is seeking a special use permit to construct an 8' x 10' addition on existing breezeway to create an in-law apartment in the breezeway and existing garage.

12. **Robert L. Marquis, 77 Vaughn Hollow Road**
Location of Property: AP 320, Lot 32
Owner: same
Zone: RR-5
Existing Use: single family dwelling
Proposed Use: same with detached garage

Applicant is seeking a dimensional variance to construct a 40' x 32' detached garage in front of the house which is 24 feet in height where 19 feet is allowed.

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.