

ZONING BOARD OF REVIEW AGENDA

WEDNESDAY

June 6, 2007

Town Council Chambers

1670 Flat River Road

Work Session & Regular Meeting

7:00 p.m.

WORK SESSION

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

OLD BUSINESS – DECISIONS

5. **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.

6. **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

7. **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.

8. **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.

9. 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.

NEW BUSINESS
PUBLIC HEARING

10. Applicant: **Stephanie Chabot, 11 Nancy Street**
 Location of Property: AP 21, Lot 39
 Owner: same
 Zone: R-20
 Existing Use: single-family residence
 Proposed Use: same with in-law

Applicant is seeking a special use permit to construct a 18 x 20 addition to be utilized as an in-law apartment.

11. Applicant: **Padula Builders, Inc., 1430 Main Street, West Warwick**
 Location of Property: Hope Furnace Road; AP 101, Lot 16.002
 Owner: same
 Zone: RR-2
 Existing Use: vacant property
 Proposed Use: single family residence

Applicant is seeking a dimensional variance to construct a single-family dwelling with less than the required area and road frontage.

12. Applicant: **Philip and Lisa Rocchio, 410 Perry Hill Road**
 Location of Property: AP 309, Lot 5
 Owner: same
 Zone: RR-5
 Existing Use: single-family dwelling
 Proposed Use: same with in-law

Applicant is seeking a special use permit to construct a 24x34 addition to be utilized as an in-law apartment.

13. Applicant: **Dennis Sturdavant, 97 Station Street**
 Location of Property: AP 53, Lot 66
 Owner: same
 Zone: R-20
 Existing Use: single-family dwelling
 Proposed Use: same with garage addition

Applicant is seeking a dimensional variance to construct a 24x26 garage/bedroom addition too close to the side setback line.

14. Applicant: **Dorothy Minda, 125 Acres of Pine Road**
 Location of Property: AP 57, Lot 27
 Owner: same
 Zone: RR-2
 Existing Use: single-family dwelling
 Proposed Use: same with in-law apartment

Applicant is seeking a dimensional variance to remove existing home and construct a new home with less than the required front, rear, and side setbacks, and maximum lot coverage requirements of the zoning ordinance.

15. Applicant: **Gregory and Lisa Pecchia, 10 Audrey Court**
Location of Property: AP 29, Lot 172
Owner: same
Zone: R-20
Existing Use: single-family dwelling
Proposed Use: same with garage addition

Applicant is seeking a dimensional variance from the rear, front, and side setback to construct an addition.

16. Applicant: **Cathy Gaudette, 420 Shady Valley Road, Coventry RI,**
Owner: Richard & Joan Gaudette
Location of Property: 274 Knotty Oak Road; AP 62 Lot 21.2
Zone: R20
Existing Use: Vacant
Proposed Use: Single-family residence

Applicant has requested an extension of a favorable Decision of dimensional variance granted at the July 6, 2005 Zoning Board of Review meeting, and extension granted on September 6, 2006.

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.