

# ZONING BOARD OF REVIEW AGENDA

**WEDNESDAY**

**January 9, 2007**

Town Council Chambers

1670 Flat River Road

Work Session & Regular Meeting

**7:00 p.m.**

## WORK SESSION

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

## OLD BUSINESS – DECISIONS

### APPEAL(S) OF VIOLATION OF ZONING ENFORCEMENT OFFICER

5. Appellant: Joseph Koszela  
Location of Property: AP 308, Lot 12; Nicholas Road  
Owner: same  
Zone: RR-5

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

6. Applicant: Tina Marin, 350 Hill Street, Coventry, RI  
Owner: Lidia Alves, et. als.  
Location of Property: AP 87, Lot 50; 350 Hill Street  
Zone: R20  
Existing Use: Single-family residence  
Proposed Use: same with keeping of a rooster, horse, and cow

Applicant has requested a use variance to keep a rooster as a pet and a dimensional variance to keep a horse and a cow.

7. Applicant: John L. Robshaw, Jr., 383 Nausauket Road, Warwick, RI  
Owner: same  
Location of Property: AP 57, Lot 4; 37 Raymonds Point Road, Coventry  
Zone: R20  
Existing Use: Single Family Residence  
Proposed Use: Same with additions

Applicant has requested a special use permit to expand a non-conforming structure and enclose existing concrete slab to square off the building.

8. Applicant: Kevin A. Gil, Sr.  
Owner: Kevin and Wendy Gil  
Location of Property: AP 95, Lot 103; 45 Rebecca Street  
Zone: R20  
Existing Use: Single Family Residence  
Proposed Use: same

Applicant has requested a Special Use Permit to keep a commercial vehicle on the property.

9. Applicant: John and Kristen Bellotti  
Owner: same  
Location of Property: AP 35, Lot 24.22; 17 Club House Road  
Zone: R20  
Existing Use: Single Family Residence  
Proposed Use: same

Applicant has requested a Dimensional Variance to keep a shed in front of existing dwelling.

10. Applicant: James M. Labonte  
Owner: James M and Elaine Labonte  
Location of Property: AP 55, Lot 145; 36-38 Pilgrim Avenue  
Zone: R20  
Existing Use: Multi Family Residence  
Proposed Use: same

Applicant has requested a Special Use Permit to expand existing 14' x 22' non-conforming garage which is 5 feet from the property line (street) to a 24' x 24' garage.

11. Applicant: Simas Properties, LLC  
Owner: same  
Location of Property: AP 29, Lot 20; 915 Tiogue Avenue  
Zone: GB  
Existing Use: Restaurant  
Proposed Use: same

Applicant has requested a variance for the existing addition that is 16' from the front property line where 30' is required as well as a variance for a proposed addition that will be 29' feet from the front property line where 30' is required.

12. Appellant: Andrew and Vicki Venditelli  
Location of Property: AP 311, Lot 91; 1473 Harkney Hill Road  
Owner: same  
Zone: RR-3

Owner is appealing a cease and desist order from the Zoning Enforcement Officer for operating a commercial business in a residential zone.

#### NEW BUSINESS

13. 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.

14. Applicant: Michael & Colleen McNamara P.O. Box 100061 Cranston RI 02910  
Owner: same  
Location of Property: AP 57, Lot 4; 77 Raymonds Point Road, Coventry  
Zone: R20  
Existing Use: Single Family Residence  
Proposed Use: Same with additions

Applicant has requested a special use permit to expand a non-conforming structure and enclose existing concrete slab to square off the building.

15. Applicant: James & Margaret Garant 109 Carter Ave Pawtucket RI 02861  
Owner: same  
Location of Property: AP 57, Lot 4; 22 Raymonds Point Road, Coventry  
Zone: R20  
Existing Use: Single Family Residence  
Proposed Use: Same with additions

Applicant has requested a special use permit to expand a non-conforming structure and enclose existing concrete slab to square off the building.

16. Applicant: Joseph D. Hart 6 Crabapple Court, Coventry, RI  
Owner: Same  
Location of Property: AP 102, Lot 59; 6 Crabapple Court Coventry RI  
Zone: R20  
Existing Use: Single-family residence  
Proposed Use: same with addition

Applicant has requested a dimensional variance to build a addition that will be 6' feet 4" inches from the rear property line where 30' feet is required.

17. Applicant: Dennis Meagher 29 Pine Ave, Coventry, RI  
Owner: Same  
Location of Property: AP 30, Lot 92; 29 Pine Ave, Coventry, RI  
Zone: R20  
Existing Use: Single-family residence  
Proposed Use: same with carport

Applicant has requested a dimensional variance to build an carport that will be 1' foot from the side property line where 15' feet is required.

18. Applicant: Joseph and Nicole Linhares, 3 Chardwood Drive, Coventry  
Owner: same  
Location of Property: AP 70, Lot 33; 3 Chardwood Drive  
Zone: R20  
Existing Use: Single Family Residence  
Proposed Use: same with addition

Applicant has requested a dimensional variance to construct an addition 7.7 feet from the property line where 20 feet is required.

*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.*