

ZONING BOARD OF REVIEW

AGENDA

April 6, 2011

**Town Council Chambers 1670 Flat River Road Work Session &
Regular Meeting**

7:00 p.m.

WORK SESSION

- 1. Approval of Minutes from March 2, 2011**
- 2. Zoning Enforcement Officer's Staff Report**

OLD BUSINESS

Applicant: The Stop & Shop Supermarket Co.

Owner: The Stop & Shop Supermarket Co.

Location of Property: AP 29 Lot 232; 900 Tiogue Avenue

Zone: GB

Existing Use: Supermarket & gas station

Proposed Use: Same

Applicant is seeking a Use Variance to upgrade the face of the existing sign for reasons related to safety. The proposed sign's face would incorporate LED technology and each would be approximately 33 sq. ft. in size. Allowing the LED faces would permit changing the price display remotely, rather than an individual manually accomplishing the task.

Applicant: Lucy St. Onge

Owner: William Rivero

Location of Property: AP 55 Lot 162.1; 680 Washington Street

Zone: R-20

Existing Use: Residential

Proposed Use: Same with pet grooming salon

Applicant is seeking a Special Use Permit to operate a pet grooming salon in a residential zone.

Applicant: Carlos M. Resendes and Sandra Resendes

Owner: Coventry Columbus Club

Location of Property: AP 70 Lot 127; 371 Knotty Oak Road

Zone: R-20

Existing Use: Commercial Building

Proposed Use: Same

Applicant is seeking a Use Variance from the current Use as a club/liquor establishment and banquet facility, etc. to a heating and air-conditioning facility. All improvements will be done to interior.

Applicant: Eleanor M. Upton

Owner: Eleanor M. Upton

Location of Property: AP 22 Lot 206; 7 Acorn Street

Zone: R-20

Existing Use: Single Family Residence

Proposed Use: Same with Addition

Applicant is seeking a Special Use Permit to construct a second floor in-law apartment and an attached two car garage to the existing structure.

Applicant: Baseline Realty, LLC

Owner: Joseph Petrarca

Location of Property: AP 64 Lot 20; Phillip Street

Zone: R-20

Existing Use: Vacant lot

Proposed Use: Single Family Dwelling

Applicant is seeking Dimensional Variances for the following:

Front Setback Variance-Applicant is seeking a Front Setback Variance for 23 feet where 25 feet is required.

Setback for OWTS-Applicant is seeking a Dimensional Variance to locate An Above Ground Sand Filter Septic System to be located 40 feet from Wetlands where 75 feet is required. Applicant has received approval from RI DEM.

Setback of Proposed Structure from Freshwater Wetlands-Applicant

is seeking a 40 foot variance to locate structure 10 feet from Freshwater Wetlands where 50 feet is required. Applicant has received approval from RI DEM.

NEW BUSINESS

Applicant: Richard and Barbara Malardo

Owner: James R. and Marion Hill

Location of Property: AP 33 Lot 6.13; 42 Hill Farm Camp Road

Zone: R-20

Existing Use: Single Family Home

Proposed Use: Same with addition

Applicant has applied for a special use permit to expand a residential structure on leased land. Applicant is proposing to add a 16'x32' addition to the existing 20'x32' house as well as replace the roof with a truss system, add vinyl siding and renovate the interior of the house.

The public is welcome to any meeting of the Town Council or its committees. If communication assistance is needed or any other accommodation to ensure equal participation, please contact the Town Clerk at (401)822-9173 at least two (2) business days prior to the meeting.