

ZONING BOARD OF REVIEW

Agenda

October 7, 2015

Coventry Town Hall

1670 Flat River Road Work Session & Regular Meeting

6:30 p.m.

WORK SESSION

- 1. Findings of Fact Workshop**
- 2. Approval of Minutes from September 2, 2015**
- 3. Zoning Enforcement Officer's Staff Report**

OLD BUSINESS

Applicant: Charles Chase

Owner: Same

Location of Property: AP 327 Lot 2; 124 Hall Road

Zone: RR-5

Existing Use: Vacant Land

Proposed Use: Construction of three (3) Green Houses

Applicant is seeking a Special Use permit to construct three (3) 20'x96' greenhouses to grow vegetables.

Ratification of Decision

Applicant: Sally A. Smith

Owner: Same

Location of Property: AP 324 Lot 66; 48 Indian Trail

Zone: RR-2

Existing Use: Single Family Dwelling

Proposed Use: Same

Applicant is seeking a Dimensional Variance to construct a 14'x24' two story addition 36' from property line where 50' is required.

Ratification of Decision

COVENTRY ZONING BOARD OF APPEALS

September 2, 2015

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

7:00 p.m.

Re: Appeal of Decision of Zoning Enforcement Official

Location of Property: AP 315 Lots 37.1 & 37.5; 394 Carrs Trail

Zone: RR-5

Appellant is appealing the Zoning Enforcement Officer's Notice of Cease and Desist Outdoor Activities dated June 8, 2015 regarding certain activity occurring on said premises.

Ratification of Decision

NEW BUSINESS

Applicant: Philip Theroux and Patricia Theroux

Owner: Same

Location of Property: AP 49 Lot 38; 220 Shady Valley Road

Zone: RR-2

Existing Use: Single Family Dwelling

Proposed Use: Same

Applicant is requesting a dimensional variance to construct a accessory structure 16 feet from the side property line where 26 feet is required as well as a dimensional variance to construct the accessory structure in the front yard.

COVENTRY ZONING BOARD OF APPEALS

October 7, 2015

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

7:00 p.m.

The following matter has been continued until the November 4, 2015 meeting.

Re: Appeal of Suzanne Colwell

Location of Property: AP 324 Lot 20; Peckham Lane

Zone: RR-2

This case is on appeal in the Rhode Island Superior Court, where the Court has directed the Zoning Board to make sufficient findings of fact to support its decision that the relocation of fifteen campsites and accompanying construction did not constitute an illegal expansion or alteration of a legal non-conforming use.

The following matter has been continued until the November 4, 2015 meeting.

Re: Appeal of Thomas Forcier

Location of Property: AP 324 Lot 20; Peckham Lane

Zone: RR-2

This case is on appeal in the Rhode Island Superior Court, where the Court has directed the Zoning Board to make sufficient findings of fact to support its decision that the relocation of fifteen campsites and accompanying construction did not constitute an illegal expansion or alteration of a legal non-conforming use.

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.