

ZONING BOARD OF REVIEW

Agenda

September 7, 2016

Coventry Town Hall

1670 Flat River Road Work Session & Regular Meeting

6:00 p.m.

WORK SESSION

- 1. 6-7 p.m. Zoning Continuing Education Session with Assistant Solicitor Izzo**
- 2. Zoning Enforcement Officer's Staff Report**
- 3. Approval of August 3, 2016 Minutes**

OLD BUSINESS

Applicant: Mike's Professional Tree Service, Inc.

Owner: Same

Location of Property: AP 44 Lot 1; 75 Airport Road, Unit 3

Zone: Industrial I-1

Proposed Use: Operate a commercial wood lot and firewood sales and storage.

Applicant is seeking a Special Use Permit to operate a commercial wood lot with firewood sales and storage.

On Remand from Superior Court; Ratification of Amended Decision

Applicant: William Horne

Owner: Donna & Charles Dalton

Location of Property: AP 62 Lot 6; 180 Knotty Oak Road

Zone: R-20

Existing Use: Single Family Residence

Proposed Use: Same with storage building

Applicant is seeking a Special Use Permit to construct an 60x80 garage on the property for personal storage

Ratification of Decision

Applicant: Alfred and Sandra Levesque

Owner: Same

Location of Property: AP 323 Lot 106; 1204 Town Farm Road

Zone: RR-3

Existing Use: Single Family Home

Proposed Use: Same with kennel and grooming business

Applicant is seeking a Special Use Permit to have a kennel license to have 12 dogs on the property and operate a grooming business.

Ratification of Decision

Applicant: Jennifer Cook

Owner: Same

Location of Property: AP 302 Lot 3; 224 Greenhouse Road

Zone: RR-5

Existing Use: Single Family Residence

Proposed Use: Same with dog kennel

Applicant is seeking a Special Use Permit to have a dog kennel

Ratification of Decision

Applicant: Michael Flanigan

Owner: Same

Location of Property: AP 318 Lot 191; 256 Phillips Hill Road

Zone: RR-2

Existing Use: Single Family Residence

Proposed Use: Same

Applicant is seeking a Dimensional Variance to construct a storage unit/garage for storage of classic car 14 feet from property where 50 feet is required.

Ratification of Decision

Applicant: Michelle Alexandre

Owner: Same

Location of Property: AP 55 Lot 169; 26 Mapledale Street

Zone: RR-2

Existing Use: Single Family Residence

Proposed Use: Same with dog training facility

Applicant is seeking a Special Use Permit to conduct dog training classes.

Ratification of Decision

NEW BUSINESS

Applicant: Leonidas Raptakis

Owner: Same

Location of Property: AP 10 Lot 37; 2080 Nooseneck Hill Road

Zone: GB-1

Existing Use: Restaurant and Dwelling

Proposed Use: Minor Lot subdivision

Applicant is seeking a Dimensional Variance to conduct minor lot subdivision. The proposed subdivision requires relief due to the unique characteristics of the lot.

Applicant: Kahuna Clips, LLC

Owner: Emmett Kane

Location of Property: AP 7 Lot 34; 2290 New London Turnpike

Zone: Business Park

Existing Use: Retail units

Proposed Use: Same with Barber Shop

Applicant is seeking a Special Use Permit to operate a men and boys haircutting salon in a Business Park zone where a Special Use Permit is required.

COVENTRY ZONING BOARD OF APPEALS

September 7, 2016

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

7:00 p.m.

Re: Appeal of Building Official's Notice of Violation

Appellant: Mike's Professional Tree Service

Location of Property: AP 44 Lot 1; 75 Airport Road

Zone: I-1

Appellant is appealing Building Official's Notice of Violation regarding operation the above referenced property as a commercial woodlot and firewood storage and sales.

Re: Appeal of refusal to accept building permit application and issue a building permit

Appellant: Westwood Construction Inc.

Location of Property: AP 510 Lot 322; 11 Popin John Lane

Zone: PD

Appellant is appealing the Building Official's refusal to accept a building permit application and issue a building permit for AP 510 Lot 322; 11 Popin John Lane.

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.