

ZONING BOARD OF REVIEW

Agenda

March 1, 2017

Coventry Town Hall

1670 Flat River Road Work Session & Regular Meeting

7:00 p.m.

WORK SESSION

- 1. Zoning Enforcement Officer's Staff Report**
- 2. Approval of February 1, 2017 Minutes**

OLD BUSINESS

Applicant: Sally Smith and Jeffrey Butler

Owner: Sally Smith and Jeffrey Butler

Location of Property: AP 324 Lot 42 & 66; 48 Indian Trail

Zone: RR2

Existing Use: Vacant Land

Proposed Use: Same with proposed patio cover/ pergola

Applicant is seeking a Special Use Permit for an already constructed patio cover/ pergola. The structure is 12x14'6.

Ratification of Decision

Applicant: David and Deborah Andrade

Owner: Same

Location of Property: AP 57 Lot 4; 8 Raymond's Point Road

Zone: RR-2

Existing Use: Single Family Home

Proposed Use: Same with attached garage

Applicants are seeking a Special Use Permit to demolish the existing dwelling and construct a single family home with attached garage.

Ratification of Decision

Applicant: William and Diane Kowal

Owner: Same

Location of Property: AP 31 Lot 111; 97 Mohawk Street

Zone: R-20

Existing Use: Single Family Home

Proposed Use: Same

Applicants are seeking a Special Use Permit to expand a non-conforming structure.

Ratification of Decision

Applicant: Linda Crofwell

Owner: Same

Location of Property: AP 30 Lot 57; 40 Pine Avenue

Zone: R-20

Existing Use: Single Family Residence

Proposed Use: Same

Applicant is seeking a Dimensional Variance to build a 12x40x12 carport two (2) feet from the property line where ten (10) feet is required.

Applicant: Ralph J. Pucino and Nancy J. Pucino

Owner: Same

Location of Property: AP 95 Lot 149; 242 Hill Street

Zone: R-20

Existing Use: Single Family Residence with in-law

Proposed Use: Same

Applicants are seeking a Special Use Permit to existing in-law apartment.

NEW BUSINESS

Applicant: Joseph Schultz

Owner: Same

Location of Property: AP 59 Lot 15; 1661 Flat River Road

Zone: RR-2

Existing Use: Single Family Residence

Proposed Use: Same with roadside vegetable sales

Applicant is seeking a Special Use Permit to construct a 30x48 greenhouse for use of growing vegetable seedlings to be planted on the property. Applicant is also seeking a Dimensional Variance to build a 14x14 structure in front of the existing dwelling to be used to sell vegetables.

Applicant: Lee Gadoury

Owner: Same

Location of Property: AP 72 Lot 131; 159 Read Avenue

Zone: R-20

Existing Use: Multi-family dwelling

Proposed Use: Convert garage into multi family dwelling

Applicant is seeking a Special Use Permit to convert 1650 sf. detached garage into four (4) four hundred (400) sq. ft. studio apartments.

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.