

ZONING AND PLATTING

BOARD OF REVIEW

REGULAR MEETING NOTICE & AGENDA

Thursday, June 21st, 2012 at 7:00 PM

Town Hall - Large Board Room

CONVENE:

ROLL CALL:

CONSENT AGENDA

1C Minutes: Discussion and possible action to approve the minutes of the February 23, 2012 Zoning Board Meeting.

REGULAR AGENDA

NEW BUSINESS:

2R – Decision: Wordens Pond Builders – Assessor’s Plat ‘C’, Lots ‘1, 2, 3 (10-14 Wanda Street) -) - for relief under Chapter 731 of the Code of Ordinances of the Town of Narragansett, entitled “Zoning”, specifically, Variances from Section 6.4 (Dimensional Regulations), a Special Use Permit from Section 7.9 (Automobile Parking Space), a Special Use Permit from Section 10.1 (Expansion of a Non-conforming Use), and a Use Variance from Section 11.4 (Standards to be Met) to demolish the existing dwellings and construct two (2) new duplexes and one (1) single-family dwelling at the above referenced property.

3R - Public Hearing: A.L. Brady – Assessor’s Plat ‘D’, Lots ‘170’, ‘170-A’, & ‘172’ (22, 24 & 26 Rodman Street & 1, 3, 9 & 11 Rose Court), for relief under Chapter 731 of the Code of Ordinances of the Town of Narragansett, specifically a Special Use Permit from Section 6.1 – Table of Use Regulations: Use Code 03; Lot Area and Lot Width Variances, as well as a Front-yard and Rear-yard Setback Variance from Section 6.4; and Lot Area, Lot Width, Front- yard Setback, Rear-yard Setback, Left Side-yard Setback, Right Side-yard Setback, Lot Coverage, Density Requirement, Landscaping and buffering, and Off-street Parking Variances from Section 17.2, to subdivide the existing two (2) parcels (Lot 170 & 172) into three (3) separate parcels at the above referenced properties.

4R – Public Hearing: Steve Gibree – Assessor’s Plat ‘M’, Lot ‘167-9’ (22 Shore Drive), for relief under Chapter 731 of the Code of Ordinances of the Town Of Narragansett, specifically a Variance & Special Use Permit from the Coastal & Freshwater Wetlands Overlay District (Section 4.3), a Variance & Special Use Permit from the Coastal Resources Overlay District (Section 4.4), and a Lot Coverage Variance from the Breakwater Village Special Zoning District (Section 4.8.1.5) to construct a shed at the above referenced property.

5R – Public Hearing: John Erice – Assessor’s Plat ‘Y-3’, Lot ‘252’ (Palm Beach Avenue) - for relief under Chapter 731 of the Code of Ordinances of the Town of Narragansett, specifically a Variance & Special Use Permit from the Coastal & Freshwater Wetlands Overlay

District (Section 4.3), to construct a 4-bedroom dwelling with integrated 1-car garage at the above referenced property.

6R – Public Hearing: – Gail Manzi – Assessor’s Plat ‘M’, Lot ‘167-1AD’ (1 Off Shore Road – Unit 31) - for relief under Chapter 731 of the Code of Ordinances of the Town of Narragansett, specifically a Variance & Special Use Permit from the Coastal & Freshwater Wetlands Overlay District (Section 4.3), a Variance & Special Use Permit from the Coastal Resources Overlay District (Section 4.4), and a Left Side-yard Setback Variance from the Dimensional Regulations (Section 6.4), a Special Use Permit for the Expansion of a Non-conforming Use (Section 10.1), and a Use Variance (Section 11.4), to demolish the existing 2-bedroom dwelling and construct a new 2-bedroom dwelling with a front deck and a rear deck at the above referenced property.