

**CUMBERLAND ZONING BOARD OF REVIEW**

**COUNCIL CHAMBERS TOWN HALL**

**45 BROAD STREET**

**WEDNESDAY, JULY 13, 2005**

**AT 7:30 PM**

**AGENDA**

**1. Call to Order:**

**2. Continued:**

**Armando Tenreiro of 68 Rabbit Hill Road, Cumberland, RI 02864 has petitioned this board for a Dimensional Variance to allow a new lot to be created with +/- 40 feet of frontage on a public road. Article 4, Section 4-1 (a) (2). Designated Zone R-1. Described as Assessor's Plat 21, Lot 2. Located at Sherwood Lane and Castle Gate Road.**

**Kimberly Corporation of 179 Eddie Dowling Highway, North Smithfield, RI 02896, has petitioned this board for a Special Use Permit to raze all structures and build out a convenience store with a gas station under an operating agreement with Exxon/Mobile for a Mobile on the Run Store. Article 9, Section C(2). Designated Zone C-1. Described as Assessor's Plat 53, Lots 6, 7, 8, 9, 10, and 11. Located at 4110 and 4116 Mendon Road.**

**Tina McVeigh of 75 Cumberland Street, Cumberland, RI 02864, has**

**petitioned this board for a Dimensional Variance for a stairway/walkway access to her residence. Article 4, Section 3. Designated Zone R-2. Described as Assessor's Plat 7, Lots 155, 157, and 203. Located at 75 Cumberland Street.**

**Gary Marsh of 197 Little Pond County Road, Cumberland, RI 02864, has petitioned this board for a Dimensional Variance to construct a single family home with supporting infrastructure on an existing legal non-conforming lot of record. Article 4, Section 4-1 A (1). Designated Zone A-2. Described as Assessor's Plat 60, Lot 42. Located on 150 West Wrentham Road.**

**Bethany Moura of 4 Rhode Island Avenue, Cumberland, RI 02864, has petitioned this board for a Dimensional Variance for the construction of an addition of a bedroom and bathroom onto the side of her home. Article 4, Section 1. Designated Zone R-1. Described as Assessor's Plat 18, Lot 525. Located at 4 Rhode Island Avenue.**

**Nicolas Rampone of 1080 Grant Road, Lincoln, RI 02865 has petitioned this board for a Use Variance to have a café with light fare that will be able to accommodate approximately 24-seated patrons and other walk-in traffic. Article No. 3, Section 3-4 #58. Designated Zone I-1. Described as Assessor's Plat 34, Lot 188. Located at 30 Martin Street.**

**Manuel Batalau of 130 Minerva Avenue, Cumberland, RI 02864, has**

**petitioned this board for a Dimensional Variance for an addition to extend bedrooms and garage. Article No. 4, Section No. 4.1. Designated Zone R-1. Described as Assessor's Plat 9, Lot 573. Located at 130 Minerva Avenue.**

**Kevin and Lynda Clark of 15 Country Hill Road, Cumberland, RI 02864 is being summoned by this board for a violation of the Zoning Ordinance Article 4.1 in an R-1 Zone. Described as Assessor's Plat 24, Lot 68. Located 15 Country Hill Road.**

**Michael Constantino of 11 Cook Street, Lincoln, RI 02865 has petitioned this board for a Dimensional Variance for relief from set back requirements. Article 4, Section 1(a)(1). Designated Zone R-1. Described as Assessor's Plat 8, Lot 140. Located at Goddard Street.**

**3. New:**

**Premier Properties of 14 Anna Mac Drive, Cumberland, RI 02864 has petitioned this board for a Dimensional Variance for relief from set back requirements. Article 4, Section 1. Designated Zone R-1. Described as Assessor's Plat 53, Lot 661. Located at Quail Street.**

**Highland Hills, LLC, of 177 Old River Road, Lincoln, RI 02865 requests a Comprehensive Permit to build housing that includes low and moderate income units in Moderator Income Housing Act, R.I.G.L. §45-53-1, et seq, as amended ("the Act"). Designated Zone A-1 and A-2. Described as being Assessor's Plat 51 Lot 11. Located at 30 Old**

**West Wrentham Road. Owners The Blackall Family Trust I and II c/o William A. Applegate and F. Steele Blackall III, Co-Trustees of 113 William Street, Providence, RI 02906. Remand per Supreme Court Decision.**

**4. Adjournment:**