

CUMBERLAND ZONING BOARD OF REVIEW

CUMBERLAND TOWN HALL

45 BROAD STREET

CUMBERLAND, RI 02864

7:00 P.M.

Wednesday

February 13, 2008

AGENDA

6:30 p.m.

Zoning Board Workshop

7:00 p.m.

- 1. Call to Order**
- 2. Housekeeping Matters**
- 3. Approval of Prior Meeting's Minutes**
- 4. Zoning Board Decisions Status**
- 5. Call of Docket**
- 6. New Matters**
- 7. Continued Matters**
- 8. Remand**

New Matters:

1. Araujo Realty LLC, of 188 Broad Street, Cumberland, RI has petitioned this board for a Use variance for retail trade establishment of greater than 2,500 feet in a C1 Zone to house an appliance showroom. Article 9-8 Section C (2). Described as Assessor's Plat 13, Lot(s) 30, and Designated Zone C-1. Located at 356 Mendon Road, Cumberland, RI 02864.

Continued:

2. Americo Marques, of 26 Fairview Avenue, Cumberland, RI has petitioned this board for a Dimensional Variance so the proposed Administrative Subdivision Plan can be recorded Article 9-8 Section C. Described as Assessor's Plat 11, Lot(s) 26 & 27, and Designated Zone R2. Located at 26 & 28 Fairview Avenue, Cumberland, RI 02864.

3. Alex E. Mazika III and Rebecca Cappalli-Mazika, of 19 Abbott Run Valley Road, Cumberland, RI are petitioning this board for a Dimensional Variance for placing an accessory structure in front of a main structure. Article 9-8 Section C. Described as Assessor's Plat 23, Lot(s) 133, and Designated Zone R-1. Located at 19 Abbott Run Valley Road, Cumberland, RI 02864.

4. Gerald R. and Lucille C. Gince, of 3011 Diamond Hill Road, Cumberland, RI has petitioned this board for a Use variance to rent existing carriage house apartment. Article 9-8 Section C (2). Described as Assessor's Plat 26, Lot(s) 263, and Designated Zone R-1. Located at 3011 Diamond Hill Road, Cumberland, RI 02864.

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Sitting as Board of Appeals**

Continued Appeals:

5. Herculano Salustio and Kay-Cor Contractors,inc, of P.O. Box 7368, Cumberland, RI has petitioned this board for an appeal of the zoning-building official decision for the Cease and Desist Order.

Article 9, Section 9-9 (a). Described as Assessor's Plat 3, Lot(s) 7, and Designated Zone I-1. Located at 114 Macondray, Cumberland, RI 02864.

REMAND;

6. JCM, LLC, Hidden Meadows Estate of 3437 Mendon Road, Cumberland, RI 02864, requests a Comprehensive Permit to build housing that includes low and moderate income units in accordance with the proposal set forth herein and the requirements of the Low and Moderate 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, Plats 57. Lots 5, 13, 27, 28, and 36 and Plat 56 Lot 49, Located off Torrey Road. Owners JCM, LLC. 3437 Mendon Road, Cumberland, RI 02864.

7. Adjournment