

ZONING BOARD OF REVIEW
Minutes
September 3, 2014
Coventry Town Hall
1670 Flat River Road
Work Session & Regular Meeting
7:00 p.m.

Members in Attendance: Robert Crowe, Virginia Soucy, Denise DeGraide, Jeanne Kostyla, John D'Onofrio and John Studley

Mr. Crowe: Let the record reflect we have a full Board. The fire exits are to your rear, the exits to my rear take you into the building. We will discuss the applications from last month then open the meeting to discussion and new applications. We have no applications from last month. I would like to have the minutes of the meeting approved.

Ms. Soucy: So moved.

Ms. DeGraide: Second.

Mr. Crowe: Motion made and seconded all those in favor say aye?

Board: Aye.

Mr. Crowe: Nays? Ayes have it.

OLD BUSINESS

NO OLD BUSINESS

NEW BUSINESS

Applicant:	William Cuttle
Owner:	William Cuttle
Location of Property:	AP 47 Lot 70; 75 Sheltra Avenue
Zone:	R-20
Existing Use:	Single Family Residence
Proposed Use:	Same

Applicant is seeking a Dimensional Variance to construct an 18'x32' detached garage 22' in height where 15' is allowed

SWORN IN **WILLIAM CUTTLE**
 75 SHELTRA AVENUE
 COVENTRY, RI

Mr. Cuttle: I would like to build a garage for storage with a small second floor.

Mr. Crowe: What are you putting on the second floor?

Mr. Cuttle: Storage. The first floor I would like to be able to store my tools which are just wood working tools, tractor and snow blower, the second floor I would like to store other household needs and get things out of the house like pool paraphernalia, Christmas ornaments etc.

Mr. Crowe: So the first floor is going to be 9'8" high and what size overhead doors?

Mr. Cuttle: I might downgrade that to 8 feet and it will be a 9 foot wide and 7 foot high. I am just trying to figure out necessities and get the variance and get the preliminary going. I did most of the work on my house, I don't have a contractor so to put it all on paper is a little beyond me so it's hit or miss.

Mr. Crowe: So you're doing the work by yourself?

Mr. Cuttle: By myself.

Ms. Soucy: We have to know what we are voting on.

Mr. Cuttle: What I am looking for is get a variance for 22 foot max height so I can add 4 foot hip walls and have a small second floor for storage. The 15 foot would only give me a first floor.

Mr. Crowe: So you will have a full standing 6 feet above and another 5'3" above that?

Mr. Cuttle: Right.

Mr. Crowe: Stairway to go upstairs will be in the garage and you will have electricity?

Mr. Cuttle: Yes.

Mr. Crowe: Indoor plumbing?

Mr. Cuttle: No. I may want to install an outside spicket.

Mr. D'Onofrio: That's fine we just want to make sure it doesn't end up being rented out as an apartment not just from you but someone else in the future should you decide to sell.

Mr. Crowe: Will the garage be higher than the existing structure?

Mr. Cuttle: No.

Mr. Crowe: Siding?

Mr. Cuttle: Vinyl siding to match the house and I am planning to do the roof the same shingles as on the house.

Mr. Crowe: Can you stake it out for us?

Mr. Cuttle: I have it already to be poured and ready to go.

Mr. Crowe: Okay, we will take a look at it and then next month render a decision. Is there anybody here who as something to say or have a question on this application? Hearing none...

Ms. DeGraide: I make a motion we take this matter under advisement and render a decision within a reasonable amount of time.

Mr. D'Onofrio: Second.

Mr. Crowe: Motion made and seconded all those in favor say aye?

Board: Aye.

Mr. Crowe: Nays? Ayes have it.

ELECTION OF OFFICERS

Mr. Crowe: We also have Election of Officers and Russell is not here and would like to see all members here for the Election.

Ms. DeGraide: Mr. Chairman, I make a motion we table the Election of Officers until next month.

Mr. Crowe: Motion made and seconded all those in favor say aye?

Board: Aye.

Mr. Crowe: Nays? Ayes have it.

Ms. DeGraide: Motion to adjourn.

Ms. Soucy: Second.

Mr. Crowe: Motion made and seconded all those in favor say aye?

Board: Aye.

Mr. Crowe: Nays? Ayes have it.

Meeting adjourned at 7:31