

**TOWN OF CHARLESTOWN ZONING BOARD OF REVIEW**  
**OPEN MEETING & PUBLIC HEARING AGENDA**  
**FEBRUARY 15, 2011, AT 7:00 PM**

**I. Call to order**

**II. Pledge of Allegiance**

**III. Roll Call**

**IV. Pre-Roll**

Pre-roll for February 15, 2011.

**V. Public Hearings**

**1. Petition #1204 Margaret L. Hogan, Esq. for Michael Aspinwall and Susan Blanker**

Requesting a Dimensional Variance under Article VI, Section 218-41 Table of Dimensional Regulations to demolish and replace an existing 4 bedroom Single Family Dwelling and ISDS with a new 4 bedroom Single Family Dwelling with a new denitrification OWTS closer to property lines than allowed in an R2A Zone. Premises located at 138 Midland Road, Charlestown and is further designated as Lot 433 on Assessor's Map 2.

**2. Petition #1201 Carl Johnson for Benjamin and Caroline H. Miranda**

Requesting a Dimensional Variance under VII, Section 218-43A to construct a 3 season room over an existing deck closer to property lines than allowed in an R2A Zone. Premises located at 15 Overlook Avenue, Charlestown and is further designated as Lot 315 on Assessor's Map 2.

**3. Petition #1202 Carl Johnson for Chris Johnson and Mary Kattau**

Requesting a Dimensional variance under Article VII, Section 218-43A to construct a screen porch over an existing deck closer to property lines than allowed in an R2A Zone. Premises located at 39 Hazen Street, Charlestown and is further designated as Lot 47 on Assessor's Map 10.

**4. Petition #1205 Robert A. Stockley for VBT Inc.**

Appealing the decision of the Building Official dated December 22, 2010 under Article VII, Section 218-43B that an automotive repair use is not permitted in a TVD Zone. Premises located at 4085 Old Post Road and is further designated as Lot 4 on Assessor's Map 13.

**5. Petition #1206 Michael A. Quattromani and Karen Hammond**

Appealing the decision of the Building Official dated December 13, 2010 under Article VII, Section 218-43B that two non-conforming lots have been merged in an R2A Zone. Premises located at 45 Starrett Drive, Charlestown and is further designated as Lot 78 and 78-1 on Assessor's Map 10.

The public is welcome to any meeting of the Zoning Board of Review. If communication assistance (readers/interpreters/captions) is needed or any other accommodation to ensure equal participation, please contact (711-364-1240) at least three (3) business days prior to the meeting.

In accordance with Federal law and U.S. Dept. of Agriculture policy, the Town of Charlestown is prohibited from discrimination on the basis of race, color, national origin, sex, age or disability. (Not all prohibited bases apply to all programs.) To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington DC 20250-0410 or call 800-795-3272 (voice) or 202-720-6382 (TDD).

**6. Petition #1207 David and Mary Ann Gormly**

Requesting a Dimensional variance under Article VII, Section 218-41 Dimensional Table to construct an addition closer to property lines than allowed in an R2A Zone. Premises located at 80 Montauk Road, Charlestown and is further designated as Lot 43 on Assessor’s Map 17.

**7. Petition #1208 Taylor Olson for Kenneth Luck**

Requesting a Special Use Permit and Dimensional Variance under Article VI, Section 218-37 I (5) and Article VII, Section 218-41 to have a private stable with one horse and construct a barn closer to property lines than allowed in an R3A Zone. Premises located at 210 Narrow Lane, Charlestown and is further designated as Lot 222 on Assessor’s Map 20.

**8. Petition #1209 Holly Mastroianni**

Requesting a Special Use Permit and Dimensional Variance under Article VI, Section 218-37 I(10) to allow a Commercial Kennel on a lot with less area than required in an R3A Zone. Premises located at 95 Old Coach Road, Charlestown and is further designated as Lot 151 on Assessor’s Map 23.

**9. Petition #1210 Robert P. Valley and Nanette L. Rutledge**

Requesting a Dimensional Variance under Article VII, Section 218-41 Dimensional Table to construct a Single Family Dwelling closer to property lines than allowed in an R2A Zone. Premises located at 40 Old Farm Way, Charlestown and is further designated as Lot 68-21 on Assessor’s Map 11.

**VII. Discussion among members**

Election of Officers

**VIII. Adjournment**

All petitions may be reviewed in detail in the Building Official’s office during regular office hours. A forty-eight (48) hour notice is required for persons with sensory impairment needing auxiliary aids.

Respectfully submitted,  
Ellen A. Hefler, Clerk  
Zoning Board of Review

Posted 1-27-11  
Posted to web sites 1-27-11  
Faxed to library 1-27-11

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