

**REGULAR MEETING AGENDA
TOWN OF CHARLESTOWN
ZONING BOARD OF REVIEW
CHARLESTOWN TOWN HALL, COUNCIL CHAMBERS
4540 SOUTH COUNTY TRAIL, CHARLESTOWN, RI 02813
August 20, 2024 at 7:00 p.m.**

****PLEASE NOTE – This meeting will be held in person at the above location.**

Comments from the Public will not be accepted virtually, during the meeting; however, written testimony may be submitted in advance of the meeting to the Zoning Office, 4540 South County Trail, Charlestown, RI or to gmurray@charlestownri.gov

**A live stream only of the meeting will be available at:
<https://charlestownri.webex.com/charlestownri/j.php?MTID=m38307334f7aa4d5f6df2e290e7161dcd>
Dial: 1-844-992-4726
Event ID: 2630 084 6622
Event Password: Ctown4540**

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. ROLL CALL**
- IV. PRE-ROLL: September 17, 2024**
- V. APPROVAL OF MINUTES: July 16, 2024 Regular Meeting**
- VI. PUBLIC HEARINGS – Discussion and/or potential action and/or vote:
Continuation #1641 Michael and Julia Bolcerek**

Requesting a Dimensional Variance in accordance with Article VII, Section 218-41 Dimensional Table to construct a deck with a spa closer in the right side yard setback than allowed; 35' permitted, 23.8' proposed. Premises is located at 1256 Shannock Road and is further designated as Lot 61-2 on Assessor's Plat 27.

#1642 Emil M. and Joanne Tomasi

Requesting a Dimensional Variance in accordance with Article VII, Section 218-41 Dimensional Table to modify an existing A-frame house; expansion of first and second floor and addition of third floor closer in the left side yard setback than allowed; 20' permitted, 6.0' proposed; closer in the right side yard setback than allowed; 20' permitted, 10.1' proposed. Premises is located at 665 Charlestown Beach Road and is further designated as Lot 123 on Assessor's Map 9.

Continuation #1640 Nancy I. Log

Appealing the request of a Zoning Certificate for Assessor's Plat 27, Lot 32-1 on Lauri Drive. Applicant seeks to re-establish this parcel 27-32-1 as a stand alone buildable lot, unmerged from other parcels owned by the applicant. As grounds for appeal the applicant is citing RIGL 45-24-38 and Charlestown Ordinance 218-43 A(1). The Zoning Certificate is ZC 19-24 dated May 28, 2024. Premises is located on Lauri Drive and is further designated as Lot 32-1 on Assessor's Plat 27 and Lot 32 on Assessor's Plat 27.

VII. ADJOURNMENT

Any petitions on this agenda that are not decided at this meeting may be continued to a subsequent date.

All petitions may be reviewed in detail in the Building Official's office during regular office hours or are available on-line on the Town's website

<http://www.charlestownri.iqm2.com/Citizens/default.aspx>

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 (711-364-1210) at least three (3) business days prior to the meeting.

POSTED: August 1, 2024

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