

TIVERTON ZONING BOARD OF REVIEW

TIVERTON, RHODE ISLAND 02878



ZONING BOARD OF REVIEW MEETING

AGENDA ***REVISED***

March 2, 2022

7:00 P.M. Via ZOOM WEBINAR

Note: Items on the agenda may be taken out of order by vote of the ZBR

As a result of the Covid-19 Pandemic, this public hearing will be conducted virtually, through Zoom. Instructions on how to access the hearing virtually by Zoom are outlined below.

When: March 2, 2022 7:00 PM Eastern Time (US and Canada)

Topic: Zoning Board of Review Meeting

Webinar ID: 823 5367 5870

Passcode: 654523

Dial-in: 877 853 5247 (Toll Free)

888 788 0099 (Toll Free)

833 548 0276 (Toll Free)

833 548 0282 (Toll Free)

Online: www.zoom.us

1) Call to order

2) Considering of the following applications:

2a) Continued from December 3, 2021, Special Use Permit 567 Main Road for the construction of an ATM @ Dollar General and Variance for 35 Hancock Street, (Plat 116-Lot 361).

2b) Dimensional Variance

A petition has been filed by John & Linnea Wolfe, 116 Lawton Ave, Tiverton, RI. 02878 (Plat 305-Lot 130) R-40 zone. A dimensional variance is being requested for a relief of 20 feet from the side yard setback of the required 25 feet. Proposed structure (attached two car tandem garage addition) will be 5 feet from the side yard.

Town of Tiverton
343 Highland Road, Tiverton, RI 02878
Telephone (401) 625-6715

2c) Dimensional Variance

A petition has been filed by Richard L. Westlake, 509 Nanaquaket Road Rear, Tiverton, RI. 02878 (Plat 403-Lot 127) R-80 zone. The dimensional variance is being requested for the relief of 30 feet from the front yard setback of the required 50 feet. Proposed structure (three car garage) will be 20 feet from the front yard setback.

2d) Special Use Permit

A petition has been filed by Bally's Tiverton Casino & Hotel, 777 Tiverton Casino Blvd., Tiverton, RI. 02878 (Plat 203-LOT 111), HC zone seeking a special use permit related to enlargement, modifications and additional new signage at the property.

3) Approval of minutes from July 2021, September 2021, November 2021 and December 2021 meetings.

4) Discussion and Review:

Discussion and review of proposed amended forms and rules of procedure. Applications for variances and Special Use Permits, appeals from the Building Official; appeals from Planning Board; and Rules of Procedure.

5) Adjournment

THE BOARD WILL BE SITTING AS AN APPEALS BOARD AT THE CONCLUSION OF THE REGULAR ZONING BOARD MEETING

1) Zoning Appeal:

A petition has been filed by Rosalind Weir, PO Box 98 Adamsville, RI. 02801, pursuant to Article XV Section 3a for the appeal of Four Corners Properties, LLC, 28 East Road (Plat 706-Lot 111) R-80 zone from an decision and violation notice from the Building Official/Zoning Official dated September 27, 2021 related to the holding of weddings at the site in violation of zoning and the construction a tent without the proper permit.