

TIVERTON ZONING BOARD OF REVIEW

TIVERTON, RHODE ISLAND 02878



ZONING BOARD OF REVIEW SPECIAL MEETING AGENDA

August 10, 2022

7:00 P.M. at

**TIVERTON TOWN HALL
343 HIGHLAND ROAD**

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

1) Call to order

2) Matter from August 3, 2022 was continued to a special meeting on August 10, 2022 due to lack of quorum.

2a) Variance:

A petition has been filed by Chappell & Chappell as Attorney for Matthew Rodgers, PO Box 259, Tiverton, RI. 02878 for a Dimensional Variance at 1763 Main Road, Tiverton, RI. 02878 (Plat 305 – Lot 112) Waterfront Zoning District proposing to reconstruct the existing ingress and egress from the building to cure the existing fire hazard and to add an 8 (eight) foot extension off of the living space to the Northwest. The extension will run along the existing nonconforming set back and be no closer to the lot line than what currently exists. The petition would also increase the already nonconforming lot coverage from 35% to 43.8%. The ingress and egress issues will be cured by adding a deck that will connect the proposed addition and entrance to the units on the south side of the building. The proposed relief satisfies all criteria set forth in Article XVII, Section 2 as the hardship faced by the applicant exists due to the unique nature of the property, if granted, the relief would not be contrary to the public interest and was not created by the applicant. Further, the proposed relief would not alter the general character of the surrounding area, it is the least relief necessary and to deny the relief would amount to more than a mere inconvenience.

3) Approval of minutes from the May 4, 2022 Meeting and the June 1, 2022 Meeting.

4) Adjournment

Town of Tiverton
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