



Zoning Board of Review Agenda

Town of North Smithfield

Town Hall

83 Greene Street, North Smithfield RI 02896

Tuesday November 14, 2023, 7:00pm

The meeting will be livestream. Please join the meeting (viewing only) from your computer, tablet, or smartphone by clicking on this link:

https://www.youtube.com/channel/UCFgw5KxL950ZgZ_DKz8B-MQ

or go to the North Smithfield YouTube page - **North Smithfield Town Meetings**.

*If technical difficulties occur during livestream the above specified meetings will resume as scheduled.

PARTICIPATION FOR THIS MEETING WILL BE IN-PERSON ONLY

1. Call to Order
2. Roll Call
3. Disclosure of no compensation or pension credits received by the Board members.
4. Disclosure & Notice: Zoning Board of Review members shall disclose any ex parte communications about any contested or material adjudicatory facts or opinions concerning the merits of any application before the Zoning Board of Review.
5. Approval of Minutes from October 10, 2023
6. **New Business**
 - A. ZBR-23-10 The application for a Dimensional Variance by Roland G. and Bethany A. Comeau, 35 Fountain Street, North Smithfield, RI 02896. This lot is AP 03 Lot 67. The applicant is seeking relief from section 5.5.1 District Dimensional Regulation of the North Smithfield Zoning Ordinance to have less than the required rear yard setback, which requires a Dimensional Variance. This lot is in a RU-20 Zoning District. The applicant would be constructing an addition to the rear of the existing structure.
 - B. ZBR-23-11 The application for a Dimensional Variance by Aaron Lawrence, 37 Lapre Road, North Smithfield, RI 02896. This lot is AP 006 Lot 202. The applicant is seeking relief from section 5.5.1 District Dimensional Regulation of the North Smithfield Zoning Ordinance to have less than the required front yard setback, which requires a Dimensional Variance. This lot is in a RU-20 Zoning District. The applicant would be constructing an attached garage to the existing structure.
7. Adjournment

Individuals requesting special assistance should contact the office of the Building Official at 401-767-2200 ext. 311 72 hours in advance of the meeting.

North Smithfield Zoning Board Hearing Notice

Pursuant to the provisions of the North Smithfield Zoning Ordinance, the North Smithfield Zoning Board of Review will hold a public hearing on Tuesday, November 14, 2023, at 7 PM at the North Smithfield Town Hall, 83 Greene Street, North Smithfield, RI 02896. The Board will consider the following:

ZBR-23-10 The application for a Dimensional Variance by Roland G. and Bethany A. Comeau, 35 Fountain Street, North Smithfield, RI 02896. This lot is AP 03 Lot 67. The applicant is seeking relief from section 5.5.1 District Dimensional Regulation of the North Smithfield Zoning Ordinance to have less than the required rear yard setback, which requires a Dimensional Variance. This lot is in a RU-20 Zoning District. The applicant would be constructing an addition to the rear of the existing structure.

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Application materials and operating procedures of the Zoning Board of Review are available for review at the Office of the Zoning Official, North Smithfield Town Hall, 83 Greene Street, North Smithfield, RI during regular business hours.

Individuals requesting interpreter services for the hearing impaired must call (401) 767-2200 at least 72 hours in advance of meeting date.