

TIVERTON ZONING BOARD OF REVIEW

TIVERTON, RHODE ISLAND 02878



ZONING BOARD OF REVIEW MEETING NOTICE OF PUBLIC HEARING

August 7, 2024

7:00 P.M. at

TIVERTON TOWN HALL

343 Highland Road

Tiverton, RI 02878

Dimensional Variance: 665 Old Colony Terrace, Tiverton, RI 02878 (Plat 116, Lot 173)

Carol E. Saccucci, 665 Old Colony Terrace, Tiverton, RI 02878 has filed a petition for a Dimensional Variance at 665 Old Colony Terrace, Tiverton, RI 02878 (Plat 116, Lot 173). Property is located in the R-30 Zoning District and petitioner seeks to construct a pool. Proposed pool (600sqft) to be placed 5' from rear yard setback, conforms to Article 6, Section 1. Zoning relief is requested for lot coverage (Article 5, Section 1a, Dimensional Regulations) – core lot cover allowable is 15% the proportional lot cover due to a pre-existing non-conforming lot of record (10,000 sqft lot where 30,000 sqft s required) allows 25% lot coverage per State Enabling Legislation (aka proportional adjustment). Article VII, Substandard Lots of Record, Section 4b, also allows for a maximum of 25% lot coverage. (Existing lot cover is 25.5%), the proposed lot coverage, including the proposed pool is 32.2% where 25% is allowable. As such, a variance of 7.2% is requested.

Dimensional Variance: 514 Nanaquaket Road, Tiverton, RI 02878 (Plat 403, Lot 166)

Alan Beggs and Jami Levine, 120 High Rock Street, Needham, MA 02492 has filed a petition for a Dimensional Variance at 514 Nanaquaket Road, Tiverton, RI 02878 (Plat 403, Lot 166). Property is located in the R-80 Zoning District and petitioner seeks a Dimensional Variance for single side yard setback relief, relief of 11.6ft; Setback of 21.4ft where 33ft is required.

Dimensional Variance: 0 Sawdy Pond, Tiverton, RI 02878 (Plat 515, Lot 180)

Vincent Vivona, 320 Old Mill Lane, Portsmouth, RI 02871 has filed a petition for a Dimensional Variance at 0 Sawdy Pond, Tiverton, RI 02878 (Plat 515, Lot 180). Property is located in the R-80 Zoning District and petitioner seeks setback relief. Front yard setback 50 is required and 23 is proposed, private right of way is 50 feet wide. Article v, Section 1 (Dimensional Regulation Chart).

Dimensional Variance: 104 Arbor Terrace, Tiverton, RI 02878 (Plat 113, Lot 373)

Bryant Lemay for Henry Kulpa, 535 Pine Street, Central Falls, RI 02863 has filed a petition for a Dimensional Variance at 104 Arbor Terrace, Tiverton, RI 02878 (Plat 113, Lot 373). Property is located in the R-30 Zoning District and petitioner seeks to waive fire setbacks on roof-mounted solar panels. Rooftop solar installation meeting the NFPA Fire Setback Standards but not the local charter setbacks. Article XXIV, Section 4 – Roof Mounted SES Fire Setbacks.