

**TOWN OF WEST GREENWICH  
ZONING BOARD OF REVIEW  
280 VICTORY HIGHWAY  
WEST GREENWICH, RI 02817  
MAY 17, 2016  
7:30 P.M.**

---

A regular meeting of the West Greenwich Zoning Board of Review was held on May 17, 2016. Present were Chairman Ken Jones, Raymond Stewart, Dr. Clyde Fish, Gregory Breene and Gilbert Rathbun.

**CALL TO ORDER – 7:30 P.M.**

Chairman Jones called the meeting to order at 7:30 p.m.

**Petition of Claudia Chappelle: 225 Mishnock Road. Plat: 4, Lot: 63. Applying for a Dimensional Variance under Zoning Ordinance of the Town of West Greenwich Article II, Section 2, Subsection D. Build a new single family house and shed.**

Chairman Jones asked applicant if she had anything else to add to the application.

Applicant Claudia Chappelle said she distributed some more pictures to the Board. Also, that the shed she would be putting up would be blocking the view of the neighbors shed.

Board Member Stewart asked if anyone was living in the house now. Claudia Chappelle said no there was not.

Chairman Jones asked if anyone in the audience wanted to speak. There was no one present.

Discussion ensued between the Board and the applicant about property lines.

Chairman Jones said based on the plan submitted ,your new structure would be less relief needed than what the existing structure is. Claudia Chappelle said that's correct.

Chairman Jones said and the setback from your new porch is further from the street than the existing. Claudia Chappelle responded yes.

Chairman Jones stated that the variance for the proposed shed that you are asking for 5 feet is to block the view of the structure next door. Claudia Chappelle said yes that's correct.

Chairman Jones asked if Claudia had spoken to the neighbors about her plans. Claudia said she had spoken to both neighbors and that they were very nice and they both have no problems with what she's proposing to do.

Chairman Jones made a motion to approve. Board Member Stewart seconded.

Chairman Jones stated that the applicant has met the zoning requirements for a dimensional variance and the relief requested is actually less relief than is existing for a dwelling that's going to be demolished to build a new dwelling. We will grant a 10 foot sideline variance on the left hand side of the property, a 5 foot variance on the right hand side of the property and a 10 foot variance setback from the street. The 10 foot variance on the sideline will also encompass a 10 foot variance from the 15 foot accessory structure requirement from 15 feet to 5 feet, the left sideline from 20 feet to 10 feet and the right hand side from 20

**TOWN OF WEST GREENWICH  
ZONING BOARD OF REVIEW  
280 VICTORY HIGHWAY  
WEST GREENWICH, RI 02817  
MAY 17, 2016  
7:30 P.M.**

---

feet to 15 feet and the frontage from 40 feet to 30 feet. I also think that what the applicant is proposing to build on the property is an improvement to the neighborhood.

Board Member Fish added that the existing structures on either side of the property are all closer to the property lines than her structure will be.

All in Favor. (5-0)

Vote: Ken Jones (aye), Gregory Breene (aye), Raymond Stewart (aye), Gilbert Rathbun (aye), Clyde Fish (aye)

April 19, 2016 ~ Minutes~APPROVED

Chairman Jones: made Motion to approve minutes from the previous meeting.

Seconded by Board Member Stewart.

All in Favor (5-0)

Vote: Ken Jones (aye), Gregory Breene (aye), Raymond Stewart (aye), Gilbert Rathbun (aye), Clyde Fish (aye)

Motion to Adjourn made by Board Member Fish.

Board Member Breene Seconded.

All in Favor (5-0)

Vote: Ken Jones (aye), Gregory Breene (aye), Raymond Stewart (aye), Gilbert Rathbun (aye), Clyde Fish (aye)

Meeting Adjourned: 7:45 P.M.

Barbara Sweet, Clerk

West Greenwich Zoning Board of Review

**TOWN OF WEST GREENWICH  
ZONING BOARD OF REVIEW  
280 VICTORY HIGHWAY  
WEST GREENWICH, RI 02817  
MAY 17, 2016  
7:30 P.M.**

---