

TIVERTON ZONING BOARD OF REVIEW

TIVERTON, RHODE ISLAND 02878



ZONING BOARD OF REVIEW MEETING NOTICE OF PUBLIC HEARING

February 7, 2024

7:00 P.M. at

TIVERTON TOWN HALL

343 Highland Road

Tiverton, RI 02878

Dimensional Variance: 471 Cottrell Road, Tiverton, RI 02878 (Plat 314, Lot 106)

A petition has been filed by Church Community Housing Corporation, 50 Washington Square, Newport, RI 02840, for a Dimensional Variance Permit at 471 Cottrell Road, Tiverton, RI 02878 (Plat 314, Lot 106). Property is located in the R-40 Zoning District and petitioner seeks to install a roof-mounted solar energy system, which is an allowed use in this zoning district. The proposed solar energy system abuts the eastern and southern edges of a pitched roof, exceeding setbacks required by the Town. The proposed array is designed to meet International Residential Code (IRC) standards without the additional setbacks required by the Town and is not visible from the street. Additionally, this home is being built with state funding which requires it to meet a net-zero energy standard. The additional setbacks would prevent that standard from being met. The dimensional regulations are set forth in the Zoning Ordinance in Article XXIV, Solar Energy System-Roof Mounted SES. The standards for a Dimensional Variance Permit are set forth in the Zoning Ordinance in Article XXIV, Section 4, (6) – “On pitched roofs, solar panels shall be set back a minimum of 18 inches from all roof edges”.

Use Variance: 80 Stone Church Road, Tiverton, RI 02878 (Plat 910, Lot 156)

A petition has been filed by Jamie S. Desa, 80 Stone Church Road, Tiverton, RI 02878 for a Use Variance at 80 Stone Church Road, Tiverton, RI 02878 (Plat 910, Lot 156). Property is located in the R-80 Zoning District and petitioner seeks to rent their 3-stall garage for private storage and private mechanic work, which is not an allowed use in this zoning district. The District Use Regulations and standards for a Use Variance are set forth in the Zoning Ordinance in Article IV, Section 9. Service Business.