

EAST KINGSTON ZONING BOARD OF ADJUSTMENT CASE MASTER
SPECIAL EXCEPTIONS, VARIANCE, APPEAL FROM ADMINISTRATIVE DECISION, EQUITABLE WAIVER FROM DIMENSIONAL REQUIREMENT

CASE NO.	DATE	APPLICANT	MBL	LOCATION	TYPE	PURPOSE/REASON	ACTION
1988-01	6/30/88	Carsan Development	02-01-09	25 Pine Woods	Variance	VI.E (driveway requirements prohibiting shared driveways)	Denied
1989-01	3/8/89	FMR Corp. (Decker)	00-00-00	None Indicated	Appeal	Unproductive meeting	None
1989-02	9/27/89	Pinder	02-01-09	13 Rowell Cove Road	Variance	From septic system setbacks to replace an existing failed system	Granted
1989-03	9/27/89	Carsan Development	12-03-16	25 Pine Woods	Motion for Rehearing	Request to rehear ZBA case that denied variance for shared driveway	Granted
1989-04	10/26/89	Carsan Development	12-03-16	25 Pine Woods	Variance	VI.F (driveway requirements prohibiting shared driveways)	Granted B2815 P2006
1990-01	3/28/90	Ross	14-04-20	80 East Road	Variance	From frontage and acreage for duplex to allow for in-law apt	Granted B3048 P1909
1990-02	3/28/90	Vadebonceur/ Woodward/Main	02-01-23	20 Rowell Cove Road a/k/a 7 Rowell Cove	Variance	To allow for replacement of mobile home with stick-built home	Granted B2847 P2000
1990-03	6/27/90	Kelly/Dagostino	04-01-09	107 Depot Road	Variance	VI.A.1 and 2 (lot size to subdivide) Application denied as de facto subdivision already exists.	Denied
1990-04	8/1/90	Cottuli	10-06-11	145 Haverhill Road	Variance	VI.C (single family residence) to allow for second dwelling	Denied
1990-05	9/26/90	Cottuli	10-06-11	145 Haverhill Road	Spec. Ex.	To allow two dwellings on one parcel per VI.G.	Denied
1990-06	9/26/90	Turco	16-02-02	131 North Road	Spec. Ex.	To allow two dwellings on one parcel per VI.G.	Granted B2858 P0498
1991-01	4/25/91	Furnald	00-00-00	185 South Road	Spec. Ex.	VIII.G.2 (dredge and fill of wetlands)	Granted B2878 P2601
1991-02	5/23/91	Jacques	14-02-10	17 North Road	Variance	VI.A.1 (road frontage requirement for subdivision)	Granted
1992-01	6/11/92	Rizzotti	03-01-03	101 Powwow River Rd	Variance	VI.B (building setback from road)	Granted B2932 P1771
1993-01	6/10/93	Colanton (golf course)	14-01-06	Depot Road	Variance	III (districting) V.A (permitted use in residential zone)	Granted
1993-02	6/10/93	Bodwell	15-03-05	96 North Road	Spec. Ex.	To allow two dwellings on one	Denied

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						parcel per VI.G.	
1993-03	7/8/93	Ryan/Murphy (golf course)	14-01-06	143 Depot Road	Motion for Rehearing	Request to rehear the ZBA case (1993-01) granting a variance for a commercial use in a residential zone	Denied
1993-04	7/8/93	Bodwell	15-03-05	96 North Road	Motion for Rehearing	Request to rehear ZBA case (1993-02) on denial of special exception for a second dwelling	Denied
1994-01	1/27/94	Sharkey	02-04-01	27 Powwow River Rd	Variance	From 10-ft side building setback for existing garage	Granted B3036 P1596
1994-02	3/16/94	Bioteau	16-04-03	Giles Road (2 Bioteau Drive)	Variance	From driveway requirements	Tabled
1994-03	6/23/94	Jacques	15-01-03	43 North Road	Variance	VI.A (300-ft road frontage requirement for duplex)	Granted B3067 P0583
1994-04	9/8/94	Shafmaster	14-01-18	60 Main Street	Variance/ Spec. Ex.	Variance from 300-ft road frontage requirement for duplex/special exception for duplex	Granted/ Granted B3070 P2173
1995-01	5/17/95	Bodwell	15-03-05	96 North Road	Appeal	To appeal BOS decision to deny home occupation permit	Denied
1995-02	5/17/95	Jones	14-03-02	30 North Road	Appeal	To appeal BOS decision to deny building permit to install bathroom in detached shed.	Denied
1995-03	6/22/95	Bodwell	15-03-05	96 North Road	Motion for Rehearing	Request to rehear ZBA case on denial of appeal for home occupation permit.	Denied
1995-04	8/24/95	Colanton	14-03-09	69 East Road	Variance	VI.C (number of dwellings)	Denied
1995-05	8/24/95	Merrill	14-02-03	71 Main Street	Variance	VI.A.1 (minimum frontage) To allow for creating a back lot.	Granted B3119 P1593
1995-06	11/30/95	Stonemark Mgmt	02-01-34 02-01-37	37 Rowell Road 8 Rowell Cove Road	Appeal/ Variance	To appeal BI decision for septic permit/Variance from IV.D.6 (septic setback), IV.D7.B2 (wetlands setback), and IV.D.7.A.2 (receiving layer setback)	Denied/ Denied

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1995-07	12/28/95	Barney	02-01-13	21 Rowell Cove Road	Variance	IV.D.6 (septic setback)	Granted B3143 P0206
1995-08	12/28/95	Gilman (daycare)	13-03-21	24 Andrews Lane	Variance	X.2.4 (number of employees) X.3.5. (number of children)	Denied
1995-09	12/28/95	Russman	10-02-07	7 Powwow River Rd	Variance	VI.1 (frontage per building lot) VI.2 (acreage per building lot)	Granted B3055 P0708
1996-01	2/8/96	Gilman	13-03-21	24 Andrews Lane	Motion for Rehearing	Request to rehear ZBA case on denial of variances of 12/28/95.	Denied
1996-02	6/19/96	Eaton	14-04-23	52 East Road	Variance	VI.G.3 (frontage for 2-family dwellings)	Granted B3164 P1843
1996-03	6/19/96	Russman	10-02-07	7 Powwow River Rd	Variance	IV.D.6 (septic setback)	Granted B3164 P1845
1996-04	7/25/96	MDR Corp (Walsh)	04-02-2027	6 Brandywine Drive	Variance	XI.H.2 (VI.C) (side and rear building setbacks)	Granted B3169 P0401
1996-05	11/14/96	Paoletta	03-02-07	78 Powwow River Rd	Appeal	To appeal the BI denial of building permit to install temp. manufactured housing. BI decision was overturned.	Granted
1997-01	4/3/97	Adams	02-01-07	9 Rowell Cove Road	Variance	VI.C (building setback)	Granted
1997-02	4/3/97	Dawson	11-02-35	11 Ashlie Road	Variance	IV.D.6 (septic setback) VIII.E.3 (wetland setback)	Granted B3211 P2372
1997-03	7/10/97	Bioteau	16-02-04	163 North Road	Equitable Waiver	VI.E (minimum sq. footage)	Granted B3236 P0306
1997-04	8/28/97	Quinn	11-02-02	21 Clement Lane	Variance	IV.D.6 (septic setback) VIII.E.3 (wetland setback) VI.C (building setback)	Granted B3245 P0318
1997-05	9/25/97	Quinn	11-02-02	21 Clement Lane	Variance	IV.D.6 (septic setback)	Granted
1997-06	10/23/97	Beane	10-03-06	32 Powwow River Rd	Variance	IV.D.6 (septic setback) VIII.E.3 (wetland setback)	Granted B3262 P2582
1998-01	2/12/98	Young EK Well/Pump Co.	04-02-02	140 Depot Road	Appeal	To appeal the BOS decision to deny of Home Occupation permit. Decision overturned and permit granted.	Granted

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1998-02	2/26/98	Rutledge	10-01-04	11 Rowell Road	Variance	VI.C (building setback)	Granted B3277 P1819
1998-03	3/12/98	EK Board of Selectmen EK Well/Pump Co.	04-02-02	140 Depot Road	Motion for Rehearing	Request to rehear ZBA case approving for Home Occupation permit for Young	Granted
1998-04	4/2/98	Young EK Well/Pump Co.	04-02-02	140 Depot Road	Rehearing	At this rehearing, the ZBA upheld its original decision to grant a Home Occupation permit for Young	Granted
1998-05	4/30/98	Cook Light Industrial Park	11-02-11	Haverhill Road	Variance	XII.7 (building setback)	Denied
1998-06	7/23/98	Bioteau	16-04-09	32 Giles Road	Variance	VIII.E.3 (wetland setback)	Granted B3317 P1325
1998-07	7/23/98	Adams	02-01-07	9 Cove Road	Variance	IV.D.6 (septic setback)	Granted B3317 P1324
1998-08	8/13/98	Bianco	02-01-05	5 Cove Road	Variance	IV.D.2 (minimum leach field size) IV.D.6 (septic setback) IV.D7.B2 (receiving layer setback) VI.C (building setback) VI.E (minimum sq. footage) VI.E.3 (wetland setback)	Denied
1998-09	8/13/98	Nextel Communications	10-04-08	21 Burnt Swamp Road	Appeal	To appeal PB denial of cell tower in residential zone	Denied
1998-10	9/22/98	Robinson	02-06-08	17 Powwow River Rd	Equitable Waiver	VI.C (building setback)	Granted B3332 P2158
1998-11	11/17/98	Polletta	14-02-01	61 Main Street	Variance	VI.C (building setback)	Granted B3351 P0870
1999-01	5/13/99	Brandolini	10-01-07	17 Rowell Road	Appeal	To appeal BOS decision to deny operation of auto repair business	Denied
1999-02	6/24/99	Carbone	11-02-17	213 Haverhill Road	Appeal	To appeal PB decision to approve SPR of Chuck Woodlands Realty Trust to operate trucking company (ADMAT)	Denied
1999-03	6/24/99	Storm	11-02-17	44 North Road	Appeal/	To appeal PB decision to deny SPR	Postponed/

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					Variance	to operate Turning Point Farm (school)/Variance from III (districting) and V (uses permitted)	Did not reapply
1999-04	7/22/99	Carbone	11-02-17	213 Haverhill Road	Motion for Rehearing	Request to rehear ZBA case of 6/24/99 decision to affirm the PB decision approving SPR (ADMAT)	Granted
1999-05	8/12/99	Feather	09-08-11	14 Main Street	Appeal/ Variance	To appeal the BOS decision to deny a sign permit/Variance from IV.F.1 (sign provisions)	Denied/ Granted B3421 P2315
1999-06	8/12/99	Carbone	11-02-17	213 Haverhill Road	Rehearing	At this rehearing the ZBA overturned the PB original decision to approve the SPR (ADMAT)	Granted
1999-07	9/23/99	Chuck Woodlands Realty Trust (ADMAT)	11-02-17	213 Haverhill Road	Motion for Rehearing	Request to rehear the 8/12/99 ZBA decision that overturned the PB decision to approve the SPR (ADMAT)	Granted
1999-08	10/19/99	Carbone	11-02-17	213 Haverhill Road	Rehearing	The ZBA reversed its earlier decision and upheld the PB 5/20/99 decision to approve SPR (ADMAT)	Denied
1999-09	11/2/99	Carbone	11-02-17	213 Haverhill Road	Motion for Rehearing	Request to rehear 10/19/99 ZBA decision that upheld the PB decision to approve SPR (ADMAT)	Denied
2001-01	5/24/01	Ryan	10-06-06	131 Haverhill Road	Appeal/ Variance	To appeal the BI denial of a building permit per growth control ordinance/III-A. A-D (Variance request from growth control ordinance)	Denied/ Denied
2001-02	11/14/01	Ryan	10-06-06	131 Haverhill Road	Motion for Rehearing	Request to rehear ZBA decision to deny appeal and variance requests of 5/24/01	Denied
2001-03	7/12/01	Ryan	10-06-06	131 Haverhill Road	Appeal	To appeal BOS anticipated decision to deny building permit	Denied
2004-01	4/29/04	Cormier	02-01-07	27 Cove Road	Variance	VII.D.6 (septic setback)	Granted

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2004-02	6/22/04	Swinerton/Ouellette	02-01-32	6 Rowell Cove Road	Variance	VII.D.6 (septic setback)	Withdrawn
2004-03	7/29/04	Swinerton/Ouellette	02-01-32	6 Rowell Cove Road	Variance	VI.E.3 (septic/wetlands) VII.D.6 (septic setback) IX.A.1 (frontage) IX.A.2 (minimum acreage) IX.C (building setback)	Denied
2006-01	1/18/06	Musso (auto repair)	14-02-03	71 Main Street	Appeal	To appeal BOS decision to deny home occupation permit	Denied
2006-02	2/23/06	Zobrenski	15-02-07	18 Sanborn Road	Spec. Ex.	VIII.F - Accessory dwelling unit	Granted
2006-03	5/25/06	Industrial Tower/Wireless (cell tower)	16-04-01	36 Giles Road	Variance	XV.D.2 (For construction of a 180-ft monopole in a residential zone)	Granted B4661 P2647
2006-04	7/18/06	Kenridge Farm LLC (cell tower)	16-04-01	36 Giles Road	Motion for Rehearing	Request to rehear ZBA decision to grant variance to Industrial Tower et al.	Denied
2006-05	9/14/06	Rossop	02-01-32	6 Cove Road	Variance	XI.H (septic system leach field boundaries)	Withdrawn
2006-06	12/19/06	Industrial Tower/Wireless (cell tower)	16-04-01	36 Giles Road	Variance	XV.D.2 (For construction of a 180-ft monopole in a residential zone) Restart of variance application process due to public interest.	Granted B4747 P1518
2007-01	2/2/07	Kenridge Farm LLC (cell tower)	16-04-01	36 Giles Road	Motion for Rehearing	Request to rehear ZBA decision to grant variance for cell tower	Granted
2007-01	9/27/07	Kenridge Farm LLC (cell tower)	16-04-01	36 Giles Road	Rehearing	At this rehearing, the ZBA overturned the original variance it granted to Industrial Tower et al on 12/19/06.	Granted
2007-02	6/28/07	Goff	02-04-03	31 Powwow River Rd	Spec. Ex.	VIII.F - Accessory dwelling unit	Denied
2007-03	5/24/07	Rose	02-01-32	6 Cove Road	Variance	VI.E.3 (proximity to wetlands) VII.D (septic setback)	Denied
2007-04	8/30/07	Goff	02-04-03	31 Powwow River Rd	Spec. Ex.	VIII.F - Accessory dwelling unit	Granted B4841 P0266
2007-05	11/13/07	Industrial	06-04-01	36 Giles Road	Motion for	Request to rehear ZBA decision	Denied

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CASE NO.	DATE	APPLICANT	MBL	LOCATION	TYPE	PURPOSE/REASON	ACTION
		Tower/Wireless (cell tower)			Rehearing	which denied the variance to Industrial Tower et al on 9/27/07.	
2008-01	6/26/08	Kemp	07-03-13	150 Willow Road	Spec. Ex.	VIII.F - Accessory dwelling unit	Granted B5042 P1689
2008-02	6/26/08	Freeman	09-08-01	52 Main Street	Variance	XX.E (non-conforming lots)	Granted
2008-03	10/23/08	Musso (auto repair)	14-02-03	71 Main Street	Variance	VIII (business in residential zone)	Denied
2009-01	1/22/09	Carter (golf driving range)	13-02-01	68 South Road	Variance	III (business in residential zone)	Denied
2009-02	3/26/09	Whitmore (dog daycare)	04-02-11	108 Depot Road	Variance	XVI (business in residential zone)	Tabled
2012-01	9/27/12	Lyons	08-02-03	52 Willow Road	Spec. Ex.	VIII.F - Accessory dwelling unit	Granted
2013-01	6/13/13	Jamieson	10-03-09	14 Powwow River Rd	Equitable Waiver	IX.C (building setback)	Granted
2013-02	8/22/13	Jamieson	10-03-09	14 Powwow River Rd	Equitable Waiver	VII.D.6 (septic setback) VII.D.7 (septic design) VI.E.3 (building setback)	Dismissed
2013-03	9/12/13	Jamieson	10-03-09	14 Powwow River Rd	Variance	VII.D.6 (septic setback)	Granted
2013-04	11/7/13	Allin	14-03-06	10 North Road	Variance	XXI.E (expansion of non-conforming structure)	Granted
2014-01	4/24/14	McCarthy	08-02-27	59 Sanborn Road	Spec. Ex.	VIII.F - Accessory dwelling unit	Granted
2014-02	4/24/14	O'Bara	08-02-05	32 Willow Road	Equitable Waiver	VII.D.6 (septic setback)	Granted
2015-01	1/22/15	Breen	10-03-06	32 Powwow River Rd	Spec. Ex.	VIII.F - Accessory dwelling unit	Granted
2015-02	5/14/15	Maplevale Builders	03-02-02	Woldridge Lane	Appeal	To appeal BI denial of Septic Plan. ZBA overturned the BI decision.	Granted
2015-03	6/25/15	EK Board of Selectmen	03-02-02	Woldridge Lane	Motion for Rehearing	Request to rehear the appeal granted to Maplevale Builders on 5/14/15	Denied
2016-01	4/28/16	DeAngelo	02-01-25	18 Cove Road	Variance	XXI.E (Expansion of non-conforming Use – deck addition)	Granted
2016-02	4/28/16	Caplice	02-01-19	4 Indian Road	Variance	XXI.E (Expansion of non-conforming Use – deck addition)	Granted

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2017-01	2/23/17	O'Neil	12-03-13	13 Pine Woods	Spec. Ex.	VIII.F - Accessory dwelling unit	Granted B5857 P614
2017-02	5/25/17	Crazy Creek Realty Trust	15-03-02	17 Stumpfield Road	Spec. Ex.	VIII.F - Accessory dwelling unit	Granted B5848 P41
2017-03	7/27/17	Cressy	04-02-10	2 George Street	Spec. Ex.	VIII.F - Accessory dwelling unit	Granted B5848 P40
2017-04	12/28/17	Hoffmaster	04-02-17	11 Greystone	Spec. Ex.	VIII.F - Accessory dwelling unit	Granted B6436 P1107
2018-01	8/23/18	Vlasich	09-08-24	39 Haverhill Road	Spec. Ex.	VIII.F - Accessory dwelling unit	Granted B5942 P1383
2018-02	3/28/19	Cyr	4-2-2002	1 Buddy Lane	Variance	Application deemed incomplete	Rejected
2019-01	8/22/19	Graham	02-01-32	4 Cove Road	Variance	VII.D.6 (septic setback) IX.C (building setback)	Denied
2019-02	10/10/19	Graham	02-01-32	4 Cove Road	Motion for Rehearing	Request to rehear ZBA Denial of Variance in case #2019-01	Granted
2019-03	3/5/20	Graham	02-01-32	4 Cove Road	Rehearing	Applicant withdrew to re-apply	Withdrawn
2020-01	4/23/20	Graham	02-01-32	4 Cove Road	Variance	VII.D.6 (septic setback) IX.A.1 (frontage) IX.A.2 (minimum acreage) IX.C (building setback)	Denied
2020-02	5/14/20	McKane	10-04-07	2 Flower Hill Road	Variance	XXI-B (non-conforming replacement structure)	Granted
2020-03	7/23/20	Clark	07-03-24	114 Sanborn Road	Spec. Ex.	VIII.F - Accessory dwelling unit	Granted B6436 P1106
2020-04	12/10/20	Conti	04-01-12	121 Depot Road	Variance	VII.D.2 (septic size) VII.D.6 (septic setback)	Granted
2021-01	2/25/21	Farmer	06-01-42	97 Giles Road	Variance	IX.B.2 (lot size) IX.B.4 (frontage) IX.B.7 (driveway location)	Granted B6436 P1105
2021-02	6/24/21	Graham	02-01-32 02-01-33	4 Cove Road 6 Cove Road	Variance	VII.D.6 (septic setback) – Granted IX.A.1 (frontage) – Denied IX.A.2 (minimum acreage) – Denied VI.E.3 (septic/wetlands) – Denied	Denied

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2021-03	7/21/21	Graham	02-01-32 02-01-33	4 Cove Road 6 Cove Road	Variance	VI.D.1 (minimum upland)	Denied
2021-04	8/24/21	Graham	02-01-32 02-01-33	4 Cove Road 6 Cove Road	Motion for Rehearing	Request to rehear cases 2021-02 and 2021-03. ZBA denied request and upheld its original decisions to deny variances.	Denied
2022-01	6/23/22	Donahue	09-02-04	26 Haverhill Road	Spec. Ex.	VIII.F - Accessory dwelling unit	Granted B6426 P763
2022-02	5/4/22	Bodwell	15-03-05	96 North Road	Spec. Ex.	VIII.F - Accessory dwelling unit	Granted B6412 P2933
2022-03	5/19/22	Bonnevie (Palladino)	03-02-12	2 Woldridge Lane	Spec. Ex.	VIII.F - Accessory dwelling unit	Denied
2022-04	7/28/22	Palladino	03-02-12	2 Woldridge Lane	Spec. Ex.	VIII.F - Accessory dwelling unit	Granted B6436 P1108
2022-05	12/29/22	Poole	15-03-14	116 North Road	Appeal	Appeal cease & desist order regarding home occupation	Denied
2023-01	2/1/23	Poole	15-03-14	116 North Road	Motion for Rehearing	Request to rehear ZBA denial of appeal case 2022-05	Denied
2023-01	3/23/23	Poole	15-03-14	116 North Road	Motion for Rehearing	SECOND REQUEST to rehear ZBA denial of appeal case 2022-05	Denied
2023-02	7/27/23	Whiteman	10-02-17	18 Rowell Road	Appeal	Appeal Planning Board and Selectmen decisions to deny home occupation	Denied
2023-03	8/24/23	Whiteman	10-02-17	18 Rowell Road	Variance	III-B.1 (14,000 GVWR limit) III-B.2 (commercial activity) XVI.A (visible activity) XVI.C.3 (commercial traffic) XVI.C.6 (vibration/noise) XVI.C.7 (25% gross area) XVI.D.2 (visible activity) XVI.F (commercial activity) XVI.G (visible activity)	Denied
2023-04	8/24/23	Smith	03-01-02	91 Powwow River Road	Spec. Ex.	VIII.F – Accessory Dwelling Unit	Granted B6503 P2236

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2023-05	10/16/23	Whiteman	10-02-17	18 Rowell Road	Motion for Rehearing	Request to rehear ZBA denial of appeal case 2023-02	Denied
2023-06	10/16/23	Whiteman	10-02-17	18 Rowell Road	Motion for Rehearing	Request to rehear ZBA denial of variance case 2023-03	Denied