

**DATE OF POSTING: January 18, 2018**

**ZONING BOARD OF REVIEW**

**Tuesday, January 23, 2018 Meeting 7:00 pm**

**Town Council Chambers, Town Hall**

**125 Main Street, East Greenwich**

**Zoning Board of Review Hearings – 7:00 PM**

- 1. Marshall Muir (Foreign Events LLC)** for property located at 205 Main Street; Map 85 A.P. 1 Lot 213 (Zoned Commercial Downtown, CD-1). The Applicant seeks Dimensional Variances under Chapter 260 of the Town Code, Zoning Ordinance, Article III, Section 260-8(J) Outside Storage & Dumpsters; Article VI, Off-Street Parking Regulations, Section 260-20 Required Off-Street Parking Spaces, and Section 260-24 Off-Street Loading Areas. Additionally relief is required from Table 2 of Chapter 260, Table of Dimensional Regulations for minimum frontage, lot coverage and side yard setbacks. The Dimensional Variances are required because the Applicant seeks to open a hookah bar at the subject property and the change of use necessitates relief since there is a lack of on-site parking and dimensional non-conformities already exist. **(This application was continued from the November 28, 2017 meeting.)**
- 2. 620 Main Street Associates, LLC** for property located at 15 Castle Street; Map 85 A.P. 1 Lot 118 (Zoned Residential, R-6). The Applicant seeks Dimensional Variances under Chapter 260 of the Town Code, Zoning Ordinance, Article III, Sections 8(A) and 8(J); and Article VI, Off-Street Parking Regulations, Sections 23A(1) and 25D(2). Additionally relief is required from Table 2 of Chapter 260, Table of Dimensional Regulations for a density increase (minimum lot size). The Dimensional Variances are required because the Applicant seeks to construct a 9-unit residential re-development; the site is 30,425 square feet in area and related access, parking, utilities and landscaping will be provided. An existing historic house on-site will be removed.

3. **Hill & Harbor Design and Build** for property owned by Michael and Laura Bottaro and located at 30 Reynolds Street; Map 84 A.P. 2 Lot 155 (Zoned Residential, R-10). The Applicant requires a Dimensional Variance from the allowable maximum height for the construction of a detached garage. Chapter 260 of the Town Code, Zoning Ordinance, Table 2 – Table of Dimensional Regulations by Zone sets forth a maximum height of 15 feet for accessory structures. The Applicant intends to demolish the existing storage shed/single car garage and build a new two-car garage with unfinished storage space above and is requesting the garage height to be 21’.
4. **Ronald Volpe** for property located at 28 Valley Road; Map 23 A.P. 17 Lot 123 (Zoned Residential, R-10). The Applicant requests Dimensional Variances from Table 2 of Chapter 260 of the Town Code; Zoning Ordinance, Dimensional Regulations by Zone which sets forth the setbacks for the zone. Additionally, the Applicant seeks relief from Article V, Section 260-14(B) Nonconforming by Dimension. The Applicant seeks to construct a 22’x24’ garage to the southern portion of the existing house which will not comply with the front and side setback requirements.
5. **Atmed Urgent Care** for property owned by 5750 Post Road Medical Offices, LLC and located at 5750 Post Road; Map 45 A.P. 11 Lot 62 Unit 0002 (Zoned Commercial Highway, CH). The Applicant requires a Dimensional Variance under Chapter 260 of the Town Code, Zoning Ordinance, Article VII Signs, Section 27(A) Definition of a Monument Sign. The Applicant seeks to add a 14’ high sign which exceeds the 8’ height limit and the total visible sign area will also exceed the allowance. Additionally, one freestanding sign is allowed per business per lot and the Applicant proposes two such signs. **(To Be Continued to March 27, 2018)**
6. **Zarella & Associates LLC** for property owned by Union Street LLC and located at 9 Union Street; Map 75 A.P. 3 Lot 88 (Split Zoned Commercial Downtown, CD-1 and Residential, R-10). The Applicant seeks Dimensional Variances from Table 2 of Chapter 260 of the Town Code; Zoning Ordinance, Dimensional Regulations by Zone. The Dimensional Variances are required because the Applicant

seeks to construct a two-family residential structure and needs a density increase (minimum lot size) and side and rear setback relief. The site is 6,239 square feet in area where two existing garages will be removed.

**Zoning Board of Review Business**

1. Minutes: Review/action on the minutes of the November 28, 2017 meeting.

Adjourn