

DATE OF POSTING: January 13, 2020

ZONING BOARD OF REVIEW

Tuesday, January 28, 2020 Meeting

7:00 PM

Town Council Chambers, Town Hall

125 Main Street, East Greenwich

Zoning Board of Review Hearings – 7:00 PM

1. **Joseph D’Alfonso** for property located at 201 South Pierce Road; Map 54 A.P. 7 Lot 215 (Zoned Residential, R-30). The Applicant seeks Dimensional Variances from Chapter 260 of the Town Code; Zoning Ordinance, Table 2 – Dimensional Regulations by Zone and Section 260-14(B), Nonconforming by Dimension. The Applicant requests to construct a permanent 20’x20’ two-vehicle carport to be located 15.5’ from the southwest property line where a 30’ side setback is required on the land locked property.
2. **The Washington Trust Company** for property owned by **20 Water Street Realty, LLC** located at 695 Main Street; Map 75 A.P. 3 Lot 76 (Zoned Commercial Downtown, CD-1). The Applicant seeks a Use Variance from Chapter 260 of the Town Code; Zoning Ordinance, Table 1 – Permitted Uses by Zone. The Applicant is proposing to construct a new financial institution which will require a use variance to accommodate the drive-thru at the subject property.
3. **Hill & Harbor Design + Build** for property owned by **Zachary & Julie Singer-Leavitt** and located at 40 Knollwood Avenue; Map 74 A.P. 4 Lot 69 (Zoned Residential, R-10). The Applicant seeks Dimensional Variances from Chapter 260 of the Town Code; Zoning Ordinance, Table 2 – Dimensional Regulations by Zone which sets forth the side yard setback. Additionally, the Applicant seeks relief from Article V, Section 260-14(B) Nonconforming by Dimension. The Applicant requests to construct a second level addition above the existing garage in the side setback which constitutes as intensification to the legal nonconforming property.

4. **Pamela Unwin-Barkley** for property owned by **Seth & Sophia O'Donnell** and located at 17 Marion Street; Map 85 A.P. 1 Lot 268 (Zoned Residential, R-10). The Applicant seeks Dimensional Variances from Chapter 260 of the Town Code; Zoning Ordinance, Table 2 – Dimensional Regulations by Zone which sets forth the side yard setbacks. Additionally, the Applicant seeks relief from Article V, Section 260-14(B) Nonconforming by Dimension. The Applicant requests to construct a two-story addition on an existing footprint which will be attached to the existing structure in the north side setback which constitutes as intensification to the legal nonconforming property.

5. **Melissa Lawson of Lacuna Design** for property owned by **Gary Pollard** and located at 95 Rector Street; Map 85 A.P. 1 Lot 328 (Zoned Residential, R-10). The Applicant seeks Dimensional Variances from Chapter 260 of the Town Code; Zoning Ordinance, Table 2 – Dimensional Regulations by Zone which sets forth the side yard setbacks. Additionally, the Applicant seeks relief from Article V, Section 260-14(B) Nonconforming by Dimension. The Applicant requests to construct a 3'-6"x17' addition which will fall within the north side setback and constitutes as intensification to the legal nonconforming property.

6. **T.J. Martucci** for property owned by **Shiv Main LLC** and located at 232 Main Street; Map 85 A.P. 1 Lot 164 (Zoned Commercial Downtown, CD-1). The Applicant seeks a reconsideration of a November 28, 2017 decision of the Zoning Board of Review wherein a petition was approved for Kai Bar seeking to lift the condition relating to the valet parking service requirement for one year with the Applicant returning to the Board to reassess within one year from the rendered decision. The subject condition was imposed on the original March 22, 2016 ZBR decision. The Applicant is requesting to remove the parking valet requirement in its entirety.

Zoning Board of Review Business

1. Minutes: Review/action on the minutes of the November 26, 2019 meeting.

Adjourn