

**DATE OF POSTING: February 22, 2018**

**ZONING BOARD OF REVIEW**

**Tuesday, February 27, 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 and January 23, 2018 meetings.)**
- 2. Jeff and Elizabeth Keithline** for property located at 205 Kenyon Avenue; Assessor's Map 84, Plat 9, Lot 284 (Zoned R-30, Residential). The Applicant seeks a Special Use Permit to allow an accessory family dwelling unit (for in-law use only) on the property. A dimensional variance is also required because the shed structure proposed for conversion to a dwelling unit is non-conforming in terms of the side setback and the overall height. Chapter 260 of the Town Code, Zoning Ordinance, Section 9(C) establishes the provision for these accessories to be permitted by special use permit. Relief is also required from Chapter 260-9(E) and Table 2 – Table of Dimensional Regulations by Zone which together establish a maximum height of 15 feet for accessory structures and a side yard setback of 30 feet.
- 3. Twenty Water Street Realty, LLC** for property located at 695 Main Street; Assessor's Map 75, A.P. 3, Lot 76 (Zoned Commercial Downtown, CD-1). The applicants require Dimensional Variances to accommodate redevelopment of the property as a mixed-use project consisting of about 7,000 square feet of

first floor commercial space with 8 residential units above. Chapter 260 of the Town Code, Zoning Ordinance, Section 20 stipulates the required number of off-street parking spaces required for this combination of uses. 45 spaces will be provided where 46 are required. Additionally, Section 24 of the same chapter requires a loading zone for the proposed use and the applicant seeks to have this requirement waived.

### **Zoning Board of Review Business**

1. Minutes: Review/action on the minutes of the January 23, 2018 meeting.

Adjourn