

**DATE OF POSTING: March 12, 2020**  
**REVISED: March 17, 2020**

**ZONING BOARD OF REVIEW**  
**Tuesday, March 24, 2020 Meeting**  
**7:00 PM**  
**Town Council Chambers, Town Hall**  
**125 Main Street, East Greenwich**

**This Meeting Has Been Cancelled.**  
**We Apologize For Any Inconvenience.**  
**ALL DOCKETED ITEMS ON THIS AGENDA HAVE BEEN**  
**CONTINUED TO THE APRIL 28, 2020 ZBR MEETING**

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

- 1. Robert P. Nemitz of Advanced Development Solutions** for property owned by **David R. Mancini & Stephanie M. Boudreault** and located at 55 Chestnut Drive; Map 45 A.P. 11 Lot 367 (Zoned Residential, R-30). The Applicant seeks a Dimensional Variance from Chapter 260 of the Town Code; Zoning Ordinance, Table 2 – Dimensional Regulations by Zone, specifically from the Front Yard Setback. The petition requests to construct an in-law addition on the east side of the existing structure which will not conform to the front setback requirement; a maximum of 4.9’ of relief is required.
- 2. Gregory M. Dantas** for property located at 15 Valley Road; Map 23 A.P. 17 Lot 112 (Zoned Residential, R-10). The Applicant seeks a Use Variance from Chapter 260 of the Town Code; Zoning Ordinance, Table 1 – Permitted Uses by Zone. The Applicant requires the Use Variance in order to convert the existing Single-Family with Legal Accessory Family Dwelling Unit into a Two-Family Structure.
- 3. Jonathan Campbell** for property located at 242 South Pierce Road; Map 54 A.P. 11 Lot 47 (Zoned Residential, R-30). 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 build a new 30'x40' detached garage to be 18'-10.5" in height, requiring 3'-10.5" of relief.

4. **1485 Holdings, LLC** for property located at 1485 South County Trail; Map 71 A.P. 12 Lot 18 (Zoned Light Industry/Office, LI/O). The Applicant seeks a Dimensional Variance from Chapter 260 of the Town Code; Zoning Ordinance, Article VII Signs, Section 27(A) Definition of a Monument Sign. The petition seeks to install a 120 s.f. sign where 50 s.f. of sign area is allowed; the height of the proposed sign will be 14'-6" where 5' is allowed and the sign will not meet the minimum 10' setback from the front property line.
5. **Queen Street Realty, LLC** for property located at 60 Queen Street; Map 85 A.P. 11 Lot 367 (Zoned Residential, R-6). The Applicant seeks Dimensional Variances from Chapter 260 of the Town Code; Zoning Ordinance, Table 2 – Dimensional Regulations by Zone, specifically from the Minimum Lot Size, Minimum Frontage and Front Yard Setback. Additionally, relief is required from Section 260-14(A), Nonconforming by Dimension. The Applicant seeks to convert the existing single-family dwelling into a two-family dwelling.
6. **East Greenwich Cove Builders, LLC** for property located at 11 Lion Street; Map 85 A.P. 11 Lot 395 (Zoned Residential, R-6). The Applicant seeks Dimensional Variances from Chapter 260 of the Town Code; Zoning Ordinance, Table 2 – Dimensional Regulations by Zone, specifically from the north and south side yard setback, rear yard setback, minimum lot size, minimum frontage, maximum lot coverage for structure and maximum lot coverage for pavement. Additionally, relief is required from Article VI, Off-Street Parking Regulations, Sections 260-21(D), Parking Spaces not Counted Toward Meeting the Requirement; 260-23 Design Standards, Sections A(1) and 2(B) and Section 260-25, Parking Lot Landscaping. The Applicant seeks to convert the abandoned structure into a multi-family (4-unit) dwelling and reposition the structure within the subject parcel to allow six (6) pervious surface parking spaces within the front yard setback.
7. **East Greenwich Cove Builders, LLC** for property owned by **Zarrella and Associates, LLC** and located at 22 Castle Street; Map 85 A.P. 1 Lot 116 (Zoned Residential, R-6). The Applicant seeks Dimensional Variances from Chapter 260 of the Town Code; Zoning Ordinance, Table 2 – Dimensional Regulations by Zone, specifically from the minimum lot size and front yard setback. Additionally, relief is requisite from Article III, Zoning Districts,

Section 260-8(A) which requires only one residential structure be located on a lot. Also, relief is needed from Article VI, Off-Street Parking Regulations, Sections 260-21(D), parking spaces not counted toward meeting the requirement and Section 260-22, Parking lots in or near residential areas. The Applicant seeks to relocate or construct a single-family dwelling to the subject property which has an existing single-family structure; the proposal will not comply with the referenced Ordinance.

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

1. Minutes: Review/action on the following sets of minutes:
  - November 26, 2019 Appeal meeting.
  - January 28, 2020 meeting
  - February 24, 2020 meeting

Adjourn