

**DATE OF POSTING: April 9, 2019**

**ZONING BOARD OF REVIEW**

**Tuesday, April 23, 2019 Meeting 7:00 pm**

**Town Council Chambers, Town Hall**

**125 Main Street, East Greenwich**

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

- 1. Charles K. and Nancy L. Shallcross** for property located at 118 Blueberry Drive; Map 73 A.P. 9 Lot 307 (Zoned Residential, R-30). The Applicant seeks a dimensional variance from Table 2 of Chapter 260 of the Town Code; Zoning Ordinance, Dimensional Regulations by Zone and Section 8 (f) of the same chapter pertaining to the siting of accessory structures. The applicant seeks to erect a 14'x22' shed seven (7) feet from the south side property line. **(Continued from the March 26, 2019 meeting.)**
- 2. NuGen Capital Management, LLC** for property owned by **Briggs Drive Associates** and located at 10 Briggs Drive; Map 36 A.P. 16 Lot 36 (Zoned M/LIO, Manufacturing/Light Industrial Office). The Applicant seeks a Special Use Permit under Article XX of Chapter 260 of the Town Code; Zoning Ordinance, Solar Energy Systems and Facilities. This article provides protocols for the construction and operation of Solar Energy Systems. The Applicant is requesting to install a major roof-top solar energy system (6 MW) which also requires Major Land Development approval from the Planning Board. **(Continued from the March 26, 2019 meeting.)**
- 3. GREP Arcade, LLC** for property located at 50 Main Street; Map 85 A.P. 1 Lots 54 and 364 (Zoned Commercial Downtown, CD-1). The Applicant seeks a Dimensional Variance under Chapter 260 of the Town Code, Zoning Ordinance, Article VI, Off-Street Parking Regulations, Section 260-20 Required Off-Street Parking Spaces. The Dimensional Variance is required because the Applicant is deficient of the number of required on-site parking spaces in order to open the first floor restaurant, being Tavern on Main.
- 4. J2 Properties, RIGP** for property located at 816 Middle Road; Map 53 A.P. 11 Lot 626 (Zoned Manufacturing/Light Industry Office, M/ LIO). The Applicant seeks Dimensional Variances under Article VI of Chapter 260 of the Town Code; Zoning Ordinance, Off Street Parking Regulations, specifically Sections 21(D), Parking Location and Section 25(D)(2), Parking Lot Side

Setback Requirements. Additional relief is also needed from Table 2 of the Zoning Ordinance, Dimensional Regulations by Zone and Article III, Zoning Districts, Section 260-8(I), Required Screening from Adjacent Residential Uses. The Applicant has enlarged the existing parking area into the front and side setbacks and seeks to abate an issued Zoning Code Violation issued on December 20, 2018.

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

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

Adjourn