



East Greenwich Zoning Board of Review

Tuesday, April 28, 2020

7:00 PM

Virtual Meeting Via Video- and Tele- Conferencing

DATE OF POSTING: April 9, 2020

REVISED DATE OF POSTING: April 13, 2020

2nd REVISION OF POSTING: April 23, 2020

EAST GREENWICH ZONING BOARD OF REVIEW AGENDA

When: April 28, 2020 07:00 PM Eastern Time (US and Canada)

Topic: Zoning Board of Review Remote Meeting

Please click the link below to join the webinar:

<https://zoom.us/j/318436504>

Or iPhone one-tap:

US: +13126266799, 318436504# or +19292056099,318436504#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 929 205 6099 or +1 253 215 8782 or +1 301 715
8592 or +1 346 248 7799 or +1 669 900 6833

Webinar ID: 318 436 504

International numbers available: <https://zoom.us/j/318436504>

The Docketed Applications & Relevant Materials for each hearing are
available for review at:

<http://www.eastgreenwichri.com/648/Current-Projects>

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. **(This hearing was continued from the March 24, 2020 ZBR meeting.)**

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. **(This hearing was continued from the March 24, 2020 ZBR meeting.)**

The Applicant withdrew the subject application on April 9, 2020. Mr. Dantas sold the property on March 25, 2020 and is no longer the legal owner per Land Evidence Book 1474 Page 278. (Added to agenda on 4.13.2020).

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. **(This hearing was continued from the March 24, 2020 ZBR meeting.)**
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. **(This hearing was continued from the March 24, 2020 ZBR meeting.)**

5. **Queen Street Realty, LLC** for property located at 60 Queen Street; Map 85 A.P. 1 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. **(This hearing was continued from the March 24, 2020 ZBR meeting.)**

6. **East Greenwich Cove Builders, LLC** for property located at 11 Lion Street; Map 85 A.P. 1 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. **(This hearing was continued from the March 24, 2020 ZBR meeting.)**

The Applicant, East Greenwich Cove Builders, LLC, being Mr. Jerry Zarrella Jr, has requested to withdraw the application without prejudice. (Added to agenda on 4.23.2020).

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. (This hearing was continued from the March 24, 2020 ZBR meeting.)

The Applicant, East Greenwich Cove Builders, LLC, being Mr. Jerry Zarrella Jr, has requested to withdraw the application without prejudice. (Added to agenda on 4.23.2020).

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 25, 2020 meeting

Adjourn