

**DATE OF POSTING: July 10, 2019**

**ZONING BOARD OF REVIEW**

**Tuesday, July 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. **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. **(Continued from the April 23, 2019 and May 28, 2019 meetings.)**

**The Applicant has requested to withdraw the application.**

2. **Heather Mayo, owner of Sweet Peas Village, Inc.**, for property located at 836 Middle Road; Map 52 A.P. 11 Lot 1 (Zoned Manufacturing/Light Industry Office). The Applicant seeks Dimensional Variances from Chapter 260 of the Town Code; Zoning Ordinance, Table 2 – Dimensional Regulations by Zone and Section 260-14, Nonconforming by Dimension. The Applicant requests to construct a 25'x38' west side addition and 6'x28' front porch addition to the existing nonconforming building most forward of the property which will encroach into the front setback.
3. **Bethany Wilcox**, for property located at 33 Bridge Street; Map 75 A.P. 3 Lot 213 (Zoned Residential, R-6). The Applicant seeks Dimensional Variances from Chapter 260 of the Town Code; Zoning Ordinance, Table 2 – Dimensional Regulations by Zone and Section 260-14, Nonconforming by Dimension. The Applicant requests to construct a shed dormer addition onto the front elevation of the home which constitutes as an intensification of the legally nonconforming structure.

- 4. Pastor Linda Forsberg of First Evangelical Lutheran Church for property owned by Clinton Gardiner** and located at 110 Division Street; Map 85 A.P. 1 Lot 273 (Zoned Residential, R-10). The Applicant requires a Special Use Permit to allow for a function of the House of Worship in the Residential zone. The permit is required under Chapter 260 of the Town Code; Zoning Ordinance, Article III Zoning Districts, Section 9(C), Uses and Zones. Additionally a Use Variance is required under Chapter 260 of the Town Code; Zoning Ordinance, Article VII Signs, Section 260-28 General Regulations, Subsection J, Sign Table. The Applicant requests to house a thrift shop at the subject location with accompanying signage.
- 5. Socrates, LLC for property owned by Elmwood Realty, LLC** and located at 1855 South County Trail; Map 52 A.P. 12 Lot 88 (Zoned Commercial Highway, CH). The Applicant seeks Dimensional Variances from Chapter 260 of the Town Code; Zoning Ordinance, Table 2 – Dimensional Regulations by Zone and Section 260-14, Nonconforming by Dimension. The Applicant requests to add a 7’x9’ exterior cooler for an associated new pizzeria which will be located within the south front setback. The request constitutes as an intensification of the existing legally nonconforming structure.
- 6. 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 20, Required Off-Street Parking Spaces, 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.
- 7. Donald L. Carcieri** for property located 572 Cedar Avenue; Map 83 A.P. 9 Lot 9 (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, Minimum Frontage. The Applicant is subdividing the property – the zone requires 30,000 square feet minimum lot size and 150’ of frontage per lot. The plan shows more than adequate land area and building envelope in the case of both lots, but the new lot (Proposed Parcel 2) will have 127’ of frontage, therefore a dimensional variance is needed.

8. **Jason Calderon** for property located at 30 Sylvan Drive; Map 84 A.P. 9 Lot 97 (Zoned Residential, R-10). The Applicant seeks a Dimensional Variance from Chapter 260 of the Town Code; Zoning Ordinance, Table 2 – Dimensional Regulations by Zone, Front Yard Setback and Section 260-14, Nonconforming by Dimension. The Applicant is proposing to construct an attached garage and second floor addition; the second floor addition has a proposed one (1) foot overhang which will intensify the existing legal nonconforming structure front yard setback.

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

1. Minutes: Review/action on the minutes of the May 28, 2019 meeting.

Adjourn