



East Greenwich Zoning Board of Review

TUESDAY, JULY 27, 2021

6:00 PM

SWIFT GYM, 121 PEIRCE STREET
EAST GREENWICH, RI 02818

DATE OF POSTING: July 12, 2021

EAST GREENWICH ZONING BOARD OF REVIEW AGENDA

When: **July 27, 2021 6:00 PM IN PERSON MEETING**

Please be advised that due to recent changes in the law by the General Assembly and the anticipated expiration of the Governor's Executive Order on open meetings, there will be no remote/Zoom participation for this meeting. Members of the public may attend and participate in-person and/or may submit correspondence in advance of the meeting by emailing it to lanthony@eastgreenwichri.com or mailing or hand delivering it to the Planning Department Office located at **111 Peirce Street, East Greenwich, RI 02818**. All such correspondence must be received by 3:00 PM EDT on July 27, 2021 in order to be included in the record.

Social distancing will be required. Unvaccinated individuals are required to wear a mask over their nose and mouth.

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 – 6:00 PM

1. **MMISAJK, Inc.** for property owned by **Kevin Pezzuco** and located at 431 Main Street; Map 075 A.P. 003 Lot 097 (Zoned Commercial Downtown – CD-1). The Applicant is seeking 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 seeks to convert and expand the existing 21 interior only seating capacity to a total of 42 seats exclusively for outdoor dining. There is insufficient on-site parking to accommodate the increased capacity and the Applicant is requesting 100 percent parking relief. **(Continued from the June 22, 2021 ZBR meeting.)**

2. **Robert Plain** for property located at 50 Vine Street; being Map 075 A.P. 003 Lot 221 (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, front yard setback, and rear yard setback. Additionally, relief is required from Article III, Zoning Districts, Section 260-8 (A) General Regulations, Where residential structures are permitted, only one residential structure shall be located on a lot. Finally, relief is needed from Article V, Nonconforming Development, Section 26-14 (B) Nonconforming By Dimension. The Applicant seeks to demolish the existing garage/barn structure located on the eastern side of the property and construct a second residential dwelling on the parcel while also proposing side additions to the existing residence.
3. **Tom and Kelly Clayton** for property owned by **Touchdown Realty Group, LLC** located at 104 Duke Street; being Map 085 A.P. 001 Lot 415 (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, frontage, structure coverage, pavement coverage, front yard setback, and side yard setback. Additionally, the Applicant seeks relief from Article VI Off-Street Parking Regulations, Section 260-21(D) Parking Spaces not counted toward meeting the requirement, Section 260-23(A) Dimensional Regulations for Assess Driveway Width, Section 260-25(D) Parking Lot Landscaping - Required Setbacks/Buffers for Parking Areas. The Applicant is proposing to demolish the existing multi-family (5-unit) building and replace it with a new five (5) unit residential townhouse style structure to be located on the same footprint as the existing building.
4. **Thomas and Kelly Clayton** for property owned by **Touchdown Realty Group, LLC** and located at 11 Lion Street; Map 085 A.P. 001 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 minimum lot size, minimum frontage, maximum lot coverage structure, as well as front, side and rear yard setbacks. Additionally, relief is required from Article VI, Off-Street Parking Regulations, Section 260-

20, Required Off-Street Parking Spaces, Section 260-21(D), Parking Spaces not Counted Toward Meeting the Requirement and Section 260-23(B) Design Standards, Vehicle Exiting of a Parking Area and Section 260-25 Parking Lot Landscaping. The Applicant seeks to convert the abandoned structure into a multi-family (4-unit) dwelling while providing three (3) parking spaces on-site and three (3) parking spaces off-site. The off-site parking spaces are to be located at 29 Lion Street (being Map 085 AP 001 Lot 133).

Zoning Board of Review Business

1. Minutes: Review/action on the following sets of minutes:
 - January 26, 2021 meeting
 - February 23, 2021 meeting
 - March 23, 2021 meeting
 - May 25, 2021 meeting
 - June 22, 2021 meeting

Adjourn