

DATE OF POSTING: September 6, 2019

ZONING BOARD OF REVIEW

Tuesday, September 24, 2019 Meeting 7:00 pm
Town Council Chambers, Town Hall
125 Main Street, East Greenwich

Zoning Board of Review Hearings – 7:00 PM

- 1. Ronald Volpe** for property located at 28 Valley Road; Map 23 A.P. 17 Lot 123 (Zoned Residential, R-10). The Applicant seeks a reconsideration of an original January 23, 2018 decision of the Zoning Board of Review wherein variances were granted to construct a 22'x24' garage addition to the southern portion of the existing house which would not comply with the front and side setback requirements. The Applicant seeks to extend the length of the southern addition and construct a 22'x32' garage with second floor. The Applicant requests Dimensional Variances from Table 2 of Chapter 260 of the Town Code; Zoning Ordinance, Dimensional Regulations by Zone which sets forth the front and side setbacks for the zone. Additionally, the Applicant seeks relief from Article V, Section 260-14(B) Nonconforming by Dimension.
- 2. Alison M. Nakowicz & AMN, LLC d.b.a. Hairloom Coiffure** for property located at 442 Main Street; Map 75 A.P. 3 Lot 104 (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 seeks to open a hair salon at the subject property and the change of use necessitates relief since there is inadequate on-site parking.
- 3. Michael and Brianna Tasca** for property located at 33 Mallard Way; Map 21 AP 19 Lot 413 (Zoned Farming, F-2). The Applicant requires a Dimensional Variance from the allowable maximum height for the construction of a detached three-vehicle 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 is requesting to increase the garage height to 23 feet.

4. **1598 South County Trail LLC, 1598 SCT Development LLC Member, Michael Integlia Jr., Manager** for property located at 1598 South County Trail; Map 61 AP 10 Lot 30 (Zoned Light Industry/Office and Farming, F-1). The Applicant seeks a Dimensional Variance under Chapter 260 of the Town Code, Zoning Ordinance, Article III, Zoning Districts, Section 260-8(I), Required Screening from Adjacent Residential Uses. The Applicant is requesting to construct additional parking (27 parking spaces) within the 100' buffer adjacent to South County Trail.

Zoning Board of Review Business

1. Minutes: Review/action on the minutes of the May 28, 2019, July 23, 2019, and July 30, 2019 meetings.

Adjourn