

## **ZONING BOARD OF REVIEW MINUTES**

**Tuesday, May 22, 2018 Meeting 7:00 pm**

**Town Council Chambers, Town Hall**

Present: Renu Englehart, Vice-Chair, Ashley Cullion, Jody Sceery, Christopher Mulhearn, and Barry Golden (Alternate).

Absent: Richard Land, Chair and Melody Alger (Alternate)

Staff: Lea Anthony Hitchen, Assistant Town Planner and Andrew Teitz, Legal Counsel.

Ms. Englehart, Vice-Chair of the Board, called the meeting to order at 7:00 PM and introduced the members and staff present. She then read the Board's procedures into the record. Each person addressing the Board will first state his or her name and address for the record. The applicant and his or her legal representative will present the case and witnesses may be called to testify. Such testimony must be relevant to the application. Expert witnesses will be sworn in and there will be no prejudgment as to the expertise of any witness. Pictures, diagrams and other documents given to the Board as evidence will be appropriately marked as exhibits and will be retained by the Board for the record. Upon completion of the applicant's presentation all other persons wishing to offer evidence in favor of the application may then do so one at a time. Following that all persons wishing to offer evidence against the application may then do so one at a time. It is asked that comments are confined to the zoning matter being heard and that repetitive remarks are avoided. Cross examination or rebuttal may be allowed if the Board feels it would be appropriate and useful. All questions from the floor will be directed through the Chair only. After all relevant facts have been heard the Chair will call for a motion; the Board will then discuss the motion and the Chair will call for a vote. During the discussion among voting Board members, the Board will not accept any new and further testimony unless it is specifically requested by a Board member. The Board will make every attempt this evening to render a decision. The written decision will be recorded in the Town Clerk's Office as soon as possible following the approval of the minutes of the meeting.

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

1. **Julia Lovett & Bryce Burasinski** for property located at 6 Ledge Road; Map 84 A.P. 2 Lot 13 (Zoned Residential, R-10). The Applicant requires Dimensional Variances from Table 2 of Chapter 260 of the Town Code; Zoning Ordinance, Dimensional Regulations by Zone which sets forth yard setbacks. Additionally, the Applicant seeks relief from Article V, Section 260-14 (B) Nonconforming by Dimension. The Applicant seeks to construct a 22'x22' addition to the existing legal nonconforming structure which will not comply with the south side setback requirement.

Mr. Paul St. Amand, designer and builder, represented the applicants and homeowners, Julia Lovett and Bryce Burasinski of 6 Ledge Road.

Mr. Amand explained the homeowners hired him to design an appropriately scaled addition to their home; the proposal includes construction of a new 22'x22' addition to the south rear side of the existing home. The addition will include a 2-car garage on the lower level, a family room and bathroom on the first level and a bonus room and bath on the second floor. Due to the parcel being nonconforming, Mr. St. Amand stated the new addition will sit 6.7' from the property line and will need 5.28' of relief.

Mr. Amand asserted that before he started the design of the addition he canvassed the neighborhood and found there to be numerous examples of this type of expansion where the lot is undersized and not up to current zoning standards. He added there are several homes in the area that have added on that have had to go through the same process of obtaining a dimensional variance.

Mr. Amand asked the Board to consider the application in a positive light since many other residents in the neighborhood have had the same situation arise. He emphasized that the addition will not alter the general character of the neighborhood. Mr. Amand pointed out that the homeowners are looking to stay at the subject location for a long time, just started a family and want to make East Greenwich their home.

Ms. Englehart questioned the size of the addition. Mr. Amand said the existing home is 1,200 square feet and the addition has a 484 s.f. footprint adding that the addition will be the first of several improvements to the home.

Mr. Golden asked if the other additional improvements to the house will be within the house. Mr. Amand said all improvements will be within the house.

Ms. Englehart queried if any vegetation will need to be removed to accommodate the addition. Mr. Amand said all existing buffering/vegetation will remain.

Ms. Cullion inquired if the overall height of the house with the addition will stay the same. Mr. Amand verified the overall height will stay the same. Ms. Cullion complimented the design as it works very nice with the terrain to have a lower level garage.

With no further questions from the Board Ms. Englehart opened the hearing for public comments.

No public comments.

Ms. Englehart asked for a motion.

Motion by Mr. Mulhearn to approve the application as presented. Seconded by Ms. Sceery.

VOTE: 5 – 0.

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

1. Minutes: Review/action on the minutes of the February 27, 2018 and March 27, 2018 meetings.

Motion by Ms. Sceery to approve the February 27, 2018 and March 27, 2018 minutes as written. Seconded by Mr. Golden. Approved 5 – 0.

VOTE: 5 – 0.

Motion to adjourn by Ms. Cullion. Seconded by Ms. Sceery. Approved 5–0.

Zoning Board of Review meeting adjourned at 7:15 pm.

Minutes respectfully submitted by:

Lea Anthony Hitchen,  
Assistant Town Planner

For more information, please refer to the recording available in the Planning Department.