



TOWN OF EAST GREENWICH

ZONING APPLICATION

Planning Department
 125 Main Street
 P.O. Box 111
 East Greenwich, RI 02818

(401) 886-8645
 Fax (401) 886-8625
www.eastgreenwichri.com/planning.htm

APPLICANT INFORMATION

Property Owner Kevin Pezzuco
 Address: 7708 Post Road Phone _____
North Kingstown, RI 02852 Fax _____
 E-Mail _____

Applicant MMISAJK, Inc.
 Address: 431 Main Street Phone 401-465-0391
East Greenwich, RI 02818 Fax _____
 E-Mail angelt85@gmail.com

ZBR Approvals Required: Special Use Permit _____ Dimensional Variance(s) Use Variance _____

Application Date: _____

Application Fee: _____ **Paid:** Yes No

PROPERTY INFORMATION

Map 75 Plat 3 Lot(s) 97
 Street Address 431 Main Street
 Current Zoning District(s): CD1
 How long have you owned or rented the above property? 2019
 Is there a building on the property at present? yes
 Dimensions of existing building: 20x38
 Existing use of the property: restaurant
 Proposed use of the property in Detail: same

Describe proposed request: parking variance
 Number of Families Before/After Alteration: _____ Before _____ After

IF A BUILDING PERMIT IS REQUIRED
 Have you submitted plans for the above building to the Building Official?
 If Yes, Give Date: _____
 If No, Explain:
Application is for parking relief only

If Refused, Give Reason: _____

List all provisions or regulations of the East Greenwich Zoning Ordinance (or State Enabling Act) from which you are seeking relief by Section, Subsection and Title: Chapter 260, Zoning Ord., Act-VI off street parking

State ground(s) for Special Use Permit, Use Variance or Dimensional Variance by each Section and Title referred to above. see attached

CERTIFICATION

Attest: The information provided on this application is true and accurate:

Applicant's Signature Angel Wimpenny Date: 5/25/21
 Owner's Signature Kevin Pezzuco Date: 5/25/21

The Patio
431 Main Street
East Greenwich, RI 02818

Grounds for a Dimensional Variance

Relief is sought from Sec. 260-20, Required Off Street Parking whereas Applicant seeks to increase the restaurant capacity from 21 seats to 42 seats exclusively outdoor dining. Currently, the restaurant is temporarily approved for capacity of 42 seats outside due to applicable Covid-19 executive orders which are set to expire soon. The business has operated with these expanded seats/areas since the beginning of the pandemic. The current operation under this increased capacity permission is depicted on the attached site plan, with 42 seats outside under a tent extending into the parking area. Applicant is desirous of maintaining the current outdoor operations as are in place now on a permanent basis. As such, 100% relief from the parking requirements at Chapter 260 of the Town Code, Zoning Ordinance, Article IV, Off-Street Parking Regulations, Section 260-20 is necessary, subject to Town Council approval of the proposed increased capacity with respect to the applicable Class B (full) liquor license issued. The unique impact of Covid-19 has resulted in a significant change in the way that restaurants, including Patio on Main, can and should operate going forward, and has altered the dining experience expectations of guests and patrons. The requested relief will permit Patio on Main to continue to provide the unique outdoor dining experience to patrons in a safe and responsible manner.

The relief requested is due to the hardship caused by the existing, unique site conditions and not the general characteristics of the surrounding area or any physical or economic disability of the Applicant. Specifically, the size of the lot and massing, placement and development of the building and parking area make it impractical and impossible to provide any additional onsite parking.

The hardship is not caused by any prior action of the Applicant as the unique site and building conditions existed prior to their ownership. The request for relief does not result primarily from the desire of the applicant to realize greater financial gain. Rather, the intent is to use the existing patio and tent setup that has been in place for the last year to provide customers with an outside dining experience they have come to know and enjoy.

The granting of the requested variance will not alter the general character of the surrounding area nor will it impair the intent and purpose of the Ordinance and Comprehensive Plan. Outdoor dining has become a staple on Main Street and applicant has successfully and safely operated under the proposed conditions, pursuant to applicable Covid-19 related executive orders. Applicant merely seeks to maintain what has become status quo upon the expiration of the executive orders.

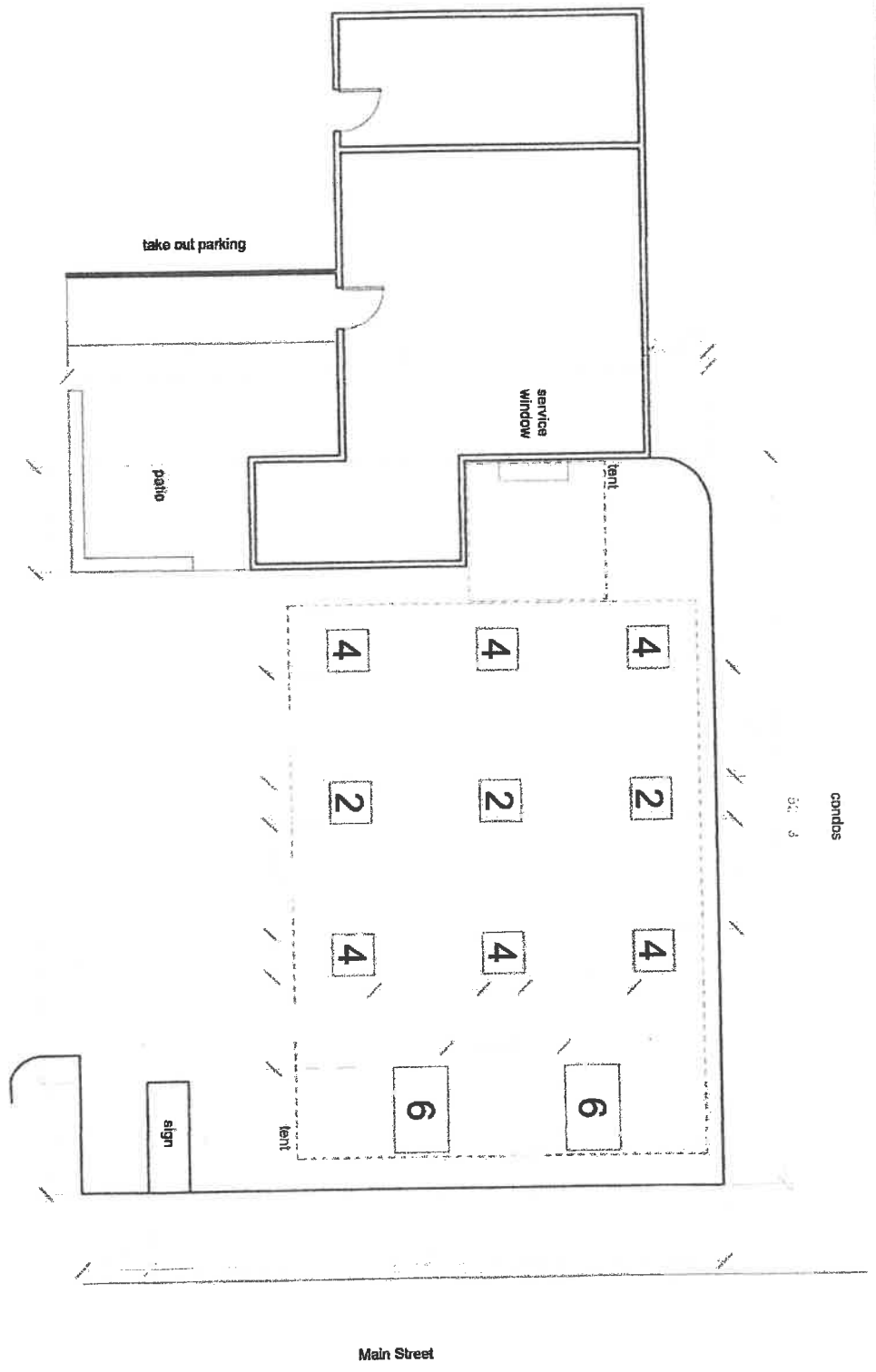
The Applicant requests the least relief necessary to relieve the undue hardship caused by the unique characteristics of the property. If denied, the Applicant would suffer a hardship beyond a mere inconvenience as they would not be able to use the existing outdoor space to provide their customers the outdoor dining experience they have come to know and love.

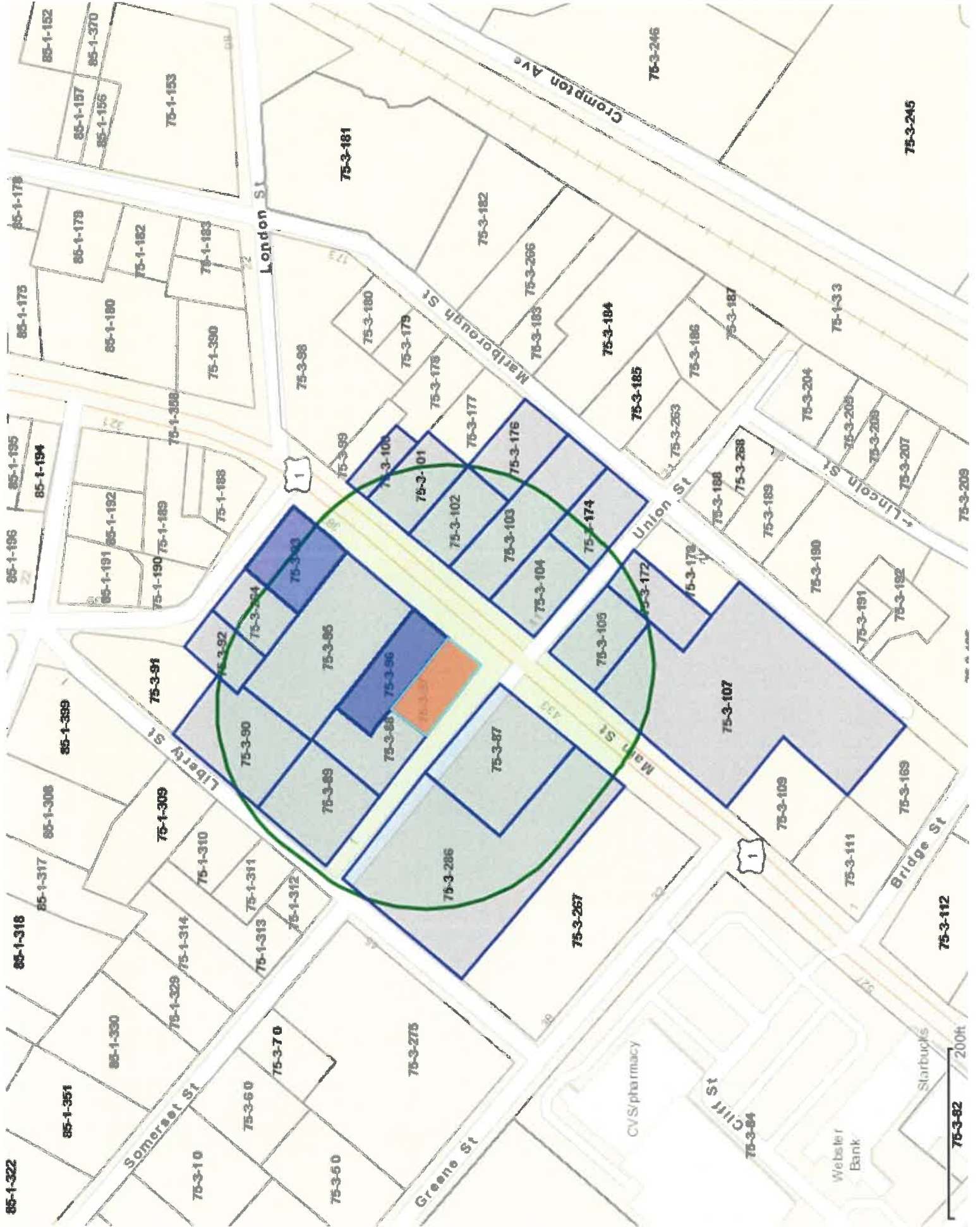
The Patio RI
431 Main Street, East Greenwich, RI

No.	Revision	Description	Date
1	Revision		07/20
2	Revision		12/20

Seating Plan - Proposed

Project number	000000.DD	SK-3
Date	12/07/2020	
Drawn by	NJT	Scale 1/8" = 1'-0"
Checked by	NJT	





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