

DATE OF POSTING: November 17, 2014

ZONING BOARD OF REVIEW AGENDA

Tuesday, November 25, 2014 Meeting

7:00 pm

Town Council Chambers, Town Hall

125 Main Street, East Greenwich

Zoning Board of Review Hearings – 7:00 PM

- 1. River Stone Group LLC** for property located at 69-75 Main Street; being Map 85 A.P. 1 Lot 235 (Zoned Commercial Downtown, CD-1). The Applicant seeks Dimensional Variances under Article VI of Chapter 260 of the Town Code; Zoning Ordinance, Off-Street Parking Regulations, Section 260-20 Required Off-Street Parking Spaces; Section 260-22 Parking Lots In or Near Residential Areas; and Section 260-24 Off-Street Loading Areas. The Applicant plans to convert first floor retail space to a restaurant and the change of use necessitates relief since there is a lack of on-site parking and dimensional non-conformities already exist. **(Continued from the October 28, 2014 ZBR hearing.)**

The Applicant has requested a continuance of the hearing to January 27, 2015, the next scheduled meeting.

- 2. Jason D'Aguanno** for property located at 150 Shippeetown Road; being Map 78 A.P. 12 Lot 215 (Zoned Residential, F-1). The Applicant seeks a Dimensional Variance from Chapter 260 of the Town Code; Zoning Ordinance, Section 8(F) pertaining to the siting of accessory structures. The Applicant seeks to construct a shed within the front yard in the building envelope.
- 3. Nelson Niles** for property located at 136 Spring Street; being Map 85 A.P. 2 Lot 171 (Zoned Residential, R-10). The Applicant requires a Dimensional Variance from the allowable maximum height for construction of a detached 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 18' feet.

The Applicant has requested a continuance of the hearing to January 27, 2015, the next scheduled meeting.

- 4. Gregory M. Dantas** for property located at 15 Valley Road; being Map 23 A.P. 17 Lot 112 (Zoned Residential, R-10). The Applicant requires a Special Use Permit to accommodate an accessory family dwelling unit (in-law apartment) on the property. Chapter 260 of the Town Code, Zoning Ordinance, Section 9C(2) and Table 1 of the Zoning Ordinance, Table of Permitted Uses by Zone, establish the provision for such accessories to be permitted by special use permit.

Zoning Board of Review Business

1. Minutes: Review/action on the minutes of the October 28, 2014 meeting.
2. Approval of 2015 ZBR Meeting Schedule

Adjourn