

DATE OF POSTING: March 21, 2014

ZONING BOARD OF REVIEW AGENDA

Tuesday, March 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. Brian Morris** for property located at 55 Greene Street; being Map 75 A.P. 3 Lot 5 (Zoned Residential, R-10). The Applicant seeks Dimensional Variances under Table 2 of Chapter 260 of the Town Code, Zoning Ordinance, Dimensional Regulations by Zone; and Article V, Section 260-14 Nonconforming by Dimension. The Applicant seeks to construct an addition to the existing structure which constitutes as an intensification to the legal nonconforming property.
- 2. SCHB, LLC** for property located at 3461 South County Trail; being Map 5 A.P. 18 Lot 58 (Zoned Manufacturing/Light Industry Office, M/LIO). The Applicant seeks Dimensional Variances under Table 2 of Chapter 260 of the Town Code, Zoning Ordinance, Dimensional Regulations by Zone; and Article VI Off-Street Parking Regulations, Section 260-25(D)2. The Applicant requests to enlarge the existing parking area into the side yard setback.
- 3. Cari Orsi of Pare Corporation representing Ocean State Veterinary Specialists** for property located at 1480 South County Trail; being Map 71 A.P. 10 Lot 377 (Zoned Manufacturing/Light Industry Office, M/LIO and Planned Development, PD). The Applicant seeks Dimensional Variances under Table 2 of Chapter 260 of the Town Code, Zoning Ordinance, Dimensional Regulations by Zone; and Article VI Off-Street Parking Regulations, Section 260-25(D)2. The Applicant requests to enlarge the existing parking area into the side yard setback and the proposed conditions exceed the Planned Development zone's maximum lot coverage.

4. **Once Upon A Time, LLC** for property located at 2708 South County Trail; being Map 23 A.P. 17 Lot 55 (Zoned Commercial Highway, CH). The Applicant seeks several Dimensional Variances under Chapter 260 of the Town Code, Zoning Ordinance; Article VI, Off Street Parking Regulations. Additional Relief is also needed from Table 2 of the Zoning Ordinance, Dimensional Regulations by Zone. The Applicant plans to open a childcare facility at the subject property; there is an insufficient number of on-site parking spaces proposed and the plan does not meet parking lot design standards or regulations.

(Applicant has since withdrawn application.)

5. **William J. Ross** for property located on a land-locked vacant parcel adjacent to New London Turnpike; being Map 67 A.P. 13 Lot 34 (Zoned Farming, F-2). The Applicant seeks a Use Variance from Table 1 of Chapter 260 of the Town Code; Zoning Ordinance, Permitted Uses by Zone. Additionally, a Dimensional Variance is also being sought from Table 2 of Chapter 260 of the Town Code; Zoning Ordinance, Dimensional Regulations by Zone. The Applicant is requesting to construct a 6,000 s.f. corporate headquarters for an excavation and property maintenance company as well as a 4,000 s.f. animal shelter on the property which is not a permitted use and currently does not comply with the minimum frontage requirement.

(Continued from the February 25, 2014 meeting.)

Zoning Board of Review Business

1. Minutes: Review/action on the minutes of the February 25, 2014 meeting.

Adjourn