

**DATE OF POSTING: January 20, 2015**

**ZONING BOARD OF REVIEW AGENDA**

**Tuesday, January 27, 2015 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 and November 25, 2014 ZBR hearings.)**

**The Applicant has requested a continuance of the hearing to February 24, 2015, the next scheduled meeting.**

- 2. 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. **(Continued from the November 25, 2014 ZBR hearing.)**
- 3. David & Jennifer Giardino** for property located at 55 Rock Way; being Map 69 A.P. 12 Lot 486 (Zoned Farming, F-1). 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.

4. **Francis Fallon** for property located at 999 Tillinghast Road; being Map 16 A.P. 19 Lot 38 (Zoned Farming, F-2). The Applicant seeks a Dimensional Variance from Table 2 of Chapter 260 of the Town Code; Zoning Ordinance, Dimensional Regulations by Zone which sets forth the minimum frontage. Additionally, the Applicant seeks a Special Use Permit from Table 1 of the same chapter, Permitted Uses by Zone, which establishes horse boarding to be permitted by special use permit. The Applicant requests zoning relief to accommodate inadequate frontage and to board horses in a recorded subdivision.
  
5. **Chrissie, LLC** for property located at 146 Duke Street; being Map 85 A.P. 1 Lot 416 (Zoned Manufacturing/Light Industry Office). The Applicant seeks a Use Variance from Table 1 of Chapter 260 of the Town Code; Zoning Ordinance, Permitted Uses by Zone. Additional relief is also needed from Table 2 of the Zoning Ordinance, Dimensional Regulations by Zone and Article VI of Chapter 260 of the Town Code; Zoning Ordinance, Off-Street Parking Regulations, Sections 20 and 21(D). The Applicant plans to open a consignment store at the subject property; the change of use necessitates relief since retail is not allowed in an M/LIO zone, there is inadequate on-site parking, and dimensional non-conformities already exist.

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

1. Minutes: Review/action on the minutes of the October 28, 2014 and November 25, 2014 meetings.

Adjourn