

DATE OF POSTING: April 14, 2016

ZONING BOARD OF REVIEW/BOARD OF APPEALS AGENDA

Tuesday, April 26, 2016 Meeting 7:00 pm

Town Council Chambers, Town Hall

125 Main Street, East Greenwich

Zoning Board of Review Hearings – 7:00 PM

- 1. James Smith** for property located at 11 Birchwood Way; Map 54 A.P. 7 Lot 257 (Zoned Residential, R-10). The Applicant requires a Dimensional Variance from Table 2 of Chapter 260 of the Town Code; Zoning Ordinance, Dimensional Regulations by Zone which sets forth the setbacks for the zone. The Applicant is requesting to construct a front porch to the existing structure which will not comply with the front setback requirement.
- 2. David and Kathleen Keeffe** for property located at 4 Brookfield Court; Map 58 A.P. 14 Lot 178 (Zoned Farming, F-2). The Applicant requires Dimensional Variances from Table 2 of Chapter 260 of the Town Code; Zoning Ordinance, Dimensional Regulations by Zone which sets forth the setbacks for the zone and Section 8(F) of the same chapter pertaining to the siting of accessory structures and swimming pools. The Applicant seeks to construct an 18'x36' swimming pool and related covered grilling area within the side setback.
- 3. Allen B. Gammons Jr.** for property located at 24 Upland Avenue; Map 75 A.P. 3 Lot 153 (Zoned Residential, R-6). The Applicant requires Dimensional Variances from Table 2 of Chapter 260 of the Town Code; Zoning Ordinance, Dimensional Regulations by Zone which sets forth the minimum lot size for the zone and use and Section 8(A) of the same chapter pertaining to number of residential structures permitted on a lot. The Applicant seeks to construct a 26'x46' structure to contain a 4-vehicle garage and residential unit detached from the existing 2-family residence without sufficient land area.

Zoning Board of Appeals Agenda

1. **Philip Ryan Homes, Ltd.** for property located on Middle Road, being Map 52 A.P. 11 Lot 499 and zoned M/LIO (Manufacturing/Light Office Industry). The Appellant seeks to appeal the recorded March 17, 2016 “The Residences At Middleberry” Master Plan Decision issued by the Town’s Planning Board. The Appellant seeks the reversal of the Planning Board Decision such that conditional master plan approval is granted, and the matter is allowed to be considered by the Town Council (also conditional) and returned to the Planning Board for the Preliminary Plan stage of review and corresponding public hearing process.

Zoning Board of Review Business

1. Minutes: Review/action on the minutes of the March 22, 2016 meeting.

Adjourn