



## East Greenwich Zoning Board of Review

TUESDAY, AUGUST 24, 2021

**7:00 PM**

SWIFT GYM, 121 PEIRCE STREET

EAST GREENWICH, RI 02818

DATE OF POSTING: August 16, 2021

Revised: August 18, 2021

### EAST GREENWICH ZONING BOARD OF REVIEW AGENDA

When: **August 24, 2021 - 7:00 PM IN PERSON MEETING**

Please be advised that due to recent changes in the law by the General Assembly and the expiration of the Governor's Executive Order on open meetings, there will be no remote/Zoom participation for this meeting. Members of the public may attend and participate in-person and/or may submit correspondence in advance of the meeting by emailing it to [lanthony@eastgreenwichri.com](mailto:lanthony@eastgreenwichri.com) or mailing or hand delivering it to the Planning Department Office located at **111 Peirce Street, East Greenwich, RI 02818.** All such correspondence must be received by 3:00 PM EDT on August 24, 2021 in order to be included in the record.

Mask wearing will be required of all parties (both vaccinated and non-vaccinated) at all indoor public meetings. The Town will make a concerted effort to have masks available at all such meetings to support those members of the public body, staff, or public at-large with a mask should they not have one available.

The Docketed Applications & Relevant Materials for each hearing are available for review at:

<http://www.eastgreenwichri.com/648/Current-Projects>

### Zoning Board of Review Hearings – 7:00 PM

1. **MMISAJK, Inc.** for property owned by **Kevin Pezzuco** and located at 431 Main Street; Map 075 A.P. 003 Lot 097 (Zoned Commercial Downtown – CD-1). The Applicant is seeking a Dimensional Variance under Chapter 260 of the Town Code, Zoning Ordinance; Article VI, Off-Street Parking Regulations,

Section 260-20, Required Off-Street Parking Spaces. The Dimensional Variance is required because the Applicant seeks to convert and expand the existing 21 interior only seating capacity to a total of 42 seats exclusively for outdoor dining. There is insufficient on-site parking to accommodate the increased capacity and the Applicant is requesting 100 percent parking relief. **(Continued from the June 22, 2021 and July 27, 2021 ZBR meetings.)**

2. **Robert Plain** for property located at 50 Vine Street; being Map 075 A.P. 003 Lot 221 (Zoned Residential, R-6). The Applicant seeks Dimensional Variances from Chapter 260 of the Town Code; Zoning Ordinance, Table 2 – Dimensional Regulations by Zone, specifically from the minimum lot size, front yard setback, and rear yard setback. Additionally, relief is required from Article III, Zoning Districts, Section 260-8 (A) General Regulations, Where residential structures are permitted, only one residential structure shall be located on a lot. Finally, relief is needed from Article V, Nonconforming Development, Section 26-14 (B) Nonconforming By Dimension. The Applicant seeks to demolish the existing garage/barn structure located on the eastern side of the property and construct a second residential dwelling on the parcel while also proposing side additions to the existing residence. **(Continued from the July 27, 2021 ZBR meeting.)**

3. **Thomas and Kelly Clayton** for property owned by **Touchdown Realty Group, LLC** and located at 11 Lion Street; Map 085 A.P. 001 Lot 395 (Zoned Residential, R-6). The Applicant seeks Dimensional Variances from Chapter 260 of the Town Code; Zoning Ordinance, Table 2 – Dimensional Regulations by Zone, specifically from minimum lot size, minimum frontage, maximum lot coverage structure, as well as front, side and rear yard setbacks. Additionally, relief is required from Article VI, Off-Street Parking Regulations, Section 260-20, Required Off-Street Parking Spaces, Section 260-21(D), Parking Spaces not Counted Toward Meeting the Requirement and Section 260-23(B) Design Standards, Vehicle Exiting of a Parking Area and Section 260-25 Parking Lot Landscaping. The Applicant seeks to convert the abandoned structure into a multi-family (4-unit) dwelling while providing three (3) parking spaces on-site and three (3) parking spaces off-site. The off-site parking spaces are to be located at 29 Lion Street (being Map 085 AP 001 Lot 133). **(Continued from the July 27, 2021 ZBR meeting.)**

4. **Tom & Kelly Clayton** for property owned by **Touchdown Realty Group, LLC** and located at 29 Lion Street; Map 85 A.P. 1 Lot 133 (Zoned Residential, R-6). The Applicant seeks Dimensional Variances from Chapter 260 of the Town Code; Zoning Ordinance, Table 2 – Dimensional Regulations by Zone

which sets forth the required front and side yard setbacks. Additionally, relief is required from Article VI, Off-Street Parking Regulations, Section 260-21(B) Location and Ownership of Parking Spaces; Section 260-21(D) Parking spaces not counted toward meeting the requirement (parking space in the front yard setback); Section 260-23 Design Standards for Parking Lot Aisle Width; and Section 260-25(D)(2) Parking Lot Required Setbacks/Buffers- Parking Lot side and Rear Setbacks shall meet the minimum setback requirements. The Applicant seeks to renovate the existing non-conforming single-family structure while converting the existing side sunporch into interior living space with a second-floor deck and front deck. The project will also provide three (3) parking spaces on-site for the subject dwelling and three (3) parking spaces off-site for the use of tenants located at 11 Lion Street (being Map 085 A.P. 001 Lot 395).

5. **Pamela Unwin-Barkley** for property owned by **Patricia Cardi** and located at 30 Rector Street; Map 85 A.P. 1 Lot 414 (Zoned Residential, R-10). The Applicant seeks Dimensional Variances from Chapter 260 of the Town Code; Zoning Ordinance, Table 2 – Dimensional Regulations by Zone which sets forth the side yard setbacks. Additionally, the Applicant seeks relief from Article V, Section 260-14(B) Nonconforming by Dimension. The Applicant requests to construct a 24' x 26.6' one-story addition to the west side of the existing house in the north side setback which constitutes as an intensification to the legal nonconforming property.
6. **Mark and Bridget Shapiro** for property located at 170 Crompton Avenue; Map 75 A.P. 3 Lot 269 (Zoned Residential, R-10). The Applicant seeks Dimensional Variances from Chapter 260 of the Town Code; Zoning Ordinance, Table 2 – Dimensional Regulations by Zone which sets forth the required setbacks. Additionally, the Applicant seeks relief from Article V, Section 260-14(B) Nonconforming by Dimension. The Applicant requests to construct an addition on the existing footprint (expansion of the second floor) of the home which constitutes as an intensification of the legally nonconforming structure.
7. **James Calbi** for property located at 21 Moosehorn Road; Map 57 A.P. 14 Lot 1 (Zoned Farming, F-2). The Applicant seeks a Special Use Permit from Chapter 260 of the Town Code; Zoning Ordinance, Table 1 – Permitted Uses by Zone which establishes the provision for an Accessory Family Dwelling Unit to be permitted by special use permit.

8. **Sandra Lake of Robert W. Hall Consulting Engineers** for property owned by **Verizon** and located at 57 Church Street; Map 85 A.P. 1 Lot 375 (Zoned Residential, R-10). The Applicant seeks a Dimensional Variance from Chapter 260 of the Town Code; Zoning Ordinance, Section 260-8(M) which allows fences to have a maximum height of seven (7) feet in a residential zone. The Petitioner seeks to erect an eight (8) foot cedar board fence along the (Revolution Street) north side and partial side perimeters of the parcel along with requesting to maintain the already installed eight (8) foot fence/enclosure around the new exterior air conditioning unit (ACU). Additionally, in order to improve sound attenuation, the Applicant has requested to increase the fence height on the north side of the ACU to ten (10) feet.
  
9. **BLU Realty, LLC** for property located at 20 Water Street; Map 85 A.P. 1 Lot 403 (Zoned Commercial Highway, CH). The Applicant seeks a Dimensional Variance from Chapter 260 of the Town Code; Zoning Ordinance, Table 2 – Dimensional Regulations by Zone which sets forth the required side yard setbacks. The Applicant requests to construct a temporary sound mitigation enclosure (bandstand) per Federal Court mediation; the subject structure will not comply with the 40' north side setback requirement.

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

1. Minutes: Review/action on the following sets of minutes:
  - March 23, 2021 meeting
  - May 25, 2021 meeting
  - June 22, 2021 meeting
  - July 27, 2021 meeting

### **Adjourn**