



East Greenwich Zoning Board of Review

TUESDAY, NOVEMBER 23, 2021

7:00 PM

TOWN HALL, TOWN COUNCIL CHAMBERS

125 MAIN STREET

EAST GREENWICH, RI 02818

DATE OF POSTING: OCTOBER 27, 2021

EAST GREENWICH ZONING BOARD OF REVIEW AGENDA

When: **November 23, 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 alindo@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 November 23, 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. **850 Main Street Partners, LLC** for property located at 850 Main Street; being Map 065 AP 005 Lot 125 (Zoned Commercial Downtown, CD-1). The Applicant requires Dimensional relief under Chapter 260 of the Town Code,

Zoning Ordinance, Article VII Signs, Section 27(A) Definition of a “Monument” Sign. The Applicant seeks to construct two monument signs on the parcel, where only one monument sign shall be allowed per lot. Additionally, neither sign will conform to the minimum of a ten-foot setback from the front property line. **(Continued from the October 26, 2021 meeting.)**

2. **Richard and Judith Zimmer** for property located at 25 Union Street; being Map 075 AP 002 Lot 268 (Zoned Residential, R-6). The Applicant seeks a Dimensional Variance from Table 2 of Chapter 260 of the Town Code; Zoning Ordinance, Dimensional Regulations by Zone and Section 8(F) of the same chapter pertaining to the siting of accessory structures. The petition seeks to construct an 8’x8’ storage shed in the southeast corner of the parcel which will not conform to required regulations.
3. **Pamela Unwin-Barkley** for property owned by **John and Andrea O’Connor** and located at 93 Prospect Street; Map 74 A.P. 2 Lot 191 (Zoned Residential, R-10). The Applicant seeks a Dimensional Variance from Chapter 260 of the Town Code; Zoning Ordinance, Table 2 – Dimensional Regulations by Zone, specifically from the North Side Yard Setback. The petition requests to replace the existing detached garage and construct a new 1,052 s.f. footprint on the first floor consisting of an attached two bay garage and in-law bedroom on the first floor with storage space on the second floor. The Applicant is requesting between 9’-10.5’ of relief where a 15’ side yard setback is required.
4. **Gerald P. Zarrella and Debra N. Zarrella** for property located at 22 Castle Street; being Map 085 A.P. 001 Lot 116 (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 and Front Yard Setback. Additionally, relief is requisite from Article III, Zoning Districts, Section 260-8(A) which requires only one residential structure be located on a lot and 260-8(D) in regards to average alignment. Also, relief is needed from Article VI, Off-Street Parking Regulations, Sections 260-21(D), parking spaces not counted toward meeting the requirement. The petition seeks to rehabilitate the existing single-family dwelling while also constructing two additional detached single-family dwellings on the property; the proposal will not comply with the referenced Ordinances.
5. **Thomas Gerald, LLC** for property located at 67 Queen Street; being Map 085 A.P. 001 Lot 117 (Zoned Residential, R-6). The Applicant seeks a Dimensional Variance from Chapter 260 of the Town Code; Zoning Ordinance, Section

260-8(A) which permits only one residential structure to be located on a lot. The petition requests to convert the existing two-family structure to a one-family and construct a detached duplex for a total of three residential units.

Zoning Board of Review Business

1. Review and Approval of the 2022 ZBR Meeting Schedule.
2. Minutes: Review/action on the following sets of minutes:
 - May 25, 2021 meeting
 - June 22, 2021 meeting
 - July 27, 2021 meeting
 - August 24, 2021 meeting
 - October 26, 2021 meeting

Adjourn.