

**DATE OF POSTING: JULY 20, 2005**

**ZONING BOARD OF REVIEW AGENDA**

**JULY 26, 2005 MEETING**

**COUNCIL CHAMBERS, TOWN HALL: 7:00 PM**

**Zoning Board of Review Hearings**

**1) Thomas G. and Bronwyn Morrissey Valorose for property located at 1645 South County Trail, A.P. 12, Lot 51 (Zoned F-1, Farm). The applicants require dimensional variances to allow an addition to their home. Relief is needed from Article III, Section 3-5, Table 3-2, which sets forth the minimum setbacks for the Farm Zone. Relief is also needed from Article V, Section 2.2 which addresses alterations to nonconforming structures.**

**2) Henry and Gina Halvorsen for property located at 89 Edward Rd., AP 11C, Lot 89 (Zoned R-10, Residential). The applicant requires a dimensional variance for an addition to their home. Relief is needed from Article III, Table 3-2, Table of Dimensional Requirements, which sets forth the setback requirements for the R-10 Zone.**

**3) NW East Greenwich LLC for property located at 2220 South County Trail, AP 11G, Lot 625 (Zoned M/ LI-O: Light Industrial and F - Farm). The applicants require a Special Use Permit for a day care facility. The Special Use Permit is required by Article III, Section 3.4, Table**

### **3-1, Permitted Uses by Zone.**

**4) Susan and Robert Brown for property located at 150 Moosehorn Rd., AP 14, Lot 11 (Zoned F-2: Farm). The applicants require a dimensional variance for an addition to their home. Relief is needed from Article III, Table 3-2 which sets forth the setbacks in the Farm Zone.**

**5) Nextel Communications for property owned by Sovran Acquisition Limited Partnership and located at 2771 South County Trail, AP 18C, Lot 93 (Zoned M/ LI-O: Light Industrial and CH – Commercial Highway). The applicants require a Special Use Permit to allow additional antennae on an existing telecommunications tower. The Special Use Permit is required by Article XV, Telecommunication Towers, Section 4.1, which notes that a special use permit is required for all telecommunication towers in the affected zones. A reconsideration of a prior Zoning Board of Review decision is necessary as that decision required all collocations at this tower to be reviewed by the Zoning Board.**

**6) G.L. Thompson, LLC for property located at 2693 South County Trail, AP 18, Lot 137 (Zoned CH – Commercial Highway). The applicants require a Special Use Permit to allow a House of Worship on the site. The Special Use Permit is required by Article III, Section 3.3 (a) which requires such permit for all houses of worship. In addition, dimensional variances pertaining to parking and signage are**

**also needed. Relief is needed from Article VI, Parking Ordinance, Table 6.1 which sets forth the required number of spaces for each use and as well as Section 4, General Regulations and Section 8, Parking Lot Landscaping, of the same Article. Finally, relief is needed from Article VII, Sign Ordinance, Table 7.1 which defines the types of signs permitted on commercial properties.**

**The Applicant has requested a continuance to the August 23, 2005 Meeting.**

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

**1. Minutes: Review and action on the minutes of the June 28, 2005 Meeting.**

**Adjourn**