

**DATE OF POSTING: MAY 19, 2006**

**ZONING BOARD OF REVIEW AGENDA**

**MAY 23, 2006 MEETING**

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

**Zoning Board of Review Hearings**

**1) George and Maria Gil for property located at 628 Tillinghast Road, A.P. 16, Lot 35 (Zoned F-1, Farm). The applicant requires a dimensional variance to allow the construction of an addition to a shed on the property. Relief is needed from Article III, Section 2.6, pertaining to the placement of accessory structures. Additionally relief is needed from Article III, Table 3-2, Dimensional Regulations by Zone. The new construction encroaches upon the side setback.**

**2) David and Marilyn Cretella for property located at 10 Bayberry Lane, A.P. 7, Lot 247 (Zoned R-10, Residential). The applicant requires a dimensional variance to allow the construction of a residential addition. Relief is needed from Article III, Table 3-2, Dimensional Regulations by Zone. The new construction will encroach upon the 15' required side setback.**

**3) Kerry and Doreen Reid for property located at 21 Moosehorn Road, A.P. 14, Lot 1 (Zoned F-1, Farm). The applicant requires a dimensional variance to allow the construction of a pool and spa.**

**Relief is needed from Article III, Section 2.6, pertaining to the placement of accessory structures. Additionally relief is needed from Article III, Table 3-2, Dimensional Regulations by Zone. The pool will encroach upon the side setback.**

**4) AJC Custom Home Development for property owned by Louis Wheeler and located at 6 Bates Trail, A.P. 15G, Lot 181 (Zoned F-2, Farm). The applicant requires a dimensional variance to allow new construction of a home. Relief is needed from Article III, Table 3-2, Dimensional Regulations by Zone. The new construction will encroach upon the front setback.**

**5) East Greenwich United Methodist Church for property owned by David Ericson and located at 1558 South County Trail, A.P. 10, Lot 12 (Zoned F-1, Farm). The applicant requires a Special Use Permit to allow the construction of a church and related pre-school on the property. The permit is required under Article III, Section 3.3, which stipulates that houses of worship and private education centers are allowed by special use permit.**

**6) David Chenault for property located at 1835 South County Trail, A.P. 12, Lot 211 (Zoned CH, Commercial Highway). The applicant requires a dimensional variance to allow the relocation of a shed on the property. Relief is needed from Article III, Table 3-2, Dimensional Regulations by Zone due to side and rear setback encroachments. Additionally, relief is needed from Article V, Section 2.2 pertaining to**

**non-conforming development.**

**7) 620 Main Street Associates, LLC for property located at 61 Cedar Avenue, A.P. 6, Lot 116 (Zoned LI/O, Light Industry/Office). The applicant requires dimensional variances to allow conversion of manufacturing space to office condominiums. The following relief is needed: Article III, Table 3-2, Table of Dimensional Requirements pertaining to lot coverage and front and rear setbacks. Article III, Section 2.9 requiring a 100' buffer strip between residential and manufacturing zones. Article III, Section 2.11 permitting only one curb cut. Additionally relief is needed from Article VI, Parking Ordinance, Table 6.1 stipulating the required number of off-street parking spaces; and Sections 5, 7.11, and 8.4.2 pertaining to loading docks and parking lot setbacks and buffer requirements.**

**8) Morris/Morris LLC for property owned by the Vespia Revocable Living Trust and located at 1598 South County Trail, A.P. 10C, Lot 30 (Zoned F-1, Farm). The applicant requires a dimensional variance to allow new construction of an office park. Relief is needed from Article III, Table 3-2, Dimensional Regulations by Zone as the new construction will exceed the maximum allowable building height of 35 feet.**

**9) Stacey Lichtenstein for Searle's Old Tyme Ice Cream. The subject property is owned by 253 Main St. LLC and the property is located at 253 Main Street, A.P. 1, Lot 206 (Zoned CD, Commercial Downtown). Dimensional variances are required for the change of use of this**

property to an ice cream shop. Relief is needed from Article III, Table 3-2, Dimensional Regulations by Zone inclusive, as the existing building encroaches upon setback requirements and lot coverage ratios and lacks adequate lot size. Relief is also needed from Article VI, Parking Ordinance, as off-street parking is required for this use but none will be provided on site.

10) Theodore and Julianne Palumbo for property located at 41 Miss Fry Drive, AP 14F, Lot 189 (Zoned F-2, Farm). The applicants require a special use permit and a dimensional variance to accommodate an accessory family dwelling unit. Relief is needed from Article III, Table 3-2, Dimensional Regulations by Zone, which sets forth a maximum 15' height for accessory structures. Further, Article III, Section 3.4 notes that accessory family dwelling units are allowed by special use permit only.

11) Charles Roberts on behalf of Toll Brothers, Inc. for property located at 40 Judge Torres Lane, A.P. 15, Lot 581 (Zoned F-2, Farm). A dimensional variance is required for new construction of a residence. Relief is needed from Article III, Table 3-2, Dimensional Regulations by Zone as the new construction will exceed the maximum allowable building height of 35 feet.

## **Zoning Board of Review Business**

**1. Minutes: Review and action on the minutes of the March 28, 2006**

**Meeting.**