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ZONING BOARD OF REVIEW/BOARD OF APPEALS AGENDA

Tuesday May 22, 2007 Meeting

Town Council Chambers 7:00 PM

Zoning Board of Appeals Agenda

1. 1875 Division Road LLC for property located at A. P. 12-C, Lot 81, and zoned F-1, Farm. The appellant seeks to appeal a Violation Notice issued by the Town's Zoning Officer which alleges two violations. The first of these pertains to increases in storm water runoff. The appellant asserts that there has been no physical work performed on the subject parcel that would create additional runoff. The second violation pertains to commercial use of a residentially zoned parcel. The appellant argues that the subject parcel merely provides access to a parcel not in East Greenwich and thus does not meet the definition of a commercial use per zoning code. This appellant has requested a continuance to the June 26, 2007 agenda.

Zoning Board of Review Hearings

1. Dr. and Mrs. Gerald Exil for property located at 55 Hanaford Drive; AP 10-A, Lot 90 (Zoned R-30, Residential). The applicant requires a dimensional variance to allow for the construction of a house addition and storage shed that will encroach on the side setback requirement. The applicant requires relief from Article III, Section 3.5 (Table 3-2), Dimensional Regulations, which sets forth the side

setback requirement of 30 feet. (Continued from March 27, 2007)

2. John and Donna Fish for property located at 78 Greene Street; AP 2, Lot 220 (Zoned R-10 Residential). The applicant requires a dimensional variance to allow an addition to their home that encroaches on a required setback. The applicant requires relief from Article III of the zoning code, Section 3.5 (Table 3-2), Dimensional Regulations, and from Article V, Section 2.2 because the existing house represents a legal non-conforming structure.

3. Richard and Darlene Walsh for property located at 170 Watch Hill Drive; AP 12, Lot 404 (Zoned F-1, Farm). The applicant requires a dimensional variance to accommodate a pool at his home. Relief is needed from Article III, Section 2.6, which requires that accessory structures be located in rear yards only. The subject lot is a “through-lot’ that has no rear yard by definition.

4. Edens and Avant Financial Limited and located at 1000 Division Street; AP 10, Lot 6 (Zoned CH, Commercial Highway). The applicant requires a Special Use Permit and dimensional variances to allow a bank with drive-thru at this commercial plaza. The Special Use Permit is required under Article III, Table 3-1 Permitted Uses of the zoning code, and the dimensional relief is required from Article VI,

Parking Ordinance. Section 8.2.4 of the Parking Ordinance sets forth the landscaping requirements for parking lots of greater than 500 parking spaces, and Section 8.4.2 sets forth the required parking lot setbacks.

5. Sweet Peas Realty LLC for property owned by Phyllis A. Johnson and located at 741 Division Street; AP 10, Lot 1 (Zoned R-30, Residential). The applicant requires a Special Use Permit to allow a Private Education Center. The Permit is required under Article III, Section 3.4 of the zoning code, Table of Permitted Uses. To Be Continued to the June 26, 2007 agenda.

Zoning Board of Review Business

1. Minutes: Review and action on the minutes of the April 24, 2007 Meeting.

Adjourn