

DATE OF POSTING: June 20, 2007

ZONING BOARD OF REVIEW/BOARD OF APPEALS AGENDA

Tuesday June 26, 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.

2. Thomas Perrelli for property located at 74 Prospect Street; A. P. 2, Lot 211, and zoned R-10, Residential. The appellant seeks to appeal a Decision issued by the Town's Historic District Commission. The Decision denies the appellant the right to maintain vinyl fencing at his property. The appellant argues the permitting process for fencing is flawed and his fencing was installed in good faith. This appellant has requested a continuance to the July 24, 2007 agenda.

Zoning Board of Review Hearings

1) Neal and Elizabeth McNamara for property located at 18 Prospect Street; AP 1, Lot 323 (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.

2) Theresa L. Portaluppi for property located at 51 Woodland Road; AP 7, Lot 211 (Zoned R-10, Residential). The applicant requires a dimensional variance to accommodate a shed at the property. Relief is needed from Article III, Section 3.5, which sets forth the required side setback for the Zone.

3) Susan Hammond for property located at 18 Fifth Avenue; AP 5, Lot 95 (Zoned CD-2, Commercial Downtown). The applicant requires dimensional variances to allow conversion of this residence to a commercial use. The Use is allowed by right in this zone but there are dimensional non-conformities that must be legalized when a change of use occurs. Relief is needed from Article III, Table 3-2, Dimensional Regulations by Zone and from Article VI, Parking Ordinance. The applicant will provide the necessary number of parking spaces but some of those spaces will be located in required

setbacks and the necessary buffering to the adjacent residential zone is not provided. Specifically Section 4.4 of the Parking Ordinance states parking spaces located within front setbacks cannot count toward meeting the requirement. Section 5 of the Parking Ordinance requires an opaque fence or vegetative screen between the proposed use and the adjacent residential zone, and Section 8.4.1 spells out the required parking lot setbacks.

4) Rhonda Knight for property owned by Frank P. DeLeone, DMD and located at 5457 Post Road; AP 7, Lot 183 (Zoned R-10, Residential). The applicant requires a use variance allow conversion of the former dental office to a hair salon. The Use is not permitted in the subject residential zone so relief from Article III, Table 3-1, Table of Permitted Uses by Zone, is required.

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 July 24, 2007 agenda.

Zoning Board of Review Business

1. Minutes: Review and action on the minutes of the May 22, 2007 Meeting.

2. Minutes: Review and action on the minutes of the May 10, 2007 Meeting. (Special Meeting)

Adjourn