



East Greenwich Zoning Board of Review
Tuesday, January 23, 2024 at 7:00 PM
HYBRID IN-PERSON AND REMOTE VIA ZOOM
Town Hall, 125 Main Street, East Greenwich, RI 02818

Click the link below to join the webinar:

<https://us02web.zoom.us/j/83098734279>

Or Telephone:

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Webinar ID: 830 9873 4279

Relevant materials for each application are available at the following link:

<http://www.eastgreenwichri.com/648/Current-Projects>

Any matter listed on this agenda is subject to a discussion and/or vote by the Zoning Board.

Zoning Board of Review Hearings – 7:00 PM

1. **Michael A. Langlois** for property located at 55 Osprey Drive; Map 033 A.P. 015 Lot 376 (Zoned Farming, F-1). The Applicant requires a Dimensional Variance(s) from Table-2 Dimensional Regulations of Chapter 260 of the Town Code, Zoning Ordinance. The Sections sets forth the dimensional setbacks and height limits that are required for a lot. The Applicant is proposing to construct a two-car detached garage that will not meet the side yard setback or height requirement at the above referenced location.
2. **Dikran and Darlene Dakessian** for property located at 210 Spring Street; Map 084 A.P. 002 Lot 065 (Zoned Residential R30). The Applicant requires a Dimensional Variance(s) from Table-2 Dimensional Regulations of Chapter 260 of the Town Code, Zoning Ordinance. The Sections sets forth the dimensional setbacks and height limits that are required for a lot. The Applicant is requesting to legalize a previously constructed 13'5" x 3'8" raised, wooden walkway that will not meet the side yard setback requirement.
3. **Providence Poke, LLC d.b.a Hometown Poke** for property located at 37 Main Street, Unit C-1; Map 085 A.P. 001 Lot 239 (Zoned Commercial Downtown CD-1). The Applicant requires a Variance from §260-20, Required Off-street Parking Spaces, of the East Greenwich Zoning Ordinance. The section sets forth the minimum required off-street parking spaces required for new uses. The Applicant is proposing to open a quick serve restaurant without meeting the parking requirement for a restaurant use in the CD-1 zone.

4. **Colbea Enterprises, LLC** for property located at 2563 South County Trail; Map 029 A.P. 018 Lot 008; Zoned Commercial Highway. The applicant is proposing to raze and rebuild the Seasons Gas Station. The Applicant requires the following Dimensional Variance(s) from the East Greenwich Zoning Ordinance: Section 260-8 (Minimum required landscape buffering), Section 260-20 (Minimum required off-street parking), Section 260-23.A.2 (Maximum Driveway Width), and Article 7 (Size, location, type, and number of signs).

5. **John and Jacqueline Hughes** for property located at 310 Crompton Road; Map 077 A.P. 013 Lot 047 (Zoned Farming, F-2). The Applicant requires a Dimensional Variance(s) from Table-2 Dimensional Regulations of Chapter 260 of the Town Code, Zoning Ordinance. The Sections sets forth the dimensional setbacks and height limits that are required for a lot. The Applicant is proposing to construct an addition to the east side of the house that would not meet the front yard setback requirement.

Zoning Board of Review Business

1. Review/action on the following set of meeting minutes:
 - November 28, 2023

Adjourn

DATE OF POSTING: January 19, 2024 posted on the Secretary of State Website, Town of East Greenwich, RI website, Public Works/Planning Department board, Town Hall board, and Library board.