



TOWN OF EAST GREENWICH

ZONING APPLICATION

Planning Department

125 Main Street
P.O. Box 111
East Greenwich, RI 02818

(401) 886-8645
Fax (401) 886-8625
www.eastgreenwichri.com/planning.htm

APPLICANT INFORMATION

Property Owner ROSARIO NAVARRO & BRIAN INOCENCIO

Address: 47 MELROSE STREET Phone (401) 418-9915
 Fax _____
 E-Mail rosario_navarro@brown.edu

Applicant HILL & HARBOR DESIGN+BUILD

Address: 62 SOMERSET ST EAST GREENWICH, RI 02818 Phone (401) 388-0685
 Fax _____
 E-Mail pvespia@hillharbordb.com

ZBR Approvals Required: Special Use Permit _____ Dimensional Variance(s) X Use Variance _____

Application Date: _____

Application Fee: _____ **Paid:** Yes No

PROPERTY INFORMATION

Map 085 Plat 001 Lot(s) 248

Street Address 085

Current Zoning District(s): R-10

How long have you owned or rented the above property? 06/11/2018

Is there a building on the property at present? Yes

Dimensions of existing building: _____

Existing use of the property: Single Family

Proposed use of the property in Detail: Single Family - 2 Additional Bedrooms - One In-Law and One Master Suite for multi-generational living

Describe proposed request: Rear and Sideline Setback Dimensional Variance - Proposed 2 level Addition

Number of Families Before/After Alteration: 1 Before 1 After

IF A BUILDING PERMIT IS REQUIRED

Have you submitted plans for the above building to the Building Official?
 If Yes, Give Date: _____
 If No, Explain:
Dimensional Variance Required before Building Permit Application Submission

If Refused, Give Reason: _____

List all provisions or regulations of the East Greenwich Zoning Ordinance (or State Enabling Act) from which you are seeking relief by Section, Subsection and Title:
Dimensional Variance required for Rear and Sideline Setback

State ground(s) for Special Use Permit, Use Variance or Dimensional Variance by each Section and Title referred to above. _____

CERTIFICATION

Attest: The information provided on this application is true and accurate:

Applicant's Signature _____ Date: _____

Owner's Signature _____ Date: _____

MAP 85 PLAT 1 LOT 269
N/F
REV JOHNSON LIVING TRUST

MAP 85 PLAT 1 LOT 246
N/F
JONATHAN & REBECCA
STOCKDILL

MAP 85 PLAT 1 LOT 245
N/F
ANDREW ROOS AND CARA
MATHEWS

MAP 85 PLAT 1 LOT
244
N/F
MICHAEL J. POWERS JR.

Marion Street
(PUBLIC RIGHT OF WAY)

68±

Map 85 Plat 1 Lot 248
12,375 SQUARE FEET
(0.28 ACRES)

181±

84±

6±

GARAGE

MULTI STORY
WOOD FRAME
DWELLING

PROPOSED
20.0'X28.0'
BUILDING
ADDITION

47 MELROSE STREET

13±

MAP 85 PLAT 1 LOT 249
N/F
MAHG CORP

WOOD PORCH

33±

68±

31±

23'-0"

33±

183±

Melrose Street
(PUBLIC RIGHT OF WAY)



General Notes:

1. THE PARCEL IS FOUND ON MAP 85 PLAT 1, LOT 248 IN THE TOWN OF EAST GREENWICH, KENT COUNTY, RHODE ISLAND.
2. THE OWNER PER DEED BOOK 1402, PAGE 149 IS BRIAN INOCENCIO AND ROSARIO NAVARRO.
3. BASED ON GRAPHICAL PLOTTING ONLY, THE PARCEL IS LOCATED IN ZONE X PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 44003C0137H, DATED SEPTEMBER 18, 2013. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
4. THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNRECORDED EASEMENTS, DEEDS OR CLAIMS THAT A TITLE REPORT WOULD DISCLOSE.

Zoning Notes:

1. THE PARCEL IS ZONED R-10 PER THE TOWN OF EAST GREENWICH TAX MAP 85.
2. THE ZONING ORDINANCE CHAPTER 260 TABLE 2 LISTS THE DIMENSIONAL REGULATIONS AS FOLLOWS:

MINIMUM LOT AREA	10,000 SQUARE FEET
MINIMUM FRONTAGE	100 FEET
MINIMUM FRONT YARD	30 FEET
MINIMUM SIDE YARD	15 FEET
MINIMUM REAR YARD	30 FEET
MAXIMUM LOT COVERAGE (STRUCTURE)	25 %
MAXIMUM LOT COVERAGE (PAVEMENT)	60%
MAXIMUM HEIGHT (MAIN)	35 FEET
MAXIMUM HEIGHT (ACCESSORY)	15 FEET
EXISTING LOT COVERAGE (STRUCTURE)	12%
PROPOSED LOT COVERAGE (STRUCTURE)	17%

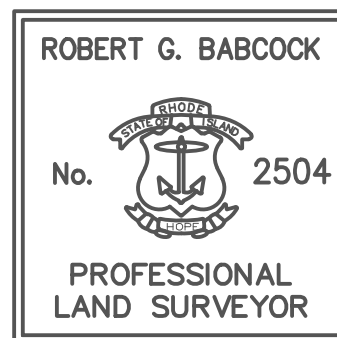
THE ABOVE NOTES ARE BASED ON INFORMATION FROM THE TOWN OF EAST GREENWICH ASSESSOR'S ONLINE DATABASE AND THEIR ZONING ORDINANCE ONLY. ANY SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.

Certification:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF SURVEY	MEASUREMENT SPECIFICATION
COMPILED BOUNDARY SURVEY	CLASS IV

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
COMPILED BOUNDARY SURVEY FOR USE IN BUILDING PERMIT APPLICATION.



Robert G. Babcock
9/14/20

ROBERT G. BABCOCK, RIPLS #2504, COA #LS.000A160

Scale: 1"=20'



Compiled Boundary Survey

47 Melrose Street

East Greenwich, Rhode Island

Hill and Harbor Homes

Client
62 Somerset Street, East Greenwich, Rhode Island 02818

Date:
9/14/20

DE Job No: XXXX-XXX Copyright 2020 by DiPrete Engineering Associates, Inc.

DiPrete Engineering

Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-464-6006 www.DiPrete-Eng.com

Engineers • Planners • Surveyors



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

HILL & HARBOR

62 SOMERSET ST EAST
GREENWICH, RI 02818

OWNERS:

DRAWN BY:
JACKIE BROUSSEAU

DATE: 08/25/2020
FOR REVIEW

NAVARRO RESIDENCE

47 MELROSE STREET
E. GREENWICH, RI 02818

SCHEMATIC ELEVATIONS

PRELIM

PLAN NORTH

