



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 JCT Properties, LLC
Address: PO BOX 412 **Phone** _____
North Kingston, RI 02852 **Fax** _____
E-Mail _____

Applicant Graze on Main, LLC
Address: 58 Main Street **Phone** 401-262-1581
East Greenwich, RI 02818 **Fax** _____
E-Mail elyse@grazeonmaineg.com

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

Application Date: 2/2/2021

Application Fee: \$350 **Paid:** Yes No

PROPERTY INFORMATION

Map 085 **Plat** 001 **Lot(s)** 055
Street Address 58 Main Street
Current Zoning District(s): CDI
How long have you owned or rented the above property? rented since 10/2020
Is there a building on the property at present? yes
Dimensions of existing building: approx. 35x60
Existing use of the property: mixed commercial/retail/restaurant/office
Proposed use of the property in Detail: same

Describe proposed request: parking variance for new liquor license
Number of Families Before/After Alteration: _____ Before _____ 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:
The proposed variance is for an existing restaurant which was recently inspected and approved by the Building Official and RI Dept. of Health
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:
Chapter 260 of the Town Code, Zoning Ordinance, Article VI, Off-Street Parking Regulations, Section 260-20 Required Off-Street Parking Spaces (Restaurants require 1 parking space for every 2 persons of rated capacity)

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

CERTIFICATION

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

Applicant's Signature [Signature] **Date:** 2/17/21

Owner's Signature [Signature] **Date:** 2/17/21

Elyse Paré & Geza Tanner
8 Barrows Drive
East Greenwich, RI 02818

February 8, 2021

Town of East Greenwich
Planning Department – Zoning Board
C/o Ms. Lea Anthony
125 Main Street
PO Box 11
East Greenwich, RI 02818

Re: Zoning Application for 58 Main Street, Lower Level (Graze on Main, LLC)

To Whom It May Concern:

We recently opened a new business, Graze on Main, located in the rear of 58 Main Street. With State Department of Health and East Greenwich Building Official approvals, we were able to open our shop this past Thanksgiving. Our business, which is a bit different from a typical restaurant, is focused on providing “charcuterie provisions” to our patrons. We create charcuterie boards (fine cheeses, cured meats, & accompaniments, such as olives, jams, honey, crackers, nuts etc) and patrons take them home for small intimate gatherings, or to an event off-site. With Covid precautions in place, we currently do not have set business hours and instead, we coordinate pickups during the hours of 11am and 4pm, with most of the pickups occurring on Saturday and Sunday during the late morning, early afternoon hours.

With the spring months approaching, we would like to offer wine & cheese tastings to our patrons. However, the interior of our shop is limited to approximately 550 sf. Of that 550 sf, approximately 200 sf would be potential “seating area” for patrons. We are planning on having a maximum of 10 seats inside but with COVID precautions still in place, we plan to utilize our outdoor space instead of having people inside. The property has approximately 1,000 sf of grassy area located on the side of our building. We are planning to setup outdoor seating to allow patrons the opportunity for an afternoon wine and cheese pairing on the lawn. The outdoor space will contain 5 tables, with 4 seats at each. We feel this will be a great addition to our Main Street!

Although our business has a Main Street address, our entrance is only accessible from Marlborough Street. Patrons cannot enter the front door of 58 Main Street and access our unit. Our parking lot, also accessible from Marlborough Street, has 11 parking spaces and rarely more than 3-4 spaces are occupied at a given time. While our current lease allows us use of the rear parking lot, we understand the spaces are “covered” under another restaurant's liquor license. Given the unique nature of our “restaurant” and how our business primarily operates during late morning/early afternoon hours, we do not feel requesting relief will impact the surrounding area and the current parking situation. As such, we are requesting 100% relief from ***Chapter 260 of the Town Code, Zoning Ordinance, Article VI, Off-Street Parking Regulations, Section 260-20 Required Off-Street Parking Space.***

We respectfully request your approval in the granting of this dimensional variance. Enclosed, please find sketches and photos of the interior and exterior of our space.

Thank you,

Elyse Paré & Geza Tanner



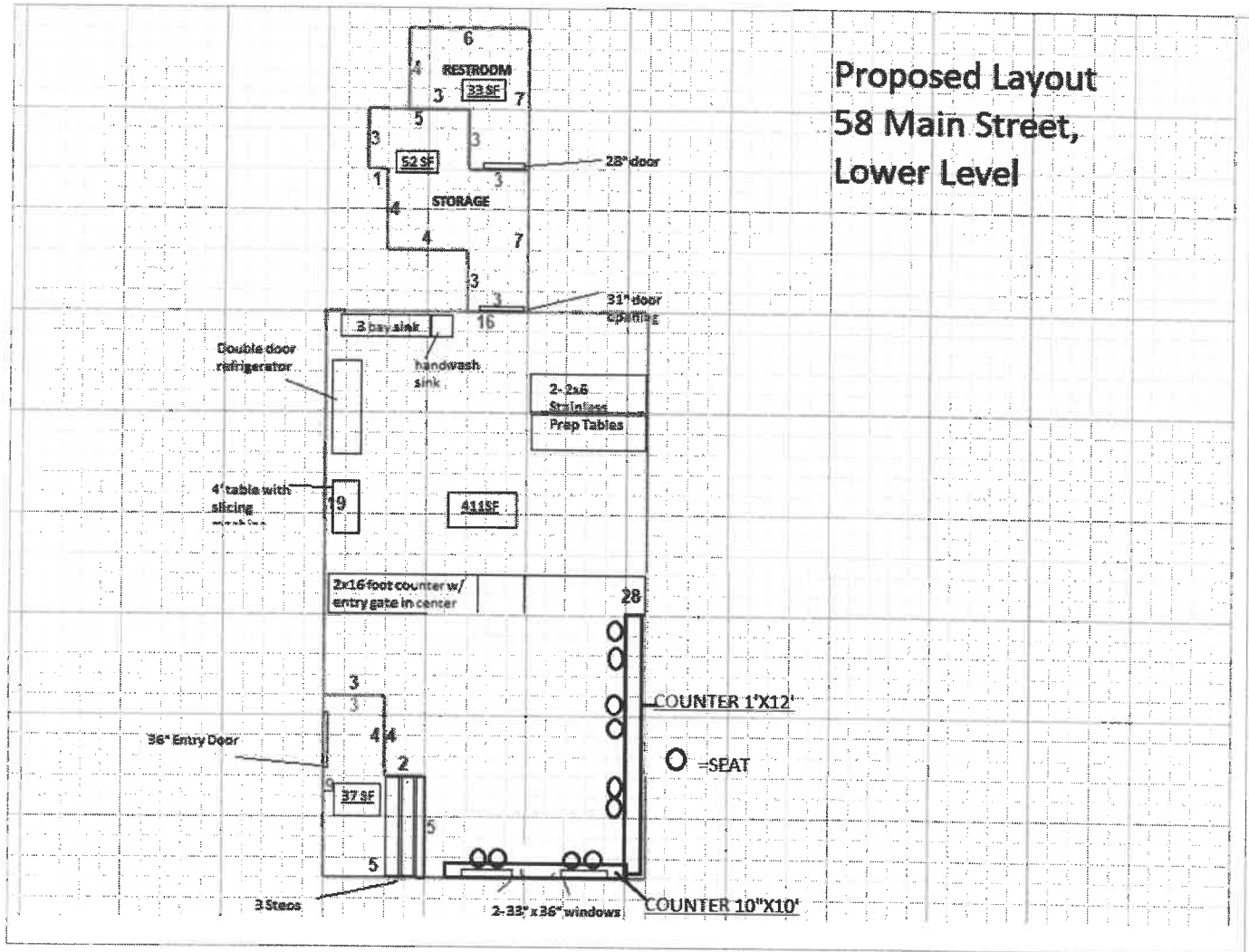
Rear of 58 Main St
Parking lot (11 spaces) @ 10am on weekend

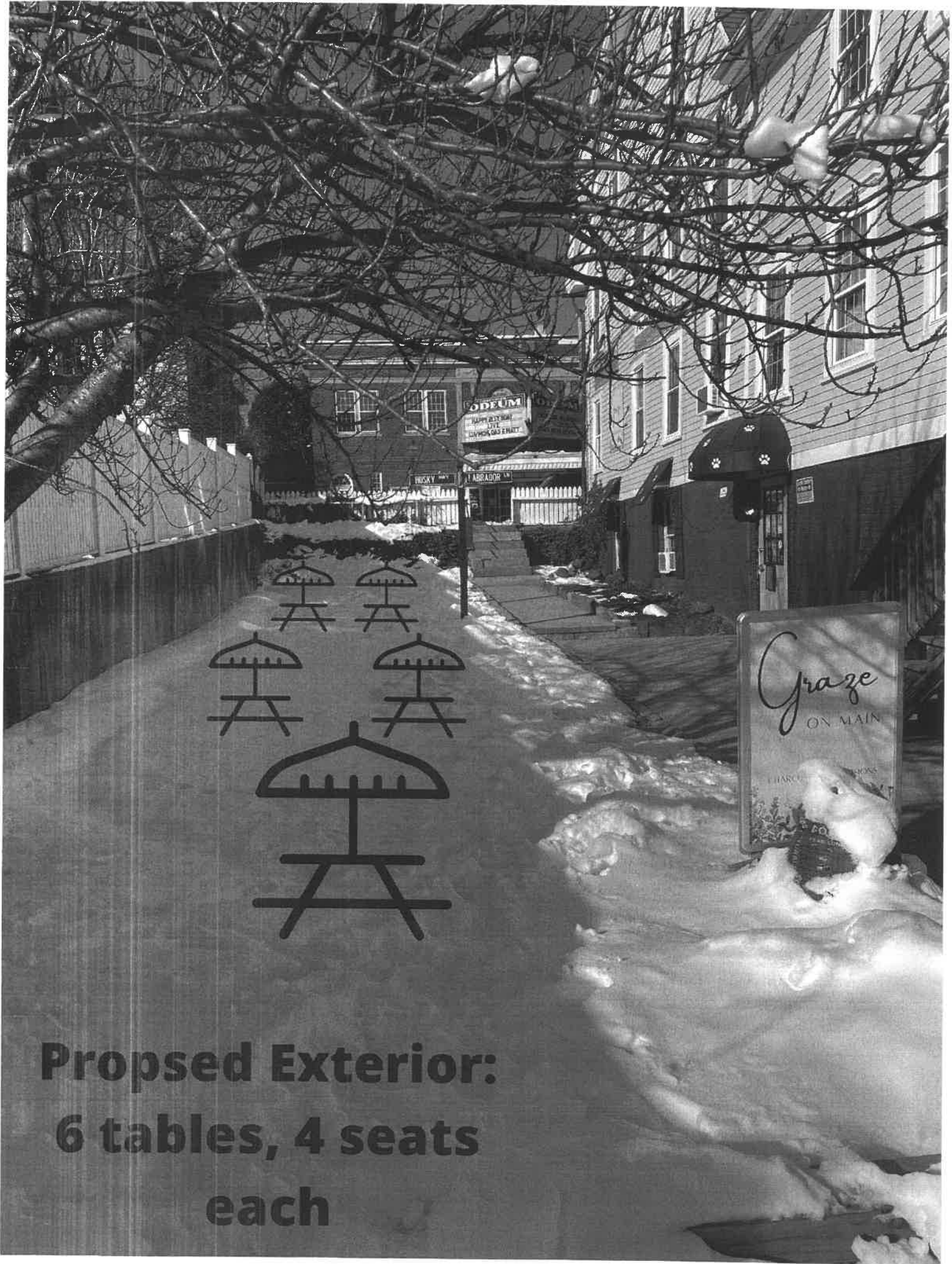


Rear of 59 Main Street

Entrance to Graze on Main

Proposed Layout 58 Main Street, Lower Level





**Proposed Exterior:
6 tables, 4 seats
each**



Duke St

King St

Mariborough St

Main St

Pierce St

St

Pierce St

60ft

85-1-34

85-1-33

85-1-32

85-1-31

85-1-30

85-1-29

85-1-28

85-1-26

85-1-27

85-1-25

85-1-35

85-1-36

85-1-37

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