

**CITY OF EAST PROVIDENCE
STATE OF RHODE ISLAND
ZONING BOARD OF REVIEW**

A meeting of the Zoning Board of Review will be held in the Council Chambers, City Hall, 145 Taunton Avenue, East Providence, Rhode Island, on Wednesday evening, October 25, 2006, at 7:00 P.M. The following applications for Special Use Permit (s) and Variance(s) will be heard in accordance with State Law and Zoning Ordinance.

1. ALBERT and JOYCE BOUCHER request permission to construct an addition onto an existing an existing single-family dwelling without complying with the minimum side-yard setback as well as exceeding the maximum building coverage requirement, at 74 BAYVIEW AVENUE, being MAP 209 BLOCK 1 PARCEL 1, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variances)

2. ESTATE of CATHERINE R. GIBLIN requests permission to subdivide an existing lot into two (2) distinct and separate parcels (Preliminary Subdivision approval having already been granted), resulting in designated Lot No. 1 failing to comply with the minimum lot area, lot width, lot depth, front-yard, side-yard, rear-yard, exceeding maximum impervious lot coverage, and exceeding maximum signage requirements, also resulting in designated Lot No. 2 failing to comply with minimum lot depth, front-yard, side-yard, and rear-yard setback requirements, at 2 PRESCOTT AVENUE and 684 –

686 WILLETT AVENUE, being MAP 512 BLOCK 12 PARCEL 4, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variances)

3. (A) SHAWN TAVARES requests permission to retain an addition (decking) and expanded accessory off-street parking area associated with a legal nonconforming three-unit dwelling, defined as an expansion of a nonconforming use, at 129 – 131 SUTTON AVENUE, being MAP 205 BLOCK 13 PARCEL 21, in a RESIDENTIAL 6 DISTRICT. (Special Use Permit)

(B) SHAWN TAVARES requests permission to retain an addition (decking) and expanded accessory off-street parking area associated with a legal nonconforming three-unit dwelling, without complying with the minimum side-yard setback and number of off-street parking stalls permitted within the required front-yard setback, as well as exceeding the maximum building coverage and impervious lot coverage requirements, at 129 – 131 SUTTON AVENUE, being MAP 205 BLOCK 13 PARCEL 21, in a RESIDENTIAL 6 DISTRICT. (Dimensional Variances)

4. (A) STEVEN and LOUIS M., MD, DAMIANI request permission to construct two (2) multi-unit residential structures, three (3) and two

(2) units, respectively, for a total of five-units, without complying with the minimum land area requirements per Section 19-216 – 19-218, thus resulting in the proposed development being defined as a prohibited land use pursuant to Section 19-98, at 3477 PAWTUCKET AVENUE, being MAP 311 BLOCK 5 PARCEL 1, in a RESIDENTIAL 5 DISTRICT. (Use Variance)

(B) STEVEN and LOUIS M., MD, DAMIANI request permission to construct two (2) multi-unit residential structures, three (3) and two (2) units, respectively, for a total of five-units, without complying with the minimum front and rear-yard setbacks, as well as locating a portion of the off-street parking within the front-yard setback, at 3477 PAWTUCKET AVENUE, being MAP 311 BLOCK 5 PARCEL 1, in a RESIDENTIAL 5 DISTRICT. (Dimensional Variances)

5. CRAIG HORTON requests permission to construct a deck and accessory shed without complying with the minimum side and rear-yard setbacks as well as exceeding both maximum building and impervious lot coverage requirements, at 28 HARVEY AVENUE, being MAP 512 BLOCK 22 PARCEL 114, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variances)

**EDWARD PIMENTEL, AICP
ZONING OFFICER / CLERK**

“INDIVIDUALS REQUESTING INTERPRETER SERVICES FOR THE HEARING IMPAIRED MUST CALL 435-7500 OR 431-1633 (V/TDD), FORTY-EIGHT (48) HOURS IN ADVANCE OF THE MEETING DATE.”