

**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, August 29, 2007, 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.**

**CONTINUED BUSINESS**

**1. WAYNE C. BONADIE, requests permission to retain / construct several additions onto a single-family dwelling without complying with minimum side-yard setback requirement and exceeding maximum building coverage requirement, for property located at 52 WHITE AVENUE, being MAP 313 BLOCK 6 PARCEL 16, in a RESIDENTIAL 4 DISTRICT. (Dimensional Variances)**

**2. BEVERAGE HILL REALTY, LLC requests permission to engage in open storage, said accessory storage being associated with an existing landscaping operation, for property located on TAYLOR DRIVE, being MAP 502 BLOCK 02 PARCEL(S) 23 and 24, in an INDUSTRIAL 2 DISTRICT. (Special Use Permit)**

**NEW BUSINESS**

**1. TIMOTHY and RHONDA McGURN, request permission to construct a second-floor addition onto a single-family dwelling without complying with both side-yard setback requirements, for property located at 80 VINCENT AVENUE, being MAP 208 BLOCK 12 PARCEL 3, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variances)**

**2. KENNETH J. and ELIZABETH A. STONE, request permission to retain a deck (constructed without the benefit of a building permit), resulting in exceeding the maximum building coverage requirement, for property located at 16 LURAY STREET, being MAP 312 BLOCK 12 PARCEL 35, in a RESIDENTIAL 4 DISTRICT. (Dimensional Variance)**

**3. THOMAS J. HUDSON, request permission to construct a front porch addition onto a single-family dwelling without complying with both the minimum front and rear-yard setback requirements, for property located at 720 VETERANS MEMORIAL PARKWAY, being MAP 208 BLOCK 9 PARCEL 7, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variances)**

**4. ANTHONY QUATTRUCCI and ANNETTE CAPECCHI, request permission to introduce live entertainment in conjunction with a currently operating restaurant / bar and grill, for property located at 446 WATERMAN AVENUE, being MAP 306 BLOCK 12 PARCEL(S) 1 and 8, in a COMMERCIAL 2 DISTRICT. (Special Use Permit)**

**5. BERNARD J. WILSON, requests permission to construct an addition onto a two-unit dwelling, said two-unit dwelling having been established by variance on May 30, 1979, thus being defined as a prohibited expansion, for property located at 114 MAPLE AVENUE, being MAP 312 BLOCK 17 PARCEL 9, in a RESIDENTIAL 6 DISTRICT. (Use Variance)**

**6. (A). MANUEL SOUZA, requests permission to install a billboard, otherwise defined as a use permitted by special use permit, for property located at 1175 WARREN AVENUE, being MAP 607 BLOCK 16 PARCEL 1, in a COMMERCIAL 5 DISTRICT. (Special Use Permit)**

**(B). MANUEL SOUZA, requests permission to install a billboard, without complying with the maximum billboard size, side-yard setback, and maximum height requirement, for property located at 1175 WARREN AVENUE, being MAP 607 BLOCK 16 PARCEL 1, in a COMMERCIAL 5 DISTRICT. (Dimensional Variances)**

**7. (A). MICHAEL J. LALLY – RI HOMEBUYERS, requests permission to retain a secondary on-site single-family residential structure in addition to a pre-existing legal nonconforming two-unit dwelling, otherwise defined as a prohibited multi-unit land use, for property located at 105 MAPLE AVENUE, being MAP 312 BLOCK 16 PARCEL 2, in a RESIDENTIAL 6 DISTRICT. (Use Variance)**

**(A). MICHAEL J. LALLY – RI HOMEBUYERS, requests permission to**

**retain a secondary on-site single-family residential structure in addition to a pre-existing legal nonconforming two-unit dwelling, resulting in excessive number of residential structures on a single parcel and excessive number of tandemly stacked vehicles, as well as failing to comply with the minimum rear-yard setback requirement, for property located at 105 MAPLE AVENUE, being MAP 312 BLOCK 16 PARCEL 2, in a RESIDENTIAL 6 DISTRICT. (Dimensional Variances)**

**8. (A). ST. MARTHA'S CHURCH / DIOCESE OF PROVIDENCE, requests permission to install a telecommunications tower and accessory antennas / equipment on a residentially zoned property, otherwise defined as a prohibited land use, for property located at 2595 PAWTUCKET AVENUE, being MAP 308 BLOCK 2 PARCEL 21, in a RESIDENTIAL 3 DISTRICT. (Use Variance)**

**(B). ST. MARTHA'S CHURCH / DIOCESE OF PROVIDENCE, requests permission to install a telecommunications tower and accessory antennas / equipment on a residentially zoned property, said tower failing to comply with minimum free-fall setback requirements, for property located at 2595 PAWTUCKET AVENUE, being MAP 308 BLOCK 2 PARCEL 21, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variance)**

**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.”**