

**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 27, 2008, 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. JOSE and ROSE M. BARROS, request permission to engage in live entertainment, for property located at 543 NORTH BROADWAY, being MAP 305 BLOCK 4 PARCEL 9, in a COMMERCIAL 2 DISTRICT.
(Special Use Permit)**

2. DALIA CORREIA, requests permission to retain an accessory shed without complying with the accessory side and rear-yard setback requirements as well as construct a deck associated with an above-ground swimming pool without complying with the minimum rear-yard setback requirement, for property located at 27 ANGELL DRIVE, being MAP 308 BLOCK 5 PARCEL 8, in a RESIDENTIAL 4 DISTRICT. (Dimensional Variances)

3. STEVE HORSMAN, requests permission to construct a

three-season sunroom addition and retain a deck that was constructed without the benefit of a building permit, both of which fail to comply with the minimum side-yard setback requirement, as well as retain an accessory shed that fail to comply with the accessory side and rear-yard setback requirements, for property located at 54 COLONY ROAD, being MAP 712 BLOCK 15 PARCEL 1, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variances)

4. ZACHARY and ANITA FERNANDES, request permission to construct a deck addition onto a three-unit dwelling, said dwelling having been previously recognized by the Zoning Board of Review, thereby being defined as an expansion of a Use Permitted by Variance, for property located at 90 – 94 HALL STREET, being MAP 306 BLOCK 17 PARCEL 11, in a RESIDENTIAL 6 DISTRICT. (Use Variance)

5. MARIA FATIMA AMARAL and JOSEPH H. NUNES, request permission to construct an addition onto a pre-existing two-unit dwelling, otherwise defined as an expansion of a non-conforming land use, for property located at 40 DOVER AVENUE, being MAP 407 BLOCK 7 PARCEL 5, in a RESIDENTIAL 3 DISTRICT. (Use Variance)

6. WAMPANOAG / BOYD, LLC, requests permission to redesign the parking area associated with a multi-unit apartment complex, without complying with the minimum number of required off-street parking spaces as well as off-street parking stall dimensions, for property

located at 1355 – 1357 WAMPANOAG TRAIL, being MAP 811 BLOCK 1 PARCEL 17, in a COMMERCIAL 1 DISTRICT. (Dimensional Variances)

7A. GREGORY A. and CORNELIA SCOTT, request permission to subdivide an existing parcel into two (2) lots (Preliminary Subdivision approval having already been granted), without complying with the minimum lot depth requirement pursuant to designated Lot '1' and excessive impervious lot coverage as well as insufficient off-street parking in regard to designated Lot '2', for property located at 210 TAUNTON AVENUE and 50 MARY STREET, being MAP 206 BLOCK 2 PARCEL(S) 14 and 16, in a split-zoned RESIDENTIAL 6 DISTRICT and COMMERCIAL 3 DISTRICT. (Dimensional Variances)

7B. GREGORY A. and CORNELIA SCOTT, request permission to subdivide an existing parcel into two (2) lots (Preliminary Subdivision approval having already been granted), resulting in the pre-existing two-unit dwelling situated on designated Lot '1' failing to comply with the minimum lot density requirement pursuant to Section 19-98 'Schedule of Use Regulations', for property located at 210 TAUNTON AVENUE and 50 MARY STREET, being MAP 206 BLOCK 2 PARCEL(S) 14 and 16, in a split-zoned RESIDENTIAL 6 DISTRICT and COMMERCIAL 3 DISTRICT. (Use Variance)

NEW BUSINESS:

1. BRIAN E. and LINDA SMITH, request permission to construct an addition onto a single-family dwelling without complying with the minimum side-yard setback requirement, for property located at 15 WOODCLIFFE AVENUE, being MAP 607 BLOCK 2 PARCEL 17, in a RESIDENTIAL 2 DISTRICT. (Dimensional Variance)

2. SEAN D. LAFRAMBOISE, requests permission to construct an addition onto a single-family dwelling without complying with the minimum side-yard setback requirement as well as exceeding maximum building coverage, for property located at 35 WINSLOW STREET, being MAP 512 BLOCK 11 PARCEL 31, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variances)

3. ANTONIO F. FAIAL, requests permission to retain an accessory shed that fails to comply with the minimum front-yard setback requirement as well as retain fencing that exceeds the maximum height limit, for property located at 56 IRVING AVENUE, being MAP 305 BLOCK 16 PARCEL 16, in a RESIDENTIAL 4 DISTRICT. (Dimensional Variances)

4. LAURIE BRYANT, requests permission to subdivide a parcel (Preliminary Minor Subdivision having already been granted) resulting in the subject parcel failing to comply with the minimum off-street parking requirement, for property located at 19 – 21 BRIGHTRIDGE AVENUE, being MAP 307 BLOCK 36 PARCEL(S) 11 and 12, in a RESIDENTIAL 4 DISTRICT. (Dimensional Variances)

5. ANTONIO and MARIA F. CARREIRO, request permission to retain several additions / improvements without complying with both front-yard setback requirements and exceeding both the building and impervious lot coverage requirements, as well as retain fencing that exceeds the maximum height requirement, for property located at 112 LEONARD AVENUE, being MAP 306 BLOCK 16 PARCEL 1, in a RESIDENTIAL 6 DISTRICT. (Dimensional Variances)

6. JOHN C. VARGAS, requests permission to construct a second-floor addition on to a commercial automotive repair business without complying with the minimum side and rear-yard setback requirements as well as failing to comply with the required off-street parking standards, for property located at 891 BROADWAY, being MAP 206 BLOCK 11 PARCEL 30, in a COMMERCIAL 1 DISTRICT. (Dimensional Variances)

7. SFX BROADCASTING COMPANY of RI, requests permission to subdivide a parcel (Preliminary Minor Subdivision having already been granted) resulting in the subject parcel(s) failing to comply with the minimum lot area, width and depth requirements, for property located at 115 EASTERN AVENUE, being MAP 205 BLOCK 4 PARCEL 10, in an OPEN SPACE 1 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.”