

**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, 27 January 2010, 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. SERGIO P. FERREIRA, requests permission to improve a pre-existing two-unit dwelling, said improvements consisting of permanently enclosing a first-floor porch area, expanding footprint of the second floor area, and introducing living space within the third-floor (attic) area, resulting in expansion of a lawfully nonconforming land use, for property located at 185 ORCHARD STREET, being MAP 206 BLOCK 8 PARCEL 10, in a RESIDENTIAL 6 DISTRICT.**

**(Special Use Permit - Petition No. 6363)**

**2. QH LLC, C/o LI JIA, requests permission to convert an office facility to a restaurant without complying with several dimensional regulations, including setback from a residential district, deficient internal travel aisle width, deficient landscaped setback between**

**parking and street frontage, as well as deficient off-street parking, for property located at 569 WARREN AVENUE, being MAP 307 BLOCK 7 PARCEL 13, in a COMMERCIAL 3 DISTRICT.**

**(Dimensional Variances - Petition No. 6367)**

**NEW BUSINESS:**

**1A. HORACIO FRANCISCO, JOSE SOARES, and CHRISTINA FRANCISCO, request permission to construct an addition onto a pre-existing legal nonconforming two-unit dwelling, resulting in expansion of a pre-existing lawfully nonconforming land use, for property located at 58 – 60 INGRAHAM STREET, being MAP 207 BLOCK 12 PARCEL 1.1, in a RESIDENTIAL 6 DISTRICT.**

**(Special Use Permit - Petition No. 6370)**

**1B. HORACIO FRANCISCO, JOSE SOARES, and CHRISTINA FRANCISCO, request permission to construct an addition onto a pre-existing legal nonconforming two-unit dwelling without complying with the minimum front-yard setback requirement, for property located at 58 – 60 INGRAHAM STREET, being MAP 207 BLOCK 12 PARCEL 1.1, in a RESIDENTIAL 6 DISTRICT.**

**(Dimensional Variance - Petition No. 6371)**

**2. DENISE M. SANMARTINO, requests permission to retain an addition constructed onto a pre-existing legal nonconforming two-unit dwelling, resulting in expansion of a pre-existing lawfully nonconforming land use, for property located at 56 PLUM ROAD, being MAP 511 BLOCK 2 PARCEL 49, in a RESIDENTIAL 3 DISTRICT.**

**(Special Use Permit - Petition No. 6372)**

**3A. BEAUDOIN FAMILY LIMITED PARTNERSHIP, requests permission to convert an office facility to a personal convenience establishment without complying with several dimensional regulations, including setback, setback from a residential district, as well as deficient off-street parking, for property located at 81 TAUNTON AVENUE, being MAP 106 BLOCK 9 PARCEL 6, in a COMMERCIAL 1 DISTRICT.**

**(Dimensional Variances - Petition No. 6373)**

**3B. BEAUDOIN FAMILY LIMITED PARTNERSHIP, requests permission to convert an office facility to a personal convenience establishment, otherwise defined as a prohibited land use, for property located at 81 TAUNTON AVENUE, being MAP 106 BLOCK 9 PARCEL 6, in a COMMERCIAL 1 DISTRICT.**

**(Use Variance - Petition No. 6374)**

**4. ATW 825 WATERMAN AVENUE, LLC, requests permission to introduce open storage (otherwise defined as a prohibited land use) in association with a pre-existing legal nonconforming manufacturing**

**operation, for property located at 825 WATERMAN AVENUE, being  
MAP 507 BLOCK 1 PARCEL 6, in an INDUSTRIAL 1 DISTRICT.**

**(Use Variance – Petition No. 6375)**

**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.”**