

**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, 24 February 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. 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)

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)

NEW BUSINESS:

1. MICHAEL E. and TRICIA MOTTA, request permission to construct an addition onto a single-family dwelling without complying with the minimum side and rear-yard setback requirements, accessory structure setback requirements (both side and rear), and exceeding the maximum building coverage requirement, for property located at 98 BEVERLY ROAD, being MAP 612 BLOCK 15 PARCEL 9, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variances - Petition No. 6376)

2. JOSEPH E. and LUCILLE M. RODRIGUES, request permission to construct a single-family dwelling and accessory shed on a pre-existing lawfully nonconforming lot of record without complying with the minimum accessory structure setback requirements (both side and rear), exceeding the maximum building and impervious lot coverage requirements, and excessive off-street parking within the front-yard setback, for property located on FRASER STREET, being MAP 206 BLOCK 31 PARCEL 8, in a RESIDENTIAL 6 DISTRICT. (Dimensional Variances - Petition No. 6377)

3. ESTATE of JEANE PEREIRE, request permission to alter several

property boundaries in conjunction with an 'Administrative Subdivision' resulting in the following deviations: insufficient lot width associated with both Parcel(s) 13 and 14; insufficient lot frontage for Parcel 14; insufficient lot depth for both Parcel(s) 2 and 13; and, excessive off-street parking within the front-yard setback of Parcel 15, for properties located at 53 PECK AVENUE, 48 PROMENADE STREET, and both 3 and 7 SPRING STREET, being MAP 513 BLOCK 45 PARCEL(S) 2, 13, 14 and 15, all of which are situated within a RESIDENTIAL 4 DISTRICT.

(Dimensional Variances - Petition No. 6378)

4A. KENDBRIN SWIM and TENNIS CLUB (RI NON-PROFIT CORPORATION), requests permission to introduce a permanent accessory structure (patio roof enclosure) in conjunction with a recreational swim and tennis nonprofit facility, otherwise defined as an expansion of a use permitted by special use permit, for property located at 25 HOSPITAL ROAD, being MAP 611 BLOCK 1 PARCEL 3, and located in an OPEN SPACE 1 DISTRICT.

(Special Use Permit - Petition No. 6379)

4B. KENDBRIN SWIM and TENNIS CLUB (RI NON-PROFIT CORPORATION), requests permission to introduce a permanent accessory structure (patio roof enclosure) in conjunction with a recreational swim and tennis nonprofit facility, without complying with the minimum front-yard setback requirement, for property located at 25 HOSPITAL ROAD, being MAP 611 BLOCK 1 PARCEL 3,

and located in an OPEN SPACE 1 DISTRICT.

(Dimensional Variance - Petition No. 6380)

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.”