

**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, 31 March 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)

ALL OF THE FOLLOWING VARIANCE RELIEF RESULTS FROM A COMBINATION ADMINISTRATIVE SUBDIVISION AND MAJOR LAND DEVELOPMENT PROJECT PROPOSAL.

**3. A. ALBERTINO and ZITA MILHO request permission to introduce a two-unit dwelling on designated 'Lot No. 1' pursuant to the submitted administrative subdivision plan, otherwise defined as a prohibited land use, for property located at 41 OAKLEY STREET, being MAP 206 BLOCK 25 PORTION OF PARCEL 4, in a COMMERCIAL 3 DISTRICT.
(Use Variance)**

**B. ALBERTINO and ZITA MILHO request permission to introduce a two-unit dwelling on designated 'Lot No. 1' pursuant to the submitted administrative subdivision plan, without complying with the minimum lot area and lot width requirements as well as failing to comply with the required front-yard setback off of South Sharon Street, for property located at 41 OAKLEY STREET, being MAP 206 BLOCK 25 PORTION OF PARCEL 4, in a COMMERCIAL 3 DISTRICT.
(Dimensional Variances)**

4. A. ALBERTINO and ZITA MILHO request permission to retain a mixed residential and commercial structure on designated 'Lot No. 2' pursuant to the submitted administrative subdivision plan, otherwise

defined as a prohibited land use, for property located at 272 WARREN AVENUE, being MAP 206 BLOCK 25 PARCEL 5, in a COMMERCIAL 3 DISTRICT. (Use Variance)

B. ALBERTINO and ZITA MILHO request permission to retain a mixed residential and commercial structure on designated 'Lot No. 2' pursuant to the submitted administrative subdivision plan, without complying with the minimum lot area, lot width and off-street parking requirements, as well as failing to comply with the

required front-yard setback off of South Sharon Street in regard to the existing structure and handicap ramp associated with said structure and introducing a dumpster that will be physically inaccessible, for property located at 272 WARREN AVENUE, being MAP 206 BLOCK 25 PARCEL 5, in a COMMERCIAL 3 DISTRICT. (Dimensional Variances)

5. ALBERTINO and ZITA MILHO request permission to retain an office building on designated 'Lot No. 3' pursuant to the submitted administrative subdivision plan, without complying with the minimum lot width requirement and retain said office building without complying with minimum front-yard setback off of Warren Avenue, rear-yard setback and off-street parking requirements, as well as failing to comply with accessory dumpster setback and exceeding maximum impervious lot coverage requirements, and off-street parking requirements, as well as failing to comply with the required front-yard setback off of South Sharon Street and introducing a

dumpster that will be physically inaccessible, for property located at 41 OAKLEY STREET and 278 WARREN AVENUE, being MAP 206 BLOCK 25 PORTION OF PARCEL 4 and PARCEL 6, in a COMMERCIAL 3 DISTRICT. (Dimensional Variances)

6. ALBERTINO and ZITA MILHO request permission to retain a restaurant on designated 'Lot No. 4' pursuant to the submitted administrative subdivision plan, without complying with the minimum front-yard setback requirement off of Warren Avenue in regard to the restaurant and accessory setback requirement in regard to the outdoor seating area and accessory handicap ramp off of Warren Avenue, and off-street parking requirement, as well as exceeding the maximum impervious lot coverage requirement, for property located at 53 OAKLEY STREET, 282 WARREN AVENUE, 286 WARREN AVENUE and 302 WARREN AVENUE, being MAP 206 BLOCK 25 PARCEL(S) 3, 7, 8, 9, and 10, in a COMMERCIAL 3 DISTRICT. (Dimensional Variances)

7. A. ALBERTINO and ZITA MILHO request permission to introduce a two-unit dwelling on designated 'Lot No. 5' pursuant to the submitted administrative subdivision plan, said two-unit dwelling being a prohibited land use, for property located at 79 OAKLEY STREET, being MAP 206 BLOCK 25 PARCEL 2, in a COMMERCIAL 3 DISTRICT. (Use Variance)

B. ALBERTINO and ZITA MILHO request permission to introduce a

two-unit dwelling on designated 'Lot No. 5' pursuant to the submitted administrative subdivision plan, without complying with the minimum lot area and lot width requirements, for property located at 79 OAKLEY STREET, being MAP 206 BLOCK 25 PARCEL 2, in a COMMERCIAL 3 DISTRICT. (Dimensional Variances)

8. ALBERTINO and ZITA MILHO request permission to introduce a sports lounge on designated 'Lot No. 6' pursuant to the submitted administrative subdivision plan, without complying with the minimum front and rear-yard setback requirements and off-street parking requirement, as well as exceeding the maximum impervious lot coverage requirement, for property located at 304 WARREN AVENUE and 308 WARREN AVENUE, being MAP 206 BLOCK 25 PARCEL(S) 11 and 12, in a COMMERCIAL 3 DISTRICT. (Dimensional Variances)

NEW BUSINESS:

1. EDWARD M. and JOAN C. PREW, request permission to retain an existing in-ground swimming pool and surrounding concrete apron resulting in exceeding the maximum impervious lot coverage requirement, as well as fencing that exceeds the maximum height

limit, for property located at 43 ROGERS AVENUE, being MAP 513 BLOCK 47 PARCEL 6, in a RESIDENTIAL 4 DISTRICT.

(Dimensional Variances - Petition No. 6381)

2. JOAQUIM PEDRO JR., IDA PEDRO, and YVONNE PERREAULT, request permission to retain three –residential units, the third-unit having been introduced without the permission of the City subsequent to a Zoning Board of Review decision permitting the subject property to be improved with a two-unit dwelling (said use being equally prohibited), otherwise defined as an expansion of a ‘Land Use Permitted by Variance’, for property located at 217 – 219 ROBINSON STREET, being MAP 308 BLOCK 21 PARCEL 15, in a RESIDENTIAL 3 DISTRICT.

(Use Variance - Petition No. 6382)

**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.”