

**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, 30 June 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. IVAN WOLFSON & DIANE MINASIAN, request permission to construct an addition onto a single-family dwelling without complying with the minimum side-yard setback requirement and exceeding both the maximum building as well as impervious lot coverage requirements, for property located at 221 TERRACE AVENUE, being MAP 414 BLOCK 19 PARCEL 6, in a RESIDENTIAL 4 DISTRICT.  
(Dimensional Variances - Petition No. 6385)**

**2. DAVID A. MEEK and JEAN M. ROBBINS, request permission to retain accessory garage conversion to living space and construct a rear covered-deck addition onto a single-family dwelling without complying with the minimum side-yard setback requirement, as well as resulting in exceeding the maximum building coverage requirement and placement of inadequately sized off-street parking**

**spaces, both of which will be located within the required front-yard setback, for property located at 45 MOUNTAIN AVENUE, being MAP 309 BLOCK 2 PARCEL 13, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variances - Petition No. 6386)**

**3A. NORMAN J. MIRANDA, JR., TRUSTEE OF THE SHIRLEY A. MIRANDA REVOCABLE TRUST, requests permission to retain a single-family dwelling on Parcel 'A' and construct a single-family dwelling on Parcel 'B', both deemed prohibited land uses for being located within an Industrial 1 District, for property located at 864 WATERMAN AVENUE, being MAP 507 BLOCK 2 PARCEL 4, in an INDUSTRIAL 1 DISTRICT.**

**(Use Variance - Petition No. 6388)**

**3B. NORMAN J. MIRANDA, JR., TRUSTEE OF THE SHIRLEY A. MIRANDA REVOCABLE TRUST, requests permission to engage in a two-lot major subdivision (Master Plan approval having already been granted), without complying with several dimensional components as follows: Proposed designated Parcel 'A' failing to comply with the minimum lot area, lot width, lot depth, front-yard setback off of both Waterman Avenue and Rockway Avenue, and side-yard setback, as well as placement of two-vehicles within the required front-yard setback; and, designated Parcel 'B' failing to comply with lot area, lot width, lot depth, front and rear-yard setbacks, for property located at 864 WATERMAN AVENUE, being MAP 507 BLOCK 2 PARCEL 4, in an INDUSTRIAL 1 DISTRICT. (Dimensional Variances - Petition No.**

**6387)**

**4A. JOHN RUGGIERO, requests permission to convert and existing two-unit dwelling to a four-unit dwelling, otherwise defined as a prohibited land use, for property located at 9 – 11 OXFORD STREET, being MAP 306 BLOCK 12 PARCEL 7, in a RESIDENTIAL 4 DISTRICT.  
(Use Variance - Petition No. 6389)**

**4B. JOHN RUGGIERO, requests permission to convert and existing two-unit dwelling to a four-unit dwelling, resulting in exceeding the maximum impervious lot coverage requirement, for property located at 9 – 11 OXFORD STREET, being MAP 306 BLOCK 12 PARCEL 7, in a RESIDENTIAL 4 DISTRICT.  
(Dimensional Variance - Petition No. 6390)**

**5. WANNAMOISSETT COUNTRY CLUB, requests permission to engage in open storage (introduce a silo for the purpose of storing bunker sand) otherwise defined as a prohibited accessory activity, for property located at 96 HOYT AVENUE, being MAP 402 BLOCK 20 PARCEL 21, in an OPEN SPACE 1 DISTRICT. (Use Variance - Petition No. 6391)**

**New Business:**

**6. KATHLEEN A. GUGLIELMI, requests permission to construct an accessory garage, resulting in exceeding the maximum building coverage requirement, for property located at 9 HARVEY AVENUE, being MAP 512 BLOCK 24 PARCEL 14, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variance - Petition No. 6392)**

**7. GILLIE REALTY CORPORATION, requests permission to introduce a restaurant, namely 'Subway', in conjunction with a gas dispensing / convenience store operation, without complying with the required setback off of a residential district (introduction of rear cooler) and exceeding the maximum aggregate signage, for property located at 411 NORTH BROADWAY, being MAP 304 BLOCK 5 PARCEL 21, in a COMMERCIAL 2 DISTRICT. (Dimensional Variances - Petition No. 6393)**

**8A. LEROY SOITO, BRENDA L. SOITO and ANTONIO MORAIS, requests permission to convert an existing accessory garage to a principal retail flower shop in conjunction with an existing two-unit dwelling, retail operations being deemed prohibited land uses in the Commercial 1 District, for property located at 468 WARREN AVENUE, being MAP 307 BLOCK 1 PARCEL 1, in a COMMERCIAL 1 DISTRICT. (Use Variance - Petition No. 6394)**

**8B. LEROY SOITO, BRENDA L. SOITO and ANTONIO MORAIS,**

**requests permission to convert an existing accessory garage to a principal retail flower shop in conjunction with an existing two-unit dwelling, without complying with minimum off-street parking and parking aisle width, waiving provision for trash storage, as well as exceeding the maximum impervious lot coverage requirement, for property located at 468 WARREN AVENUE, being MAP 307 BLOCK 1 PARCEL 1, in a COMMERCIAL 1 DISTRICT.**

**(Dimensional Variances - Petition No. 6395)**

**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.”**