

**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 October 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. G. THOMAS and PATRCIA WATSON, request permission to construct an accessory garage that will exceed the maximum height limit as well as exceeding the maximum building coverage requirement, for property located at 50 GRIFFITH DRIVE, being MAP 511 BLOCK 2 PARCEL 74, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variances - Petition No. 6399)

2. FERNANDO GARCIA, request permission to retain a deck that fails to comply with the minimum rear yard setback requirement as well as exceeding the maximum building coverage requirement, for property located at 38 HILLSIDE AVENUE, being MAP 307 BLOCK 15 PARCEL 7, in a RESIDENTIAL 4 DISTRICT. (Dimensional Variances - Petition No. 6405)

3. THOMAS HIGGINS, requests permission to retain fencing that was installed within the minimum required front-yard setback, as well as install an above-ground swimming pool that will be situated within both the accessory swimming pool setback requirement as well as the required front-yard setback requirement, for property located at 11 JACKSON AVENUE, being MAP 311 BLOCK 18 PARCEL 7, in a RESIDENTIAL 6 DISTRICT. (Dimensional Variances - Petition No. 6406)

4. JOAO C. and EDUARDA M. MEDINA, request permission to engage in an administrative subdivision (boundary line alteration) resulting in the present three-unit dwelling situated on Parcel 008.00 being rendered less non-conforming, for property located at 2672 PAWTUCKET AVENUE, being MAP 308 BLOCK 11 PARCEL 8, in a RESIDENTIAL 3 DISTRICT. (Special Use Permit - Petition No. 6407)

5. METACOMET REALTY COMPANY / METACOMET COUNTRY CLUB, requests permission to engage in the 'open storage' of landscaping materials associated with the subject country operation, otherwise defined as a prohibited land use, for property located at 500 VETERANS MEMORIAL PARKWAY, being MAP 107 BLOCK 15 PARCEL 1, in an OPEN SPACE 1 DISTRICT. (Use Variance - Petition No. 6408)

NEW BUSINESS:

1. CITY of EAST PROVIDENCE – WAMPANOAG TRAIL FIRE DEPARTMENT, requests permission to expand an existing fire station without complying with the minimum side-yard setback requirement as well as exceeding both building and impervious lot coverage requirements, for property located at 66 WAMPANOAG TRAIL, being MAP 308 BLOCK 17 PARCEL 19, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variances - Petition No. 6409)

2. JGS MGS ENTERPRISES, LLC, requests permission to convert an office building to a single-family residential building, otherwise defined as a prohibited land use within the Commercial 2 District, for property located at 9 PLYMOUTH ROAD, being MAP 308 BLOCK 27 PARCEL 8, in a COMMERCIAL 2 DISTRICT. (Use Variance - Petition No. 6410)

3. ROBERT CLARK, requests permission to modify a combination mixed-use two-unit apartment building and single office-unit to a three-unit residential apartment building, otherwise defined as a prohibited land use within a Commercial 3 District, for property located at 254 WARREN AVENUE, being MAP 206 BLOCK 26 PARCEL 14, in a COMMERCIAL 3 DISTRICT. (Use Variance - Petition No. 6411)

4. ESTATE of ANTHONY P. PATALANO, requests permission to establish a massage therapy operation, otherwise deemed a land use permitted by special use permit within the Commercial 1 District, for

property located at 611 WATERMAN AVENUE, being MAP 406 BLOCK 13 PARCEL 9, in a COMMERCIAL 1 DISTRICT. (Special Use Permit - Petition No. 6412)

**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.