

**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, 2 September 2015, 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. PAUL & REBECCA TONDREAU, of 9 WAMPANOAG TRAIL, being MAP 309, BLOCK 6, PARCEL 6, in a RESIDENTIAL 3 DISTRICT, [referenced property to be rezoned to a Commercial 2 District, at the 3 March 2015, City Council Hearing], and EILEEN E. WAYLAND, of 15 WAMPANOAG TRAIL, being MAP 309, BLOCK 6, PARCEL 5, in a RESIDENTIAL 3 DISTRICT, [referenced property to be rezoned to a Commercial 2 District at the 3 March 2015, City Council Hearing], and VSH REALTY, INC. & CUMBERLAND FARMS, INC., of 2812 PAWTUCKET AVENUE, being MAP 309, BLOCK 6, PARCEL 7, in a COMMERCIAL 2 DISTRICT, [referenced parcels proposed to be merged], all seek permission to introduced a newly expanded retail establishment with fuel dispensing, without complying with the minimum side-yard setback, trash storage, off-street loading placement, signage, minimum off-street parking, minimum

landscaped buffer, maximum distance to a religious institution (church), as well as exceeding the maximum impervious lot coverage requirements. (Dimensional Variances - Petition No. 6579)

NEW BUSINESS

1A. KEVIN BROCCOLI, requests permission to construct an addition onto a pre-existing three-unit residence (said residence to be voluntarily reduced to two-units), otherwise defined as an intensification of a non-conforming land use, for property located at 54 – 56 HAZARD AVENUE, being MAP 308, BLOCK 16, PARCEL 23, in a RESIDENTIAL 3 DISTRICT. (Special Use Permit - Petition No. 6595)

1B. KEVIN BROCCOLI, requests permission to construct an addition onto a pre-existing three-unit residence (said residence to be voluntarily reduced to two-units), without complying with the minimum side-yard setback requirement, and resulting in exceeding the maximum impervious lot coverage requirement, for property located at 54 – 56 HAZARD AVENUE, being MAP 308, BLOCK 16, PARCEL 23, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variances - Petition No. 6596)

2. JAMES R. GORNIEWICZ, requests permission to convert a single-family residence to a two-unit dwelling – otherwise defined as

a prohibited land use, for property located at 76 BEACH POINT DRIVE, being MAP 513 BLOCK 59 PARCEL 4, in a RESIDENTIAL 4 DISTRICT. (Use Variance - Petition No. 6597)

3. AAA NORTHEAST, requests permission to engage in 'open storage' in association with redevelopment of the subject property for a variety of permissible land uses, for property located at 10 RIVER ROAD, being MAP 710 BLOCK 3 PARCEL 1, in an INDUSTRIAL 2 DISTRICT. (Special Use Permit - Petition No. 6598)

**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.”