

CITY OF EAST PROVIDENCE

PLANNING BOARD

AGENDA

Date: Monday, March 12, 2012
Time: 7:00 p.m.
Place: Room 306, third floor

1. SEATING OF ALTERNATE MEMBER

2. APPROVAL OF PLANNING BOARD MINUTES

- A. Minutes of February 13, 2012 (to be submitted)
- B. Minutes of December 12, 2011 (to be submitted)
- C. Minutes of January 9, 2012 (to be submitted)

3. APPROVAL OF PLANNING BOARD CORRESPONDENCE

4. NEW BUSINESS

- A. Partial Release of Improvement Guarantee - Application #2009-08 Minor - Sip and Dip (Memorandum dated 3/2/2012 to the Planning Board from the Planning Department encl.)

5. CONTINUED BUSINESS

6. STAFF REPORT

7. COMMUNICATIONS

- 1. Memorandum dated 2/17/2012 from the Planning Department to the Zoning Board of Review Regarding the Case to be Heard February 29, 2012 (copy enclosed);

8. ANNOUNCEMENT

Next Meeting - **Monday, April 9, 2012, 7:00 p.m.**, Room to be Determined

9. ADJOURNMENT

JMB/sac
h/Stephanie/planningboard/agendas

CITY OF EAST PROVIDENCE

PLANNING DEPARTMENT

MEMORANDUM

March 2, 2012

To: Planning Board

From: Planning Department

Cc: Steven Coutu, Public Works Director
Erik Skadberg, City Engineer
Patrick Hanner, Senior Planner

Re: Extension of Colwell Street, Partial Release of Improvement Guarantee
Minor Subdivision application # 2009-08-Minor

On September 14, 2009 the Planning Board granted a condition of approval for a request to improve a section of Colwell Street for the purpose of providing access to a proposed Sip and Dip restaurant to be located at 497 Warren Avenue (map 307, block 36, parcel 15). As a condition of approval, the Planning Board required the applicant to post an improvement guarantee in an amount to be approved by the Director of Public Works. In January 2011 the applicant submitted a check in the amount of \$22,000 to be held by the City as an improvement guarantee.

As of March 2012, construction of the Sip and Dip restaurant is complete, a certificate of occupancy has been issued and the only outstanding items are minor adjustments to be made of the recently improved section of Colwell Street (several low spots have been observed that are causing puddles to form following rain events) and the striping of Warren Avenue which will provide a dedicated turning lane for vehicles entering the I-195 east bound ramp. The City's Engineer, Erik Skadberg recommends that the Planning Board should retain \$10,000 of the \$22,000 currently held by the City for the above mentioned outstanding items, see enclosed memorandum.

The Planning Department and Engineering Division recommend that the Planning Board release \$12,000 of the improvement guarantee.

Enclosure: Memorandum from E. Skadberg, dated 3/2/12

**ENGINEERING DIVISION
MEMORANDUM**

To: Stephen H. Coutu, Director of Public Works

From: Erik Skadberg, City Engineer

Date: March 2, 2012

RE: Development Plan Review
497 Warren Avenue (Sip & Dip)
Application No. 2009-01-DPR

This office recommends retaining \$10,000 of the performance guarantee. Outstanding work items include repaving the end of Colwell Street to eliminate the puddle and striping within Warren Avenue. It is my understanding that the RIDOT is not holding any money from the owner to perform the striping work.

CITY OF EAST PROVIDENCE
DEPARTMENT OF PLANNING

MEMORANDUM

February 17, 2012

TO:

Zoning Board of Review

FROM:

Department of Planning

RE:

Requests for Variance or Special
Use Permit to be held on
February 29, 2012

1. Victor and Sara Duarte
22 Glenrose Drive
R-3 District
Map 413, Block 28, Parcel 8

- A. The petitioner is proposing to construct an addition to the existing single family dwelling without meeting the minimum rear-yard setback requirement and exceeding the allowed number of vehicles parking within the front yard. The application indicates the petitioner's intention to convert the single car garage into permanent living space and construct an addition to the existing breezeway connecting the dwelling and garage. An at-grade stone patio is also proposed to the rear of the conversion/renovation. In the R-3 district, Section 19-145 requires a minimum rear-yard setback of twenty five (25) feet, where the applicant is proposing an 11 foot rear-yard setback. Also zoning allows one car in the front yard while the applicant proposes two.
- B. A search of Zoning records indicates no prior zoning history associated with this property. Assessor's records indicate the dwelling was constructed in 1950, which pre-dates current zoning.
- C. The subject property is a 6,600 sq. ft. corner lot with frontage along Glenrose Drive and Becker Avenue. From the rear-yard property line the accessory garage, based upon what is shown on the survey sheet for the property, is currently located eleven (11) feet from the rear lot line. The proposed conversion would not modify this setback from its existing condition. Also, the property's driveway alignment currently accommodates two vehicles within the front-yard. The applicant does not propose to modify the driveway from its current condition as a result of the conversion. Based upon the fact that the property pre-dates current zoning, there would also appear to be an argument for existing hardship in this case as it related to these variance requests.

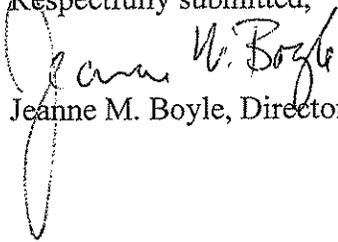
D. While this petitioner seeks relief of fourteen (14) feet in order to construct the renovation, it should be noted that the current setback will not be altered as result of this conversion. Based on this alignment, the impacts to the neighborhood would appear to be minimal since the new addition will not extend beyond the current line of the existing porch area. Similarly, the existing conditions on the property as it relates to off-street parking spaces on the property will not be altered as a result of the renovations and appear to be reasonable.

E. The Zoning Ordinance states that:

“in granting a dimensional variance, that the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted shall amount to more than a mere inconvenience, which shall mean that there is no other reasonable alternative to enjoy a legally permitted beneficial use of one's property.”

Provided the applicant can demonstrate to the satisfaction of the Board that the above requirement can be met, and for the reasons previously stated under this recommendation, Planning does not object to the granting of these variance requests.

Respectfully submitted,


Jeanne M. Boyle, Director

JMB/sac

Cc: City Council
City Manager
City Clerk
Fire Chief
Planning Board
Zoning Officer