City of East Providence
DEPARTMENT OF PUBLIC WORKS
CITY HALL
145 TAUNTON AVENUE
EAST PROVIDENCE, RHODE ISLAND 02914-4505

ZONING OFFICER

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, 1 May 2013, 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. CHENG REALTY, LLC, requests permission to introduce a second restaurant within an existing commercial building, without complying with the minimum off-street parking regulations, for property located at 5 – 11 CATAMORE BOULEVARD, being MAP 607 BLOCK 19 PARCEL 1.1, in a COMMERCIAL 5 DISTRICT. (Dimensional Variance - Petition No. 6501)

2A. TASCA PROPERTIES, LLC, requests permission to retain a health, fitness and wellness facility, otherwise defined as a prohibited land use within the Commercial 1 District, for property located at 599 WATERMAN AVENUE, being MAP 406 BLOCK 12 PARCEL 11, in a COMMERCIAL 1 DISTRICT. (Use Variance - Petition No. 6503)

2B. TASCA PROPERTIES, LLC, requests permission to retain a health, fitness and wellness facility, without complying with the minimum off-street parking requirement, for property located at 599 WATERMAN AVENUE, being MAP 406 BLOCK 12 PARCEL 11, in a COMMERCIAL 1 DISTRICT. (Dimensional Variance - Petition No. 6504)

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

3A ALBERTINO and ZITA MILHO request permission to retain a two-unit dwelling (previously used as a prohibited four-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 - 43 OAKLEY STREET, being MAP 206 BLOCK 25 PORTION OF PARCEL 4, in a COMMERCIAL 3 DISTRICT (Use Variance – Petition No. 6508)

3B. ALBERTINO and ZITA MILHO request permission to retain 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 - 43 OAKLEY STREET, being MAP 206 BLOCK 25 PORTION OF PARCEL 4, in a COMMERCIAL 3 DISTRICT (Dimensional Variances – Petition No. 6509)

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4A. ALBERTINO and ZITA MILHO request permission to retain a mixed residential and commercial structure (single residential unit and two commercial tenancies) 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 – Petition No. 6508)

4B. ALBERTINO and ZITA MILHO request permission to retain a mixed residential and commercial structure (single residential unit and two commercial tenancies) 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 – Petition No. 6509)

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, 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 – Petition No. 6509)

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 (Parcel 003.00), 282 WARREN AVENUE (Parcel 007.00), WARREN AVENUE (Parcel 008.00), 286-288 WARREN AVENUE (Parcel 009.00), and 302 WARREN AVENUE (Parcel 010.00), being MAP 206 BLOCK 25 PARCEL(S) 3, 7, 8, 9, and 10, in a COMMERCIAL 3 DISTRICT(Dimensional Variances – Petition No. 6509)

7A. ALBERTINO and ZITA MILHO request permission to introduce a two-unit dwelling on designated 'Lot No. 5', pursuant to the submitted administrative subdivision plan, defined as 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 – Petition No. 6508)

7B. 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 – Petition No. 6509)

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8. ALBERTINO and ZITA MILHO request permission to introduce a sports lounge / restaurant 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 (Parcel 011.00) and 308 WARREN AVENUE (Parcel 012.00), being MAP 206 BLOCK 25 PARCEL(S) 11 and 12, in a COMMERCIAL 3 DISTRICT. (Dimensional Variances – Petition No. 6509)

NEW BUSINESS

1. MICHAEL D. and ALARIO SANTOS, request permission to construct an addition onto a single-family dwelling, without complying with the minimum side-yard setback requirement, for property located at 10 VISTA DRIVE, being MAP 402 BLOCK 7 PARCEL 7, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variance - Petition No. 6512)

2. ARMSTRONG PROPERTIES LLC, requests permission to introduce an exterior above-ground 10,000 gallon diesel storage tank, otherwise defined as a prohibited 'open storage' activity, for property located at 163 NORTH BROW STREET, being MAP 106 BLOCK 2 PARCEL 28, in a COMMERCIAL 5 DISTRICT. (Use Variance - Petition No. 6513)

3. PATRICIO PINTO dba VALLEY AUTO SERVICE, INC., requests permission to modify a previous zoning decision – to permit greater automobile storage – necessitating dimensional relief from minimum off-street parking stall dimensions, off-street loading stall dimensions, internal travel aisle width dimensions and deficient landscaping / buffer requirements, for property located at 517 WARREN AVENUE, being MAP 307 BLOCK 9 PARCEL 1, in a COMMERCIAL 4 DISTRICT. (Dimensional Variances - Petition No. 6514)

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."

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