



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, 28 March 2012, 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 FERNANDO DeCASTRO, requests permission to construct an accessory garage that exceeds the principal usage of the property, namely single-family residence, in regard to both size and intensity pursuant to the Ordinance's definition of an 'accessory structure,' for property located at 187 FORBES STREET, being MAP 511 BLOCK 2 PARCEL 5, in a RESIDENTIAL 3 DISTRICT (Dimensional Variance - Petition No. 6454)

NEW BUSINESS:

- 1 DEBRA J. HOBDAJ, requests permission to construct an addition onto a single-family dwelling, without complying with the minimum front-yard setback off of Berwick Street, for property located at 108 GREENWOOD AVENUE, being MAP 504 BLOCK 1 PARCEL 82, in a RESIDENTIAL 3 DISTRICT (Dimensional Variance - Petition No. 6456)
- 2 CARLOS A. and CHANTEL N. JANIERO, request permission to increase the overall height of their present accessory three-stall garage, said garage being accessory to a pre-existing nonconforming three-unit dwelling, thereby being defined as an expansion of an accessory nonconforming land use, for property located at 50 – 52 IVY STREET, being MAP 106 BLOCK 6 PARCEL 23, in a RESIDENTIAL 6 DISTRICT (Special Use Permit - Petition No. 6457)
3. JOSE and DEBRA PEDRO, request permission to retain living space above a present accessory garage that violates the minimum rear-yard setback requirement, as well as retaining all on-site improvements, which result in exceeding the maximum impervious lot coverage requirement, for property located at 74 MILBURN ROAD, being MAP 408 BLOCK 8 PARCEL 8, in a RESIDENTIAL 3 DISTRICT (Dimensional Variances Petition No. 6458)
- 4 JOHN PACHECO, requests permission to utilize existing accessory floor space (accessory breezeway and garage) for office space, said accessory floor space presently being situated within the residentially zoned portion of a split-zoned property - the majority of the property presently zoned Commercial 1 District and used for professional office purposes - for property located at 8 DOVER AVENUE, being MAP 407 BLOCK 7 PARCEL 1, in a split-zoned COMMERCIAL 1 DISTRICT and RESIDENTIAL 3 DISTRICT (Use Variance - Petition No. 6459)



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- 5A. JOEL L. and JANE M. DeMELO, request permission to raze a present mixed-use residential / industrial operation (ceramic shop, woodwork shop and warehouse), said mixed-use being established by variance, and introduce a three-unit residential dwelling, without complying with the minimum side-yard setback requirement, for property located at 30, 32 and 38 JAMES STREET, being MAP 106 BLOCK 7 PARCEL 20, in a RESIDENTIAL 6 DISTRICT. (Dimensional Variance - Petition No. 6460)
- 5B. JOEL L. and JANE M. DeMELO, request permission to raze a present mixed-use residential / industrial operation (ceramic shop, woodwork shop and warehouse), said mixed-use being established by variance, and introduce a three-unit residential dwelling, otherwise defined as a prohibited land use, for property located at 30, 32 and 38 JAMES STREET, being MAP 106 BLOCK 7 PARCEL 20, in a RESIDENTIAL 6 DISTRICT (Use Variance - Petition No. 6461)
- 6A. JOEL L. and JANE M. DeMELO, request permission to raze a present mixed-use residential / industrial operation (ceramic shop, woodwork shop and warehouse), said mixed-use being established by variance, and introduce a two-unit residential dwelling, without complying with the minimum side-yard setback requirement, for property located at 30, 32 and 38 JAMES STREET, being MAP 106 BLOCK 7 PARCEL 20 1, in a RESIDENTIAL 6 DISTRICT (Dimensional Variance - Petition No. 6462)
- 6B. JOEL L. and JANE M. DeMELO, request permission to raze a present mixed-use residential / industrial operation (ceramic shop, woodwork shop and warehouse), said mixed-use being established by variance, and introduce a two-unit residential dwelling, otherwise defined as a prohibited land use due to failing to comply with the minimum lot density requirement, for property located at 30, 32 and 38 JAMES STREET, being MAP 106 BLOCK 7 PARCEL 20 1, in a RESIDENTIAL 6 DISTRICT (Use Variance - Petition No. 6463)
- 7A. JOHN D. JARRELL, requests permission to convert a present rooming house to a three-unit dwelling as well as convert a separate structure containing pre-existing nonconforming commercial offices to a less intense, albeit nonconforming, four-unit dwelling, resulting in excessive off-street parking being situated within the front-yard setback, for property located at 3120 – 3126 PAWTUCKET AVENUE, being MAP 310 BLOCK 1 PARCEL 1, in a RESIDENTIAL 5 DISTRICT. (Dimensional Variance - Petition No. 6464)
- 7B. JOHN D. JARRELL, requests permission to convert a present rooming house to a three-unit dwelling as well as convert a separate structure containing pre-existing nonconforming commercial offices to a four-unit dwelling – multi-unit residences being permitted by special use permit in accordance with Section(s) 19-216 – 19-218, for property located at 3120 – 3126 PAWTUCKET AVENUE, being MAP 310 BLOCK 1 PARCEL 1, in a RESIDENTIAL 5 DISTRICT (Special Use Permit - Petition No. 6465)
- 8A. VIJAY and MRINAL MALHOTRA, request permission to retain an expansion of a prohibited industrial 'wholesale printing' operation without complying with several dimensional criteria, to include excessive impervious lot coverage, deficient travel aisle width, deficient off-street parking buffer, deficient off-street parking stalls, and deficient off-street loading stall dimensions, for property located at 150 NEWPORT AVENUE, being MAP 501 BLOCK 01 PARCEL 7, in a COMMERCIAL 3 DISTRICT (Dimensional Variances - Petition No. 6466)



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8B VIJAY and MRINAL MALHOTRA, request permission to retain an expansion of a prohibited industrial 'wholesale printing' operation, for property located at 150 NEWPORT AVENUE, being MAP 501 BLOCK 01 PARCEL 7, in a COMMERCIAL 3 DISTRICT. (Use Variance - Petition No. 6467)

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.