



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, 10 June 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

- 1A.** STANLEY ENGINEERING INC., C/O ELLSWORTH STANLEY and AMERCO REAL ESTATE COMPANY, request permission to introduce a mini-storage facility, otherwise deemed a prohibited land use within the Commercial 3 District, for property located at 360 – 362 TAUNTON AVENUE, being MAP 306, BLOCK 1, PARCEL 16, in a COMMERCIAL 3 DISTRICT. (Use Variance - Petition No. 6577)
- 1B.** STANLEY ENGINEERING INC., C/O ELLSWORTH STANLEY and AMERCO REAL ESTATE COMPANY, request permission to introduce a mini-storage facility, without complying with the minimum rear-yard setback requirement as well as exceeding the maximum impervious lot coverage requirement, for property located at 360 – 362 TAUNTON AVENUE, being MAP 306, BLOCK 1, PARCEL 16, in a COMMERCIAL 3 DISTRICT. (Dimensional Variances - Petition No. 6578)
- 2.** 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



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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)

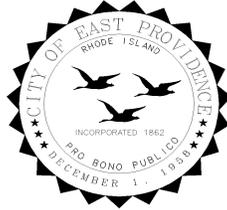
3. FERNANDO E. PEREIRA, requests permission to both retain and expand onto a pre-existing three-unit apartment building – said expansion consisting of decking and roof overhang – referenced improvements being deemed an expansion of a pre-existing non-conforming land use, for property located at 10 – 12 BIRCH STREET, being MAP 105, BLOCK 3, PARCEL 3, in a RESIDENTIAL 6 DISTRICT. (Special Use Permit - Petition No. 6584)

NEW BUSINESS

1. VASILIOS ZAFIRIADES, requests permission to subdivide an existing parcel into two (2) lots [Master Plan approval having already been obtained], without complying with the minimum lot depth requirement and permitting excessive number of vehicles within the requisite front-yard setback, for property located at 17 \

CRESCENT VIEW AVENUE, being MAP 513, BLOCK 21, PARCEL 2, in a RESIDENTIAL 4 DISTRICT.
(Dimensional Variances - Petition No. 6585)

2. THOMAS HAYNES, requests permission to construct a front porch, without complying with the minimum front-yard setback requirement, for property located at 5 SEA VIEW AVENUE, being MAP 415, BLOCK 7, PARCEL 11, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variance - Petition No. 6586)



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3. MATTHEW DAWSON, requests permission to expand an existing driveway, resulting in an excessive number of vehicles within the requisite front-yard setback, for property located at 40 CHANNING AVENUE, being MAP 414, BLOCK 9, PARCEL 4, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variance - Petition No. 6587)
4. CRUMP FAMILY IRREVOCABLE TRUST, requests permission to construct an accessory garage that exceeds the maximum height limit, for property located at 6 BRIDGHAM COURT, being MAP 604, BLOCK 1, PARCEL 52, in a RESIDENTIAL 2 DISTRICT. (Dimensional Variance - Petition No. 6588)
5. KATHY P. DAVENPORT, requests permission to construct an addition onto a single-family without complying with the minimum side-yard setback requirement, for property located at 6 DROWNE PARKWAY, being MAP 504, BLOCK 15, PARCEL 4, in a RESIDENTIAL 2 DISTRICT. (Dimensional Variance - Petition No. 6589)
6. DIPINA INVESTMENT GROUP, LLC and MICHAEL LEVALLEY, request permission to convert an existing car wash to a commercial / industrial business engaged in the sale and leasing of mobile storage containers – said containers being stored to the exterior of the facility, otherwise defined as 'Open Storage', which is a prohibited activity within the Commercial 5 District, for property located at 30 HIGHLAND AVENUE, being MAP 607, BLOCK 20, PARCEL 1, in a COMMERCIAL 5 DISTRICT. (Use Variance - Petition No. 6590)

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."