

STATE OF RHODE ISLAND CITY OF EAST PROVIDENCE

COUNTY OF PROVIDENCE

ZONING BOARD OF REVIEW

MINUTES

A meeting of the East Providence Zoning Board of Review was not held at 6:00 P.M., on Monday, **14 December 2020**, in the City Council Chambers, East Providence City Hall due to the Mayor's extended Executive Order, the Zoning Board of Review was unprepared to change their customary hybrid system to full virtual.

Please note, all petitions listed below have been automatically continued to Wednesday, 13 January 2021.

I. NEW BUSINESS

1. JOSEPH PAIVA, seeks permission to construct a multi-tenant commercial facility, without complying with requisite setbacks off of the rear / residential district boundary line, minimum aisle width, provision of off-street parking and loading, and minimum side-yard setback, for property located at 501 WARREN AVENUE, being MAP 307, BLOCK 36, PARCEL 14, in a COMMERCIAL 4 DISTRICT. (Dimensional Variance(s) - Petition No. 6826)

[NOTE: Initial approval expired. Requesting approval of the exact same proposal.]

2. MICHAEL C. and CHRISTINA A. MACIEL, seek permission to construct an addition onto a single-family residence, without complying with the minimum side-yard setback requirement, for property located at 31 UPLAND ROAD, being MAP 309, BLOCK 17, PARCEL 7, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variance(s) - Petition No. 6827).

[NOTE: THIS IS A CORRECTIVE NOTICE. THE INITIAL NOTICE DETAILED INCORRECT RELIEF INFORMATION. THE SUBJECT PETITION SIMPLY NECESSITATES A VERY MINOR SIDE-YARD SETBACK DIMENSIONAL DEVIATION.]

3. MARGARET FARLEY, JOSEPH BEAGEN, and TABATHA GLAVIN, seek permission to retain excessive off-street parking within the requisite front-yard setback, for property located at 57, 59 and 61 WHITE AVENUE, being MAP 313, BLOCK 7, PARCEL(S) 3, 4, and 5, in a RESIDENTIAL 4 DISTRICT. (Dimensional Variance - Petition No. 6828)

4. SANDRA MUSIAL, seeks permission to construct several additions onto a single-family residence, without complying with the minimum side-yard setback requirement, and resulting in exceeding the maximum building coverage requirement, for property located at 161 TERRACE AVENUE, being MAP 414, BLOCK 16, PARCEL 6, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variance(s) - Petition No. 6829)

5A. BANK OF AMERICA, NATIONAL ASSOCIATION, seeks permission to introduce wind turbines, otherwise deemed a prohibited land use because it is not expressly defined in the City's Zoning Ordinance, for property located at 3400 PAWTUCKET AVENUE, being MAP 310, BLOCK 5, PARCEL 9, in an INDUSTRIAL 1 DISTRICT. (Use Variance - Petition No. 6830)

5B. BANK OF AMERICA, NATIONAL ASSOCIATION, seeks permission to introduce wind turbines, resulting in a slight increase in overall impervious lot coverage (present conditions already being excessive, albeit pre-existing), for property located at 3400 PAWTUCKET AVENUE, being MAP 310, BLOCK 5, PARCEL 9, in an INDUSTRIAL 1 DISTRICT. (Dimensional Variance - Petition No. 6831)

6A. HATTIE IDE CHAFFEE HOME, seeks permission to expand an existing nursing home operation, otherwise defined as a prohibited land use, for property located at 200 WAMPANOAG TRAIL, being MAP 408, BLOCK 23, PARCEL 1, in a RESIDENTIAL 2 DISTRICT. (Use Variance - Petition No. 6832)

6B. HATTIE IDE CHAFFEE HOME, seeks permission to expand an existing nursing home operation, resulting in proposed off-street parking failing to comply with the requisite side and rear-yard setbacks, for property located at 200 WAMPANOAG TRAIL, being MAP 408, BLOCK 23, PARCEL 1, in a RESIDENTIAL

2 DISTRICT. (Dimensional Variance(s) - Petition No. 6833)

7.RANDALL ROMANOFF, seeks permission to retain a prohibited three-unitresidential facility, otherwise defined as a prohibited land use, for propertylocated at 216 NARRAGANSETT AVENUE, being MAP 313, BLOCK 1, PARCEL 6, in a RESIDENTIAL4 DISTRICT. (Use Variance - PetitionNo. 6789)

EdwardPimentel, AICP
ZoningOfficer / Clerk

Secretary