STATE OF RHODE ISLAND
CITY OF EAST PROVIDENCE

COUNTYOF PROVIDENCE **ZONING BOARD OF REVIEW**

MINUTES

A meeting of the East Providence Zoning Boardof Review was **not** held at6:00 P.M., on Monday**, 14 December 2020** ,in the City Council Chambers, East Providence City Hall due to the Mayor'sextended Executive Order,the Zoning Board of Review was unprepared to change their customary hybridsystem to full virtual.

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

I.NEW BUSINESS

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

[NOTE: Initialapproval expired. Requesting approval ofthe exact same proposal.]

2.MICHAEL C. and CHRISTINA A. MACIEL, seek permission to construct an additiononto a single-family residence, without complying with the minimum side-yardsetback 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 RELIEFINFORMATION. THE SUBJECT PETITION SIMPLYNECCESITATES A VERY MINOR SIDE-YARD SETBACK DIMENSIONAL DEVIATION.]

3.MARGARET FARLEY, JOSEPH BEAGEN, and TABATHA GLAVIN, seek permission to retainexcessive off-street parking within the requisite front-yard setback, forproperty 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 asingle-family residence, without complying with the minimum side-yard setbackrequirement, and resulting in exceeding the maximum building coveragerequirement, for property located at 161 TERRACE AVENUE, being MAP 414, BLOCK16, PARCEL 6, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variance(s) - Petition No. 6829)

5A.BANK OF AMERICA, NATIONAL ASSOCIATION, seeks permission to introduce windturbines, otherwise deemed a prohibited land use because it is not expresslydefined in the City's Zoning Ordinance, for property located at 3400 PAWTUCKETAVENUE, 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 windturbines, resulting in a slight increase in overall impervious lot coverage(present conditions already being excessive, albeit pre-existing), for propertylocated at 3400 PAWTUCKET AVENUE, being MAP 310, BLOCK 5, PARCEL 9, in an INDUSTRIAL1 DISTRICT. (Dimensional Variance -Petition No. 6831)

6A.HATTIE IDE CHAFFEE HOME, seeks permission to expand an existing nursing homeoperation, otherwise defined as a prohibited land use, for property located at200 WAMPANOAG TRAIL, being MAP 408, BLOCK 23, PARCEL 1, in a RESIDENTIAL 2DISTRICT. (Use Variance - Petition No.6832)

6B.HATTIE IDE CHAFFEE HOME, seeks permission to expand an existing nursing homeoperation, resulting in proposed off-street parking failing to comply with therequisite side and rear-yard setbacks, for property located at 200 WAMPANOAGTRAIL, 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