

STATE OF RHODE ISLAND CITY OF EAST PROVIDENCE

COUNTY OF PROVIDENCE MINUTES

ZONING BOARD OF REVIEW

A meeting of the Zoning Board of Review was not held on **14 July 2021**, at 6:00PM due to a lack of quorum.

Please note, all petitions listed below have been automatically continued to Wednesday, 4 August 2021.

I. CONTINUED BUSINESS

1A. Petition No. 6840 - CIRCLE HOLDINGS, LLC, seeks permission to introduce a Medical Marijuana Compassion Center, otherwise defined as a prohibited land use, **without submission of a Class I Surveyed site plan**, for property located at **15 CIRCLE STREET, being MAP 402, BLOCK 4, PARCEL 4, in a COMMERCIAL 2 DISTRICT**.

1B. Petition No. 6841 - CIRCLE HOLDINGS, LLC, requests a **use variance** to introduce a Medical Marijuana Compassion Center, otherwise defined as a prohibited land use, for property located at **15 CIRCLE STREET, being MAP 402, BLOCK 4, PARCEL 4, in a COMMERCIAL 2 DISTRICT**.

2A. Petition No. 6852 - DAVID ANTONIO, requests a **waiver of the mandatory submission of a Class I Surveyed Site Plan**, due to the fact that neither exterior nor interior changes are proposed nor are required and furthermore that all conditions have been the same for in excess of 30-years. Finally, there is more than sufficient off-street parking to meet the long-standing multi-unit residential usage, for property located at **853 BROADWAY, being MAP 206, BLOCK 12, PARCEL 1, in a COMMERCIAL 1 DISTRICT**.

2B. Petition No. 6852 - DAVID ANTONIO, seeks a **use variance** to retain a four (4) unit residential facility, each of which are improved with a singular bedroom, otherwise defined as a prohibited land use, for property located at **853 BROADWAY, being MAP 206, BLOCK 12, PARCEL 1, in a COMMERCIAL 1 DISTRICT**.

3. Petition No. 6851 - YASMANIBALCAZAR VACA, seeks a **Use Variance** to permit conversion of a pre-existing two-unit residence to a three-unit residence, otherwise defined as a prohibited land use, for property located at **21 ARLINGTON STREET, being MAP 106, BLOCK 30, PARCEL 7, in a RESIDENTIAL 6 DISTRICT**.

II. NEW BUSINESS

1. Petition No. 6853 - REVOCABLE LIVING TRUST OF ROBERT WALSH, requests a **dimensional variance** to construct an accessory shed, without complying with either the accessory side-yard or rear-yard setbacks, for property located at **48 BOURNE AVENUE, being MAP 403, BLOCK 1, PARCEL 4, in a RESIDENTIAL 3 DISTRICT**.

2. Petition No. 6854 - MANUEL DOREGO, requests a **dimensional variance** to retain a covered rear-yard porch addition onto a single-family residence, without complying with the minimum side-yard setback requirement, as well as exceeding the maximum building and impervious lot coverage requirements, for property located at **80 SUTTON AVENUE, being MAP 205, BLOCK 8, PARCEL 5, in a RESIDENTIAL 6 DISTRICT**.

3. Petition No. 6855 - MICHAEL CAVACO, requests a **dimensional variance** to construct an accessory detached garage, said garage serving the needs of a pre-existing legal nonconforming two-unit residence, thereby being prohibited because it is an intensification of said land use, for property located at **137 BOURNE AVENUE, being MAP 303, BLOCK 8, PARCEL 16, in a RESIDENTIAL 3 DISTRICT**.

4. Petition No. 6856 - FREDERIC H. and NANCY N. BEHR, request a **dimensional variance** to construct an addition onto a single-family residence, without complying with the minimum side-yard setback requirement, for property located at **210 TERRACE AVENUE, being MAP 414, BLOCK 4, PARCEL 8, in a RESIDENTIAL 3 DISTRICT**.

5. Petition No. 6857 - K & DJ HOME REMODELING, LLC, requests a **dimensional variance** to modify a prior zoning decision, now requesting permission to retain additional impervious lot coverage, as well as excessive off-street parking within the requisite front-yard setback, for property located at **65 FLOYD AVENUE, being MAP 513, BLOCK 40, PARCEL 3, in a RESIDENTIAL 4 DISTRICT**.

- 6. Petition No. 6858 - JASON SILVA,requests a dimensional variance** to retain an above-ground swimmingpool, without complying with the minimum accessory rear-yard swimming poolsetback requirement, as well as exceeding the maximum impervious lot coverage,for property located at **16 ROUNDSAVENUE, being MAP 512, BLOCK 11, PARCEL 40, in a RESIDENTIAL 3 DISTRICT.**
- 7. Petition No. 6859 - GIULIA RIGHland GRAHAM GARBER, request a dimensional variance** to constructa deck onto a single-family residence, without complying with the minimumside-yard setback requirement, for property located at **15 MORRA WAY, being MAP 604, BLOCK 1, PARCEL 1, in a RESIDENTIAL 2DISTRICT.**
- 8A. Petition No. 6860 - RAYMOND E.and EVELYN L. HASSELL, and PACE ORGANIZATION OF RHODE ISLAND, request a specialuse permit** to alter a property boundary via an Administrative Subdivisionbetween Map 509, Block 1, Parcel(s) 2 and 4, resulting in an intensification ofthe pre-existing legal nonconforming automotive repair land use on Parcel 2,for property located at **269 WAMPANOAGTRAIL, being MAP 509, BLOCK 1, PARCEL 2, in an INDUSTRIAL 1 DISTRICT.**
- 8B. Petition No. 6861 - PACEORGANIZATION OF RHODE ISLAND and RAYMOND E. and EVELYN L. HASSELL, request adimensional variance** to alter a property boundary via an Administrative Subdivisionbetween Map 509, Block 1, Parcel(s) 2 and 4, resulting in exceeding the maximumimpervious lot coverage requirement for Parcel 4, for property located at **10 TRIPPS LANE, being MAP 509, BLOCK 1,PARCEL 4, in an INDUSTRIAL 1 DISTRICT.**

EdwardPimentel, AICP
Zoning Officer / Clerk

Secretary