STATE OF RHODE ISLAND
CITY OF EAST PROVIDENCE

COUNTYOF PROVIDENCE **ZONING BOARD OF REVIEW**

MINUTES

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

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

I.CONTINUED BUSINESS

1A. Petition No. 6840 - CIRCLEHOLDINGS, LLC, seeks permission to introduce a Medical Marijuana CompassionCenter, otherwise defined as a prohibited land use, **without submission of a Class I Surveyed site plan**, for propertylocated at **15 CIRCLE STREET, being MAP402, BLOCK 4, PARCEL 4, in a COMMERCIAL 2 DISTRICT.**

1B. Petition No. 6841 - CIRCLEHOLDINGS, LLC, requests a use variance to introduce a Medical MarijuanaCompassion Center, otherwise defined as a prohibited land use, for propertylocated at **15 CIRCLE STREET, being MAP402, BLOCK 4, PARCEL 4, in a COMMERCIAL 2 DISTRICT.**

2A. Petition No. 6852 - DAVIDANTONIO, requests a waiver of the mandatory submission of a Class I SurveyedSite Plan, due to the fact that neither exterior nor interior changes areproposed nor are required and furthermore that all conditions have been thesame for in excess of 30-years. Finally, there is more than sufficientoff-street parking to meet the long-standing multi-unit residential usage, forproperty located at **853 BROADWAY, beingMAP 206, BLOCK 12, PARCEL 1, in a COMMERCIAL 1 DISTRICT.**

2B. Petition No. 6852 - DAVIDANTONIO, seeks a use variance to retain a four (4) unitresidential 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 apre-existing two-unit residence to a three-unit residence, otherwise defined asa prohibited land use, for property located at **21 ARLINGTON STREET, being MAP 106, BLOCK 30, PARCEL 7, in aRESIDENTIAL 6 DISTRICT.**

II. NEW BUSINESS

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

2. Petition No. 6854 - MANUELDOREGO, requests a dimensional variance to retain a covered rear-yardporch addition onto a single-family residence, without complying with theminimum side-yard setback requirement, as well as exceeding the maximumbuilding 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 - MICHAELCAVACO, requests a dimensional variance to construct an accessory detachedgarage, said garage serving the needs of a pre-existing legal nonconformingtwo-unit residence, thereby being prohibited because it is an intensificationof said land use, for property located at **137BOURNE 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 toconstruct an addition onto a single-family residence, without complying withthe 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 & DJHOME REMODELING, LLC, requests a dimensional variance to modifya prior zoning decision, now requesting permission to retain additionalimpervious lot coverage, as well as excessive off-street parking within therequisite front-yard setback, for property located at **65 FLOYD AVENUE, being MAP 513, BLOCK 40, PARCEL 3, in a RESIDENTIAL 4DISTRICT.**

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 RIGHIand 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