

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 City Council Chambers, City Hall, 145 Taunton Avenue, East Providence, Rhode Island, on Wednesday evening, 15 January 2020, at 6:00 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

1. ASI ES LA VIDA, seeks permission to intensify a restaurant without complying with requisite off-street parking, for a combination of properties located at 0 NORTH BROADWAY, 702 NORTH BROADWAY, 718 – 720 NORTH BROADWAY, and 736 NORTH BROADWAY, being MAP 305, BLOCK 15, PARCEL(S) 10 and 11, as well as being MAP 306, BLOCK 1, PARCEL(S) 1 and 2, in a COMMERCIAL 2 DISTRICT, COMMERCIAL 3 DISTRICT, and RESIDENTIAL 5 DISTRICT. (Dimensional Variance - Petition No. 6754)
[NOTE: Request to be withdrawn without prejudice.]

2A. S & D REALTY, seeks permission to construct a multi-unit residential facility (12-units in total), the referenced land use being a prohibited land use in the Residential 3 District, for property located at 0 FISHER STREET, being MAP 207, BLOCK 27, PARCEL 9, in a RESIDENTIAL 3 DISTRICT. (Use Variance - Petition No. 6761)

2B. S & D REALTY, seeks permission to construct a multi-unit residential facility (12-units in total), the referenced facility exceeding the maximum height limit, failing to meet the minimum lot density, failing to provide sufficient off-street, and failing to comply with requisite setbacks (side and rear), for property located at 0 FISHER STREET, being MAP 207, BLOCK 27, PARCEL 9, in a RESIDENTIAL 3 DISTRICT.
(Dimensional Variance(s) - Petition No. 6762)

NEW BUSINESS

1. A.G. CONSTRUCTION, INC., seeks permission to retain an existing accessory structure (garage) on Parcel 002.00, necessitating accessory side-yard setback relief, for purposes of unmerging Parcel(s) 002.00 and 003.00, for property located at 342 FORT STREET, being MAP 207, BLOCK 20, PARCEL 002.00, in a RESIDENTIAL 6 DISTRICT, and 0 FORT STREET, being MAP 207, BLOCK 20, PARCEL 003.00, likewise in a RESIDENTIAL 6 DISTRICT. (Dimensional Variance - Petition No. 6764)

2. HEATHER and JUSTIN GARDNER, seek permission to correct some dimensional deviations that were introduced by a prior owner. The referenced deviations include excessive fencing height, excessive impervious lot coverage, side and rear-yards setbacks associated with an above-ground swimming pool, decking and addition onto the single-family residence [Noting: that some improvements are being removed to reduce the degree of relief required], for property located at 54 FENNER AVENUE, being MAP 412, BLOCK 7, PARCEL 6, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variances - Petition No. 6763)

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.”