

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, 12 February 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.

1A. 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)

1B. 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. CHRISTOPHER L. SMITH, seeks permission to introduce a deck, being associated with a second-floor unit (three-units in total), otherwise defined as an intensification of a non-conforming land use, for property located at 228 TAUNTON AVENUE, being MAP 206, BLOCK 15, PARCEL 8, in a COMMERCIAL 3 DISTRICT. (Special Use Permit - Petition No. 6765)

2. DAVID RODERICK, seeks permission to introduce an accessory rear-yard shed as well as convert the present garage to living space, resulting in failing to comply with the minimum side-yard setback requirement, as well as exceeding both the minimum building coverage and impervious lot coverage requirements, for property located at 44 FAIRFIELD AVENUE, being MAP 309, BLOCK 12, PARCEL 7, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variance(s) - Petition No. 6766)

3. RIANNA REALTY LLC, seeks permission to entirely remodel the present KFC restaurant operation on Taunton Avenue, resulting in several deviations to include: excessive impervious lot coverage, deficient off-street parking and off-street loading, and excessive signage, for property located at 797 TAUNTON AVENUE, being MAP 506, BLOCK 1, PARCEL 4, in a COMMERCIAL 4 DISTRICT. (Dimensional Variance(s) - Petition No. 6767)

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."