

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, 4 March 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.

NEW BUSINESS

1. GORDON and PAULA FRANCIS, seek permission to construct an addition onto a single-family residence, without complying with the minimum side and rear-yard setback requirements, for property located at 76 GRASSMERE AVENUE, being MAP 308, BLOCK 2, PARCEL 3, in a RESIDENTIAL 3 DISTRICT.

(Dimensional Variance - Petition No. 6765)

2A. KIMBERLY A. STARKS-MELLO, seeks permission to intensify a pre-existing legal non-conforming land use by constructing additions onto two (2) distinct single-family residences situated on a singular parcel, for property located at 117 PROVIDENCE AVENUE, being MAP 412, BLOCK 30, PARCEL 16, in a RESIDENTIAL 4 DISTRICT. (Special Use Permit - Petition No. 6766)

2B. KIMBERLY A. STARKS-MELLO, seeks permission to construct additions onto two (2) distinct single-family residences without complying with requisite front and rear-yard setbacks, accessory side-yard setback, and provision of sufficient off-street parking, for property located at 117 PROVIDENCE AVENUE, being MAP 412, BLOCK 30, PARCEL 16, in a RESIDENTIAL 4 DISTRICT. (Dimensional Variance(s) - Petition No. 6767)

3. WILLIAM CAMPOS and CHARIKLEIA XOULEI, seek permission to retain a rear-yard enclosed porch, without complying with the requisite side-yard setback, as well as exceeding the maximum building coverage requirements, for property located at 48 COLE STREET, being MAP 305, BLOCK 15, PARCEL 20, in a RESIDENTIAL 6 DISTRICT. (Dimensional Variance(s) - Petition No. 6768)

4. DENNIS R. BREDERSON, seeks permission to subdivide a property into two (2) distinct lots, pursuant to a Minor Subdivision (Subdivision approval having already been attained), without complying with the respective minimum lot depth requirement for Proposed Lot 1 on the submitted Minor Subdivision Plan, for property located at 122 BISHOP AVENUE, being MAP 503, BLOCK 10, PARCEL 1, in a RESIDENTIAL 4 DISTRICT. (Dimensional Variance(s) - Petition No. 6769)

5. OUADIA AHABCHANE, seeks permission to retain several improvements associated with a single-family residence, inclusive of an accessory shed and walk-out basement dormer, which will fail to comply with requisite setbacks (accessory and principal), as well as exceeding maximum building coverage and impervious lot coverage, for property located at 1 DONNELLY STREET, being MAP 207, BLOCK 4, PARCEL 25, in a COMMERCIAL 1 DISTRICT. (Dimensional Variance(s) - Petition No. 6770)

6A. 310 GREENWOOD AVE., LLC, seeks permission to convert a prior commercial use of property (as approved by the Zoning Board of Review), to an altogether different combination of prohibited land uses, without complying with the minimum off-street parking provision requirement, exceeding the maximum signage and placement of said signage requirements, as well as providing a trash storage area (dumpster) in accordance with the regulations, for property located at 310 GREENWOOD AVENUE, being MAP 403, BLOCK 20, PARCEL 6.1, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variance(s) - Petition No. 6771)

6B. 310 GREENWOOD AVE., LLC, seeks permission to convert a prior commercial use of property (as approved by the Zoning Board of Review), to an altogether different combination of prohibited land uses, consisting of a first-floor retail operation, and two (2) one-bedroom apartments on the second-floor, otherwise deemed prohibited, for property located at 310 GREENWOOD AVENUE, being MAP 403, BLOCK 20, PARCEL 6.1, in a RESIDENTIAL 3 DISTRICT. (Use Variance - Petition No. 6772)

7.HMS ASSOCIATES LTD. PARTNERSHIP, seeks permission to introduce a cannabistesting laboratory, otherwise defined as a prohibited land use (noting thatthere are other on-site permissible business entities), for property located at65 TRIPPS LANE, being MAP 409, BLOCK 8, PARCEL 26, in an INDUSTRIAL 1 DISTRICT. (Use Variance - Petition No. 6773)

EDWARD PIMENTEL, AICP

ZONING OFFICER / CLERK

“INDIVIDUALS REQUESTING INTERPRETER SERVICESFOR THE HEARING IMPAIRED MUST CALL 435-7500 OR 431-1633 (V/TDD), FORTY-EIGHT(48) HOURS IN ADVANCE OF THE MEETING DATE.”