



City of East Providence

DEPARTMENT OF PUBLIC WORKS

CITY HALL

145 TAUNTON AVENUE

EAST PROVIDENCE, RHODE ISLAND 02914-4505

ZONING OFFICER

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 Council Chambers, City Hall, 145 Taunton Avenue, East Providence, Rhode Island, on Wednesday evening, 9 January 2019, at 7:00 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. DAVIDSON, LLC, seeks a three-month extension on both a dimensional and use variance approval granted 11 July 2018 (Petition Nos. 6709 and 6710) to permit retention of two (2) churches, otherwise defined as prohibited land uses, subject to several conditions of approval, most notably being full fire and building code compliance of the entire premises, for property located at 135 – 153 WATERMAN AVENUE, being MAP 205, BLOCK 24, PARCEL 18, in a COMMERCIAL 2 DISTRICT.
2. WILLIAM and TINA HASS, seeks permission to construct an addition onto a single-family residence, without complying with the front-yard setback, for property located at 156 HOYT AVENUE, being MAP 402, BLOCK 19, PARCEL 12, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variance - Petition No. 6718)

NEW BUSINESS

1. KATE and WILLIAM DARLING, seek permission to construct a second-story addition onto a single-family residence, over an existing accessory garage, without complying with the requisite minimum side-yard setback, for property located at 11 BEECH TREE ROAD, being MAP 402, BLOCK 19, PARCEL 4, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variance - Petition No. 6725)
2. MICHAEL SILVA COSTA, TRUSTEE TAVARES IIO TRUST, seeks permission to subdivide a property into two (2) distinct lots, pursuant to a Minor Subdivision, without complying with the respective minimum lot area and lot depth requirements for both perspective parcels, as well as failing to comply with the respective minimum side-yard setback for the existing residence, for property located at 46 NINTH STREET, being MAP 106, BLOCK 31, PARCEL 1, in a RESIDENTIAL 6 DISTRICT. (Dimensional Variances - Petition No. 6726)



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3. FORBES STREET, LLC, seeks permission to convert a mixed-use three-unit residential facility and singular commercial-unit to a four-unit residential facility (extinguishing the commercial unit in perpetuity), otherwise defined as a prohibited land use (albeit conversion will result in reduced intensification of the subject property), for property located at 120 FORBES STREET, being MAP 411, BLOCK 5, PARCEL 86, in a COMMERCIAL 4 DISTRICT. (Use Variance - Petition No. 6727)

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.”