

**MEETING  
CITY OF EAST PROVIDENCE  
ZONING BOARD OF REVIEW**

**Date:** Wednesday, 2 August 2023  
**Starting Time:** 6:00 PM  
**Location:** City Council Chambers

**I. Opening Statement by Chairman**

A. Swearing in of the Zoning Officer: Edward Pimentel

**II. Seating of Alternate Member(s)**

**III. Approval of Zoning Board Minutes**

A. 12 July 2023.

**IV. Zoning Officer's Report**

**V. Correspondence / Discussions**

**VI. Staff Reports**

A. Planning Department Staff Report – Previously Submitted

B. Zoning Complaint List – July 2023 - Previously Submitted

**VII. Docket Item Organization**

**VIII. Continued Business**

1. ROBERT E. DENHAM III, W/LIFE ESTATE and JEANNE DENHAM, seek permission to construct an addition and decking onto a single-family residence, without complying with the minimum front, side, and rear-yard setback requirements, for property located at 154 TERRACE AVENUE, being MAP 414, BLOCK 3, PARCEL 7, in a RESIDENTIAL 3 DISTRICT.  
(Dimensional Variance(s) - Petition No. 6926)

[Continued from 3 May 2023.]

**IX. New Business**

1. JOHN N. ZINNI, JR., seeks dimensional relief to introduce six-foot high stockade fencing within the requisite front-yard setback along Becker Avenue, and retain four-foot high chain-link fencing at the intersection of Becker Avenue and Rounds Avenue, both of which will exceed the maximum height limit, for property located at 21 ROUNDS AVENUE, being MAP 512, BLOCK 12, PARCEL 8, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variance(s) - Petition No. 6947)

2. WAYNE C. BONADIE, seeks permission to retain a second driveway, referenced improvement resulting in exceeding the maximum impervious lot coverage and quantity of front-yard setback dedicated to off-street parking, in addition to failing to meet the minimum off-street parking stall dimensions, for property located at 52 WHITE AVENUE, being MAP 313, BLOCK 6, PARCEL 16, in a RESIDENTIAL 4 DISTRICT. (Dimensional Variance(s) - Petition No. 6948)

3. JON CERAMI, seeks permission to retain existing decking, stated decking failing to comply with the requisite side-yard setback, for property located at 219 MAURAN AVENUE, being MAP 106, BLOCK 33, PARCEL 19, in a RESIDENTIAL 6 DISTRICT. (Dimensional Variance - Petition No. 6949)

4. NEWPORT HOLDINGS, LLC, and TIGER LILY MONTESSORI SCHOOL, INC., seeks permission to introduce a child daycare center, without complying with the requisite setbacks, for property located at 331 NEWPORT AVENUE, being MAP 402, BLOCK 10, PARCEL 24, in a COMMERCIAL 2 DISTRICT. (Dimensional Variance - Petition No. 6950)

5A. OLNEYVILLE HOUSING CORPORATION D/B/A ONE NEIGHBORHOOD BUILDERS, seeks permission to introduce a multi-facility, multi-unit residential apartment complex in conjunction with a child daycare center, necessitating a special use permit because the proposed unit density is based on a density of one-unit per each 0.75 off-street parking spaces, resulting in a proposed total provision of 160-units and provision of 120 off-street parking spaces, for property located at 330, 350, and 354 TAUNTON AVENUE, being MAP 306, BLOCK 1, PARCEL(S) 12.1, 13, and 14, in the MAIN STREET and NEIGHBORHOOD CENTER OVERLAY DISTRICT – TAUNTON AVENUE OVERLAY DISTRICT. (Special Use Permit - Petition No. 6951)

5B. OLNEYVILLE HOUSING CORPORATION D/B/A ONE NEIGHBORHOOD BUILDERS, seeks permission to introduce a multi-facility, multi-unit residential apartment complex in conjunction with a child daycare center, without complying with the minimum off-street parking, exceeding the maximum height and number of stories requirement, and exceeding the maximum impervious lot coverage requirement, for property located at 330, 350, and 354 TAUNTON AVENUE, being MAP 306, BLOCK 1, PARCEL(S) 12.1, 13, and 14, in the MAIN STREET and NEIGHBORHOOD CENTER OVERLAY DISTRICT – TAUNTON AVENUE OVERLAY DISTRICT. (Dimensional Variance(s) - Petition No. 6952)

**X. Procedures**

A. Discussion on Motion Forms.

B. Discussion on the Zoning Application Instructional Package.

C. Discussion on Rules and Procedures.

**XI. Announcements**

**A. The next regular meeting of the Zoning Board of Review is scheduled for Wednesday, 6 September 2023, at 6:00 PM, in the City of East Providence Council Chambers, City Hall, and East Providence, RI.**

**XII. Adjournment**

**HOW CAN I LEARN ABOUT THIS PROPOSAL PRIOR TO THE MEETING?**

**APPLICATION/DOCUMENTS: As part of the above detailed petitions, the applicants have submitted materials which are public record. If you would like to receive a copy of the materials submitted to view before the hearing, please contacting the Zoning Office at (401) 435-7722, Ext. 1.**

**You can also directly access all petition materials by following the below instructions:**

**In the web browser, type ‘www.eastprovidenceri.gov’. Next, select the category entitled ‘Public Notices’. Next, in the ‘Filter Bar’ located under the heading ‘Filter by Board, Commission or Committee’ scroll down to ‘Zoning Board of Review’ and select the adjacent button entitled ‘Apply’. Next, select the hearing date (which should be the first available), and the entire agenda will then be presented. Scroll down to the bottom of the agenda, and you will have access to all petition files in PDF form.**

**HOW CAN I SUBMIT DOCUMENTS IN FAVOR /AGAINST THIS APPLICATION?**

**If you desire to submit documents, expert opinions, or other like material either in favor of or in opposition to the applications, you can do so by email to [epimentel@eastprovidenceri.gov](mailto:epimentel@eastprovidenceri.gov), or by regular mail by mailing to Ed Pimentel, Zoning Officer, 145 Taunton Avenue, East Providence, RI 02914 by 28 July 2023.**