

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

**Date:** Wednesday, 1 June 2022  
**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. 13 April 2022.

B. 11 May 2022.

**IV. Zoning Officer's Report**

**V. Correspondence / Discussions**

A. 11 Elmwood Drive, Cross Insurance – Letter of Support from Jay and Elaine Newman of 21 Elmwood Drive.

**VI. Staff Reports**

A. Planning Department Staff Report – Previously Submitted

B. Zoning Complaint List – May 2022 - Previously Submitted

**VII. Continued Business**

**NONE**

**VIII. New Business**

**1.** ANNETTE ROY, seeks permission to subdivide a property into two (2) distinctive parcels (Master Plan approval already granted), thereby permitting the present single-family residences to be situated on their own respective parcels, without complying with minimum lot area and lot depth requirements, as well as exceeding maximum building and impervious lot coverage requirements, for property located at 138 BURGESS AVENUE, being MAP 017, BLOCK 15, PARCEL 1, in a RESIDENTIAL 6 DISTRICT. (Dimensional Variance(s) - Petition No. 6903)

**2A.** CROSS REALTY, LLC, seeks permission to convert a residential parcel to an accessory commercial parking area, serving the off-street parking needs of the abutting professional office operation, otherwise defined as a prohibited accessory land use, for property located at 11 ELMWOOD DR, being MAP 402, BLOCK 15, PARCEL 27, in a RESIDENTIAL 3 DISTRICT. (Use Variance - Petition No. 6904)

**2B.** CROSS REALTY, LLC, seeks permission to convert a residential parcel to an accessory commercial parking area, serving the off-street parking needs of the abutting professional office operation, resulting in exceeding the maximum impervious lot coverage requirement, as well as installing fencing that will exceed the maximum height limit within the respective front-yard setback, for property located at 11 ELMWOOD DR, being MAP 402, BLOCK 15, PARCEL 27, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variance(s) - Petition No. 6905)

**IX. Procedures**

**A.** Discussion on the prepared Zoning Application Instructional Package.

**X. Announcements**

**A.** The next regular meeting of the Zoning Board of Review is scheduled for Wednesday, 13 July 2022, at 6:00 PM, in the City of East Providence Council Chambers, City Hall, and East Providence, RI.

**XI. Adjournment**