

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

**Date:** Wednesday, 5 June 2024  
**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. 1 May 2024

**IV. Zoning Officer's Report**

**V. Correspondence / Discussions**

**VI. Staff Reports**

A. Planning Department Staff Report – Previously Submitted

B. Zoning Complaint List – May 2024 - Previously Submitted

**VII. Docket Item Organization**

**VIII. Continued Business**

**IX. New Business**

1. EDWARD B. and CAROL A. MACRAE, seek permission to construct an addition (farmer's porch) onto a single-family residence without complying with the minimum side-yard setback requirement, for property located at 118 WATERVIEW AVENUE, being MAP 210, BLOCK 1, PARCEL 5, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variance - Petition No. 6982)

2. JOSEPH O. ANDRADE, JR., seeks permission to retain a deck that fails to comply with the minimum side-yard setback and contributes to excessive impervious lot coverage, for property located at 64 IVY STREET, being MAP 106, BLOCK 6, PARCEL 25, in a RESIDENTIAL 6 DISTRICT. (Dimensional Variance(s) - Petition No. 6983)
3. JESSE J. ARMELL, seeks permission to convert an existing single-family residence (approved by the Zoning Board of Review) to a three-unit residence, without complying with the requisite off-street parking that establishes permissible residential density in the Overlay District, for property located at 142 WATERMAN AVENUE, being MAP 205, BLOCK 16, PARCEL 2, in the WATERMAN AVENUE OVERLAY DISTRICT. (Use Variance - Petition No. 6984)
4. ASHLEY L'EUROPA, seeks permission to construct several additions onto a single-family residence, to include an attached accessory garage, without complying with both side-yard setback requirements, in addition to having the accessory garage situated between the principal residence and public right-of-way, for property located at 57 TERRACE AVENUE, being MAP 414, BLOCK 13, PARCEL 6, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variance - Petition No. 6985)
5. YOAV ROSEN and ORIT ROZENBLATT-ROSEN, seek permission to enclose a portion of an open porch for purposes of converting to true living space, without complying with the minimum side-yard setback requirement, for property located at 115 TERRACE AVENUE, being MAP 414, BLOCK 15, PARCEL 1, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variance - Petition No. 6986)
6. PATRICIO VALLY PINTO, seeks permission to introduce a storage (automotive warehousing) facility in a residential district, otherwise defined as a prohibited land use, for property located at 0 COLWELL STREET, being MAP 307, BLOCK 36, PARCEL 16, in a RESIDENTIAL 6 DISTRICT. (Use Variance - Petition No. 6987)

**X. Procedures**

- A. Discussion on Motion Forms.
- B. Discussion on the Zoning Application Instructional Package.
- C. Discussion on Rules and Procedures.

**XI. Announcements**

- A. **A special meeting of the Zoning Board of Review is scheduled for Monday, 10 June 2024, at 6:00 PM, in the City of East Providence Council Chambers, City Hall, East Providence, RI, to solely hear the petition of Safe Harbor Properties, LLC, 48 Lincoln Avenue, Petition No. 6973.**
- B. **The next regular meeting of the Zoning Board of Review is scheduled for Wednesday, 17 July 2024, 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 31 May 2024.

Please note that the referenced Zoning Board of Review Agenda is posted on the City of East Providence Website, in addition to being Posted in both the City of East Providence City Hall and Weaver Library.