

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

Date: Wednesday, 1 November 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. 4 October 2023.

IV. Zoning Officer's Report

V. Correspondence / Discussions

VI. Staff Reports

A. Planning Department Staff Report – Previously Submitted

B. Zoning Complaint List – October 2023 - Previously Submitted

VII. Docket Item Organization

VIII. Continued Business

1. WAYNE A. FORTIN, seeks dimensional relief to expand a third-floor living area, without complying with the minimum front-yard setback off of Worcester Avenue, front-yard setback off of Cove Street, in addition to exceeding the maximum number of stories, as well as expanding and relocating an existing accessory garage without complying with the minimum front-yard setback off of Cove Street, in addition to exceeding the maximum accessory height requirement, for property located at 160 WORCESTER AVENUE, being MAP 413, BLOCK 4, PARCEL 7, in a RESIDENTIAL 4 DISTRICT. (Dimensional Variance(s) - Petition No. 6959)

[Continued from 4 October 2023. No testimony taken.]

IX. New Business

1. CRAIG and ELIZABETH O'ROURKE, seek permission to construct several second-floor additions, without complying with the minimum front and both side-yard setback requirements, for property located at 22 CATLIN AVENUE, being MAP 403, BLOCK 19, PARCEL 3, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variance(s) - Petition No. 6963)

[Previously approved in 2020, but expired before exercising variance.]

2. 22 MANNING DRIVE, LLC / ANTONIO PIMENTEL, seek permission to retain an accessory canopy and outdoor rear-yard kitchen area, without complying with the minimum accessory setback requirements, in addition to exceeding the maximum building and impervious lot coverage requirements, for property located at 22 MANNING DRIVE, being MAP 409, BLOCK 8, PARCEL 8, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variance(s) - Petition No. 6964)

3. COSMO PROPERTIES, LLC, seeks dimensional relief to permit a two-lot subdivision, which fails to meet the minimum lot area and lot depth requirements, in addition to excessive usage of the lot frontage for off-street parking purposes, in regard to both proposed parcels, for property located at 126 SOUTH ROSE STREET, being MAP 307, BLOCK 6, PARCEL(S) 32 and 33, in a RESIDENTIAL 4 DISTRICT. (Dimensional Variance(s) - Petition No. 6965)

4. MAG VENTURES, LTD., seeks permission to eliminate a condition of approval required pursuant to ZBR Petition No. 6644, issued 23 November 2016, requiring the property be surrounded with parking wheel stops and concrete barriers to prevent vehicles from entering the surrounding roadway, for property located at 415 TAUNTON AVENUE, being MAP 306, BLOCK 9, PARCEL(S) 5, 5.1, 6, 7, 8, 10, 11, and 12, in a COMMERCIAL 4 DISTRICT. (Dimensional Variance - Petition No. 6966)

5. EXXON MOBIL OIL CORPORATION and 2/3 REALTY LLC, ATTN; DAVID B. MURPHY, JR., seek permission to subdivide a parcel into two (2) distinct and separate parcels via a Minor Subdivision, resulting in designated Parcel 'B' failing to comply with the minimum lot width requirement, for property located at 0 PAWTUCKET AVENUE, being MAP 310, BLOCK 5, PARCEL 10, in a multi-zoned INDUSTRIAL 1 DISTRICT, INDUSTRIAL 2 DISTRICT, and INDUSTRIAL 3 DISTRICT. (Dimensional Variance - Petition No. 6967)

X. Procedures

A. Discussion on Motion Forms.

B. Discussion on the Zoning Application Instructional Package.

B. Discussion on Rules and Procedures.

XI. Announcements

A. The next regular meeting of the Zoning Board of Review is scheduled for Wednesday, 6 December 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, or by regular mail by mailing to Ed Pimentel, Zoning Officer, 145 Taunton Avenue, East Providence, RI 02914 by 27 October 2023.