

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

Date: Wednesday, 6 November 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. 2 October 2024

IV. Zoning Officer's Report

V. Correspondence / Discussions

A. Janine Cooney, 244 Wilson Avenue, Map 403, Block 16, Parcel 007.00, Approved 1 May 2024, Petition No. 6980. Requesting six-month extension.

VI. Staff Reports

A. Planning Department Staff Report – Previously Submitted

B. Zoning Complaint List – October 2024 - Previously Submitted

VII. Docket Item Organization

VIII. Continued Business

1. JONATHAN PANGBORN, seeks permission to construct a second-floor addition over the present breezeway and attached accessory garage, without complying with the minimum side-yard setback requirement, for property located at 38 MANNING DRIVE, being MAP 409, BLOCK 8, PARCEL 12, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variance - Petition No. 6994)

2. 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)

[Continued from 2 October 2024. No testimony taken.]

IX. New Business

1. LENA SOUSA, seeks permission to construct rear-yard decking, without complying with the minimum side-yard setback requirement, for property located at 1449 SOUTH BROADWAY, being MAP 108, BLOCK 1, PARCEL 7, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variance - Petition No. 6997)

2. MARY E. McCOY, seeks permission to construct a rear-yard deck, without complying with the minimum rear-yard setback requirement, in addition to exceeding the maximum impervious lot coverage requirement, for property located at 135 DON AVENUE, being MAP 403, BLOCK 18, PARCEL 4, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variances - Petition No. 6998)

3A. RICHARD P. and CHRISTINE M. TREMBLAY, seek permission to construct an accessory detached garage in conjunction with a three-unit residence, otherwise defined as an intensification of a pre-existing legal nonconforming land use, for property located at 21 – 23 REDLAND AVENUE, being MAP 603, BLOCK 2, PARCEL 8, in a RESIDENTIAL 4 DISTRICT. (Special Use Permit - Petition No. 6999)

3B. RICHARD P. and CHRISTINE M. TREMBLAY, seek permission to construct an accessory detached garage that will exceed the maximum accessory height limit, as well as seeking permission to utilize in excess of one-third of the front-yard setback for off-street parking purposes, for property located at 21 – 23 REDLAND AVENUE, being MAP 603, BLOCK 2, PARCEL 8, in a RESIDENTIAL 4 DISTRICT. (Dimensional Variances - Petition No. 7000)

4. PATRICIA MALLOZZI, seeks permission to redevelop a pre-existing single-family residence, resulting in excessive building coverage, building height and number of overall stories, failing to comply with the minimum front-yard and side-yard setbacks, in addition to retaining an accessory detached garage that fails to comply with the minimum accessory rear-yard setback requirement, for property located at 1099 BULLOCKS POINT AVENUE, being MAP 414, BLOCK 4, PARCEL 14 and 14.1, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variances - Petition No. 7001)

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, 4 December 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 or 3.

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 Friday, 1 November 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.