



# *City of East Providence*

## **DEPARTMENT OF PUBLIC WORKS**

CITY HALL

145 TAUNTON AVENUE

EAST PROVIDENCE, RHODE ISLAND 02914-4505

ZONING OFFICER

### **CITY OF EAST PROVIDENCE STATE OF RHODE ISLAND ZONING BOARD OF REVIEW**

A meeting of the Zoning Board of Review will be held in the City Council Chambers, City Hall, 145 Taunton Avenue, East Providence, Rhode Island, on Wednesday evening, 6 October 2021, at 6:00 P.M. The following applications for Special Use Permit (s) and Variance(s) will be heard in accordance with State Law and Zoning Ordinance.

#### **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 August 2021

A. 19 August 2021

B. 1 September 2021

#### **IV. Zoning Officer's Report**

#### **V. Correspondence / Discussions**

#### **VI. Staff Reports**

1. Planning Department Staff Report.

2. September Complaint List



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#### **VII. CONTINUED BUSINESS**

**1A.** CONSTANTINOS PERDIKAKIS, seeks permission to locate accessory vacuums and a mechanical / electrical room (stated improvements being accessory to the adjacent car wash operation), an otherwise prohibited accessory component given the present Commercial 1 District designation of the property, as well as introduce a prohibited electronic message center, for property located at 2207 – 2209 PAWTUCKET AVENUE, being MAP 406, BLOCK 13, PARCEL(S) 3 and 4, in a COMMERCIAL 1 DISTRICT. (Use Variance - Petition No. 6866)

**1B.** CONSTANTINOS PERDIKAKIS, seeks permission to introduce a prohibited electronic message center, referenced signage likewise exceeding the maximum square footage allotted, for property located at 2207 – 2209 PAWTUCKET AVENUE, being MAP 406, BLOCK 13, PARCEL(S) 3 and 4, in a COMMERCIAL 1 DISTRICT. (Dimensional Variance - Petition No. 6867)

#### **VIII. NEW BUSINESS**

**1.** PHYLLIS ARFFA, seeks permission to retain a front-yard deck, without complying with the minimum front and side-yard setback requirements, as well as exceeding the maximum impervious lot coverage requirement, for property located at 20 DONNELLY STREET, being MAP 307, BLOCK 36, PARCEL 30, in a RESIDENTIAL 6 DISTRICT. (Dimensional Variance(s) - Petition No. 6868)

**2A.** PROVIDENCE APARTMENTS, LLC, requests a waiver of the mandatory submission of a Class I Surveyed Site Plan, for property located at 3120 PAWTUCKET AVENUE, being MAP 310, BLOCK 1, PARCEL 1, in a RESIDENTIAL 5 DISTRICT. (Waiver - Petition No. 6869)

**2B.** PROVIDENCE APARTMENTS, LLC, seeks permission to modify a prior zoning approval, converting the front single-family residence to a lodging / boarding house, in conjunction with an approved four (4) residential units located in a rear structure, for property located at 3120 PAWTUCKET AVENUE, being MAP 310, BLOCK 1, PARCEL 1, in a RESIDENTIAL 5 DISTRICT. (Special Use Permit - Petition No. 6869)

**2C.** PROVIDENCE APARTMENTS, LLC, seeks permission to modify a prior zoning approval, converting the front single-family residence to a lodging / boarding house, in conjunction with an approved four (4) residential units located in a rear structure, without complying with the requisite off-street parking, for property located at 3120 PAWTUCKET AVENUE, being MAP 310, BLOCK 1, PARCEL 1, in a RESIDENTIAL 5 DISTRICT. (Dimensional Variance - Petition No. 6870)



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**3.** PAMELA A. and TAMMY A. CHIN, seek permission to rectify encroachments associated with the adjacent property owner, encroachments that pre-date their ownership of the property, thereby justifying an associated subdivision plan, encroachments resulting in both side and rear-yard setback deviations, for property located at 54 – 56 STANTON AVENUE, being MAP 312, BLOCK 69, PARCEL 3, in a RESIDENTIAL 4 DISTRICT. (Dimensional Variance(s) - Petition No. 6871)

**4.** KEITH C. and KAREN PERRY, seek permission to retain an accessory detached shed, without complying with the minimum front-yard setback requirement, and retaining said shed forward of the principle single-family home (no accessory structure shall be located between the principle land use and public right-of-way), for property located at 156 DEWEY AVENUE, being MAP 405, BLOCK 3, PARCEL(S) 39 and 40, in a RESIDENTIAL 4 DISTRICT. (Dimensional Variance(s) - Petition No. 6872)

**5.** CLIFFORD M. and SANDRA M. GRANT, seek permission to convert an accessory attached garage to principal living space, without complying with the minimum accessory side and rear-yard setback requirements, for property located at 121 TURNER AVENUE, being MAP 412, BLOCK 5, PARCEL 10, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variance - Petition No. 6873)

**6.** SYNERGY CAPITAL, LLC, seeks permission to retain a mixed-use facility, consisting of first-floor commercial and four (4) one-bedroom residential units on the second-floor (having received prior zoning approval), without complying with the minimum off-street parking requirement, for property located at 234 WARREN AVENUE, being MAP 206, BLOCK 26, PARCEL 11, in a COMMERCIAL 3 DISTRICT. (Dimensional Variance - Petition No. 6874)

#### **IX. Procedures**

Zoning Ordinance - Section 19-37 (a): *“Once each year the zoning board of review shall organize by electing from its membership a vice-chair, and secretary. The zoning officer may serve as clerk of the board and shall perform such duties as are provided by this chapter. Meetings of the board shall be held at the call of the chair or as may be fixed by the board. The chair, or in his absence the vice-chair, may administer oaths and compel the attendance of witnesses by the issuance of subpoena.”*

Vice-Chair Election

Secretary Election



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### **X. Announcements**

**A. The next regularly scheduled hearing of the Zoning Board of Review will be held on 3 November 2021.**

### **XI. Adjournment**

**APPLICATION/DOCUMENTS: As part of the above detailed petitions, the applicant(s) have submitted materials which are public record. You can review submitted materials between the hours of 8:30 AM and 3:30 PM, Monday through Friday. Should you have any questions, you may contact the City of East Providence Zoning Official at (401) 435-7722, Ext. 3.**

### **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 providing said materials to the attention of Ed Pimentel, Zoning Officer, at 145 Taunton Avenue, East Providence, RI 02914 by 1 October 2021.**

EDWARD PIMENTEL, AICP  
ZONING OFFICER / CLERK

**"INDIVIDUALS REQUESTING INTERPRETER SERVICES FOR THE HEARING IMPAIRED MUST CALL 435-7500 OR 431-1633 (V/TDD), FORTY-EIGHT (48) HOURS IN ADVANCE OF THE MEETING DATE."**