

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

Date: Wednesday, 6 September 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. 2 August 2023.

B. 9 August 2023.

IV. Zoning Officer's Report

V. Correspondence / Discussions

VI. Staff Reports

A. Planning Department Staff Report – Previously Submitted

B. Zoning Complaint List – August 2023 - Previously Submitted

VII. Docket Item Organization

VIII. Continued Business

IX. New Business

1. WILSON and DEVON CAMPOS, seek dimensional relief to retain six-foot high fencing within the requisite front-yard setback and corner-lot setback (intersection of Shore Road and Pine Street), for property located at 26 CEDAR AVENUE, being MAP 312, BLOCK 42, PARCEL 12, in a RESIDENTIAL 4 DISTRICT. (Dimensional Variance(s) - Petition No. 6953)

2. MICHAELA REGINO, seeks dimensional relief to permit construction of an addition onto a single-family residence, which will result in failing to meet the minimum front-yard and side-yard setback requirements, in addition to exceeding the maximum building coverage requirement, for property located at 56 BLISS STREET, being MAP 207, BLOCK 8, PARCEL 2, in a RESIDENTIAL 4 DISTRICT. (Dimensional Variance(s) - Petition No. 6954)

3. JOEL DEMELO and JANE M. ROCHA-DEMELO, seek 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 10 SIDNEY STREET, being MAP 406, BLOCK 12, PARCEL 9, in a RESIDENTIAL 4 DISTRICT. (Dimensional Variance(s) - Petition No. 6955)

4. MAG VENTURES, LTD., seeks permission to introduce a second free-standing (pylon) sign along Hall Street, whereas the regulations only permit one (1) sign per street frontage, 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. 6956)

5. NEWPORT HOLDINGS, LLC, and TIGER LILY MONTESSORI SCHOOL, INC., seeks permission to introduce a child daycare center, without complying with the requisite setbacks, both side and rear-yard-yard, for property located at 331 NEWPORT AVENUE, being MAP 402, BLOCK 10, PARCEL 24, in a COMMERCIAL 2 DISTRICT. (Dimensional Variance - Petition No. 6950)

6A. JACOB HARPOOTIAN TRUST and ROSALEE HARPOOTIAN, seek permission to introduce a child daycare center, for which a portion of the exterior play area and off-street parking will be located within the residentially zoned portion of the subject property, both of which are otherwise deemed prohibited, for property located at 2823 PAWTUCKET AVENUE, being MAP 308, BLOCK 21, PARCEL 11, in a COMMERCIAL 1 DISTRICT. (Use Variance - Petition No. 6957)

6B. JACOB HARPOOTIAN TRUST and ROSALEE HARPOOTIAN, seek permission to introduce a child daycare center, resulting in the referenced daycare being located within 300-feet of a fuel dispensing operation (located directly across Norton Street), for property located at 2823 PAWTUCKET AVENUE, being MAP 308, BLOCK 21, PARCEL 11, in a COMMERCIAL 1 DISTRICT. (Dimensional Variance - Petition No. 6958)

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 October 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 1 September 2023.