

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

Date: Wednesday, 7 September 2022
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. 3 August 2022.

IV. Zoning Officer's Report

V. Correspondence / Discussions

A. Mauro Hantman, 62 Cedar Avenue - Request for six-month extension on approval granted 2 February 2022. (Dimensional Variances - Petition No. 6890)

VI. Staff Reports

A. Planning Department Staff Report – Previously Submitted

B. Zoning Complaint List – August 2022 - Previously Submitted

VII. Continued Business

VIII. New Business

1. JOSEPH GONCALO and GONCALO PROPERTIES, LLC, seek permission to unmerge two (2) parcels via an Administrative Subdivision, stated parcels having been merged for failure to comply with the requisite building coverage requirement, for property located at 177 DOVER AVENUE, being MAP 407, BLOCK 15, PARCEL(S) 4 and 5, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variance - Petition No. 6915)

2. KENNETH and MELANIE TWITCHELL, seek permission to construct several additions onto a pre-existing legal nonconforming residence, without complying with the requisite side-yard setbacks, for property located at 210 RIVERSIDE DRIVE, being MAP 414, BLOCK 20, PARCEL 2, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variance - Petition No. 6916)

3. BIANCO REALTY ASSOCIATES LLC, seeks permission to subdivide the subject split-zoned property into two (2) distinct parcels along the respective Residential 3 District and Commercial 2 District boundary line, thereby maintaining a pre-existing legal nonconforming two-unit dwelling on the Residential 3 District portion of the property and a pre-existing multi-tenant commercial facility on the Commercial 2 District portion of the property, resulting in several deviations resulting from the subject subdivision action: Residential 3 District property failing to comply with the minimum lot frontage, lot width, and rear-yard setback, as well as exceeding the maximum building and impervious lot coverage requirements, and Commercial 2 District property failing to comply with the requisite setback off of a residential district, exceeding the maximum impervious lot coverage, and minimum off-street parking requirements, for property located at 697 – 699 WILLETT AVENUE, being MAP 512, BLOCK 22, PARCEL 60, in a split-zoned RESIDENTIAL 3 DISTRICT and COMMERCIAL 2 DISTRICT. (Dimensional Variance(s) - Petition No. 6917)

IX. Procedures

A. Discussion on the prepared Zoning Application Instructional Package.

X. Announcements

A. The next regular meeting of the Zoning Board of Review is scheduled for Wednesday, 5 October 2022, at 6:00 PM, in the City of East Providence Council Chambers, City Hall, and East Providence, RI.

XI. 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 contact the Zoning Official via email at epimentel@eastprovidenceri.gov and/or call the 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 email to epimentel@eastprovidenceri.gov, regular mail by mailing to Ed Pimentel, Zoning Officer, 145 Taunton Avenue, East Providence, RI 02914 by 2 September 2022.