

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

**Date:** Wednesday, 4 April 2018  
**Time:** 7:00 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. 1 November 2017

B. 6 December 2017

**IV. Zoning Officer's Report**

None

**V. Correspondence / Discussions**

A. Continued Agendas Items 2A and 2B, Rui Alfaia, 2650 Pawtucket Ave – Request for Withdrawal w/o Prejudice – Submitted by Attorney Christine Engustian.

**VI. Staff Reports**

A. Planning Department Staff Report – 4 April 2018 - Previously Submitted

B. Planning Department Staff Report – 5 March 2018 - Previously Submitted

C. Planning Department Staff Report – 2 February 2018 - Previously Submitted

D. Planning Department Staff Report – 4 January 2018 - Previously Submitted

E. Fire Department Memo – 26 March 2018 – Previously Submitted [As well as previously submitted comments]

F. March 2018 - Zoning Complaint List – Previously Submitted

**VII. Continued Business**

1. Rory D. and Judith D. Whipple, 109 Beach Road, being Map 313, Block 11, Parcel 001.00, in a Residential 4 District. (Dimensional Variances - Petition No. 6673)

**[NOTE: TO BE CONTINUED TO 2 MAY 2018.]**

**2A.** Rui O. and Odelisa N. Alfaia, 2650 Pawtucket Avenue, being Map 308, Block 10, Parcel 007.00, in a Residential 3 District. (Waiver - Petition No. 6663)

**[NOTE: TO BE WITHDRAWN WITHOUT PREJUDICE.]**

**2B.** Rui O. and Odelisa N. Alfaia, 2650 Pawtucket Avenue, being Map 308, Block 10, Parcel 007.00, in a Residential 3 District. (Special Use Permit - Petition No. 6664)

**[NOTE: TO BE WITHDRAWN WITHOUT PREJUDICE.]**

3. Tyson T. Thivierge, 14 Harding Avenue, being Map 313, Block 11, Parcel 009.00, in a Residential 4 District. (Dimensional Variance - Petition No. 6670)

**VIII. New Business**

1. Albert C. and Sandra M. Jorge, 510 Bullocks Point Avenue, being Map 413, Block 01, Parcel 004.00, in a Residential 4 District. (Extinguish Variance - Petition No. 6693)

2. Sandra Cunha, 134 Don Avenue, being Map 403, Block 13, Parcel 1.1, in a Residential 3 District. (Dimensional Variance - Petition No. 6692)

3. Thomas G. and Mary J. Lamb, 55 North Carpenter Street, being Map 206, Block 08, Parcel 021.00, in a Residential 6 District. (Dimensional Variance - Petition No. 6683)

**4A.** Kimberly A. Starks-Mello, 117 Providence Avenue, being Map 412, Block 30, Parcel 016.00, in a Residential 4 District. (Special Use Permit - Petition No. 6687)

**4B.** Kimberly A. Starks-Mello, 117 Providence Avenue, being Map 412, Block 30, Parcel 016.00, in a Residential 4 District. (Dimensional Variances - Petition No. 6688)

5. Maria A. Ferro, 55 Waterman Avenue, being Map 105, Block 06, Parcel 023.00, in a Residential 6 District. (Special Use Permit - Petition No. 6685)

6. George D. Calise and Jo Ann R. Sine-Calise, 134 Waterview Avenue, being Map 210, Block 01, Parcel 007.00, in a Residential 3 District. (Dimensional Variances - Petition No. 6684)

7. Wayne Alan Fortin, 68 – 70 Cove Street, being Map 413, Block 08, Parcel 004.00, in a Residential 4 District. (Dimensional Variance - Petition No. 6686)

**8.** PFS Development, LLC, 151 – 155 Taunton Avenue, being Map 206, Block 05, Parcel(s) 026.00 and 027.00, in a Commercial 3 District. (Dimensional Variances - Petition No. 6689)

**9A.** CJA Realty, LLC, and CJA Donuts, Inc., 3300 Pawtucket Avenue, being Map 310, Block 05, Parcel 004.00, in an Industrial 1 District. (Use Variance - Petition No. 6690)

**9B.** CJA Realty, LLC, and CJA Donuts, Inc., 3300 Pawtucket Avenue, being Map 310, Block 05, Parcel 004.00, in an Industrial 1 District. (Dimensional Variances - Petition No. 6691)

**10.** Joel L. DeMelo, 36 – 38 James Street, being Map 106, Block 7, Parcel 020.10, in a Residential 6 District. (Variance Modification - Petition No. 6694)

**11.** Johnson Company, LLC, 3705 Pawtucket Avenue, being Map 312, Block 9, Parcel 003.00, in a Commercial 3 District. (Dimensional Variances - Petition No. 6695)

**12.** Victoria Belmont, 196 Narragansett Avenue, being Map 313, Block 01, Parcel 001.00, in a Residential 4 District. (Dimensional Variance - Petition No. 6696)

**13A.** Patalano Investments, LLC, 684 – 686 Willett Avenue, being Map 512, Block 12, Parcel 004.00, in a Residential 3 District. (Use Variance - Petition No. 6697)

**13B.** Patalano Investments, LLC, 684 – 686 Willett Avenue, being Map 512, Block 12, Parcel 004.00, in a Residential 3 District. (Dimensional Variances - Petition No. 6698)

**IX. Procedures**

- A.** Approval of Amended ZBR Annual 2018 Hearing Calendar.
- B.** Recent City of East Providence Charter Amendments re; Boards and Commissions.
- C.** Writing Sound Decisions workshop.

**X. Announcements**

**A.** The next regular meeting of the Zoning Board of Review is scheduled for **Wednesday, 2 May 2018, at 7:00 PM, in the City of East Providence Council Chambers, City Hall, and East Providence, RI.**

**XI. Adjournment**