

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

**Date:** Wednesday, 5 August 2026  
**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. 15 July 2026

**IV. Zoning Officer's Report**

**V. Correspondence / Discussions**

**VI. Staff Reports**

A. Planning Department Staff Report – Previously Submitted

**VII. Docket Item Organization**

**VIII. Continued Business**

1. PATRICIA MALLOZZI, seeks permission to redevelop and expand upon a pre-existing single-family residence, without complying with the minimum front-yard and side-yard setbacks, in addition to retaining an accessory detached accessory structure 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. 7052)

**IX. New Business**

**1.** NICHOLAS and CAITLIN VANASSE, seek permission to construct an accessory detached garage that will exceed the maximum height requirement for the purpose of accommodating both storage and additional principal living space, in addition to documenting two (2) pre-existing dimensional non-conformities associated with the principal residence (front and side-yard setback) for property located at 58 EUCLID AVENUE, being MAP 411, BLOCK 01, PARCEL 003.00, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variance(s) - Petition No. 7054)

**2A.** JOAO F. and STACY FERNANDES, seek permission to construct an addition onto a pre-existing legal non-conforming two-unit residence, otherwise defined as an intensification of a pre-existing legal nonconforming land use, necessitating a special use permit, for property located at 100 SUTTON AVENUE, being MAP 205, BLOCK 08, PARCEL 010.00, in a RESIDENTIAL 6 DISTRICT. (Special Use Permit - Petition No. 7055)

**[To be automatically continued to the 2 September 2026, ZBR hearing.]**

**2B.** JOAO F. and STACY FERNANDES, seek permission to construct an addition onto a pre-existing legal non-conforming two-unit residence, otherwise defined as an intensification of a pre-existing legal nonconforming land use, resulting in exceeding the maximum allotted percentage of intensification, as well as exceeding the maximum building and impervious lot coverage requirements, in addition to documenting two (2) pre-existing dimensional non-conformities associated with the principal residence (front and side-yard setback) and a setback deficiency associated with an accessory shed, for property located at 100 SUTTON AVENUE, being MAP 403, BLOCK 16, PARCEL 009.00, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variance(s) - Petition No. 7056)

**[To be automatically continued to the 2 September 2026, ZBR hearing.]**

**3.** PROVIDENCE GAS COMPANY / NARRAGANSETT ELECTRIC GAS COMPANY, seeks permission to construct an industrial facility (regulator building), without complying with the minimum side and rear-yard setback requirements, as well as exceeding the maximum building and impervious lot coverage requirements, for property located at 259 WAMPANOAG TRAIL, being MAP 409, BLOCK 08, PARCEL 030.00, in an INDUSTRIAL 1 DISTRICT. (Dimensional Variances - Petition No. 7057)

**[To be automatically continued to the 2 September 2026, ZBR hearing.]**

**4A.** RDHASSELL ENTERPRISES LLC, seeks permission to construct a commercial building in conjunction with a pre-existing legal non-conforming automotive repair business, otherwise defined as an intensification of a pre-existing legal nonconforming land use, necessitating a special use permit, for property located at 269 WAMPANOAG TRAIL, being MAP 509, BLOCK 01, PARCEL 002.00, in an INDUSTRIAL 1 DISTRICT. (Special Use Permit - Petition No. 7058)

**4B.** RDHASSELL ENTERPRISES LLC, seeks permission to construct a commercial building in conjunction with a pre-existing legal non-conforming automotive repair business, resulting in exceeding the maximum allotted percentage of intensification, as well as waiving the minimum off-street loading space requirement, and allowing off-street parking along the northwest corner of the property, in addition to documenting pre-existing dimensional nonconformities to include a front-yard setback associated with the principal commercial operation and exceeding maximum impervious lot coverage, for property located at 269 WAMPANOAG TRAIL, being MAP 509, BLOCK 01, PARCEL 002.00, in an INDUSTRIAL 1 DISTRICT. (Dimensional Variance(s) - Petition No. 7059)

**X. Procedures**

**XI. Announcements**

**A.** The next regular meeting of the Zoning Board of Review is scheduled for **Wednesday, 5 August 2026, 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 contact the Zoning Office at (401) 435-7722, Ext. 1 or 2.

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](mailto:epimentel@eastprovidenceri.gov), or by regular mail by mailing to Ed Pimentel, Zoning Officer, 145 Taunton Avenue, East Providence, RI 02914 by Friday, 31 July 2026. 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.