

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

Date: Wednesday, 5 April 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. 15 March 2023.

IV. Zoning Officer's Report

V. Correspondence / Discussions

VI. Staff Reports

A. Planning Department Staff Report – Previously Submitted

B. Zoning Complaint List – March 2023 - Previously Submitted

VII. Docket Item Organization

VIII. Continued Business

1. ROBERT E. DENHAM III, W/LIFE ESTATE and JEANNE DENHAM, seek permission to construct an addition and decking onto a single-family residence, without complying with the minimum front, side, and rear-yard setback requirements, for property located at 154 TERRACE AVENUE, being MAP 414, BLOCK 3, PARCEL 7, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variance(s) - Petition No. 6926)

[Continued from 11 January 2023.]

2. JOSEPH RUGGIERO and ORCHID MONTESSORI SCHOOL, seek permission to introduce a child daycare center operation, without complying with the respective side-yard and rear-yard landscaping buffer setback requirements, minimum separation from a potential hazard requirement, minimum off-street parking student drop-off requirement, stall dimension and aisle width dimensional requirements, and trash storage location, for property located at 877 BROADWAY, being MAP 206, BLOCK 11, PARCEL 31, in a COMMERCIAL 1 DISTRICT. (Dimensional Variance(s) - Petition No. 6927)

[Continued from 15 March 2023 – Petition was not formally discussed, no testimony was received.]

3. S&D REALTY, seeks permission to convert a three-unit apartment facility to a prohibited four-unit apartment facility, by introducing a fourth one-bedroom unit, for property located at 9 – 11 OXFORD STREET, being MAP 306, BLOCK 12, PARCEL 7, in a RESIDENTIAL 4 DISTRICT. (Use Variance - Petition No. 6929)

[Continued from 15 March 2023 – Petition was not formally discussed, no testimony was received.]

4A. BENTHOUSE LLC, seeks permission to rehabilitate two (2) pre-existing single-family residences on a singular parcel, otherwise identified as an expansion of a pre-existing legal nonconforming land use, for property located at 22 – 24 RIVER STREET, being MAP 312, BLOCK 67, PARCEL 1, in a RESIDENTIAL 4 DISTRICT. (Special Use Permit - Petition No. 6930)

[Continued from 15 March 2023 – Petition was not formally discussed, no testimony was received.]

4B. BENTHOUSE LLC, seeks permission to rehabilitate two (2) pre-existing single-family residences on a singular parcel, without complying with both minimum front-yard setbacks, rear and side-yard setback requirements, as well as exceeding the maximum building and impervious lot coverage requirements, in addition to failing to provide sufficient off-street parking, for property located at 22 – 24 RIVER STREET, being MAP 312, BLOCK 67, PARCEL 1, in a RESIDENTIAL 4 DISTRICT. (Dimensional Variance(s) - Petition No. 6931)

[Continued from 15 March 2023 – Petition was not formally discussed, no testimony was received.]

5. PKL RIVERSIDE, LLC, seeks permission to construct a six-unit residential facility, without complying with both minimum front-yard setbacks, off-street parking provision, and impervious lot coverage (this condition is pre-existing and being reduced), for property located at 0 WILLETT AVENUE, being MAP 512, BLOCK 11, PARCEL 38, in a COMMERCIAL 1 DISTRICT. (Dimensional Variance(s) - Petition No. 6933)

IX. New Business

1. KENNETH and MELANIE TWITCHELL, seek permission to raze and then construct a new single-family residence, without complying with the requisite rear-yard and both side-yard setbacks, for property located at 210 RIVERSIDE DRIVE, being MAP 414, BLOCK 20, PARCEL 2, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variance(s) - Petition No. 6934)

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, 3 May 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 31 March 2023.