



City of East Providence

DEPARTMENT OF PUBLIC WORKS

CITY HALL

145 TAUNTON AVENUE

EAST PROVIDENCE, RHODE ISLAND 02914-4505

ZONING OFFICER

CITY OF EAST PROVIDENCE STATE OF RHODE ISLAND ZONING BOARD OF REVIEW

A meeting of the Zoning Board of Review will be held in the City Council Chambers, City Hall, 145 Taunton Avenue, East Providence, Rhode Island, on Wednesday evening, 1 December 2021, at 6:00 P.M. The following applications for Special Use Permit (s) and Variance(s) will be heard in accordance with State Law and Zoning Ordinance.

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. 6 October 2021

B. 3 November 2021

IV. Zoning Officer's Report

V. Correspondence / Discussions

VI. Staff Reports

A. Planning Department Staff Report.

B. November Complaint List



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VII. CONTINUED BUSINESS

1. JASON SILVA, seeks permission to retain an above-ground swimming pool, without complying with the minimum accessory rear-yard swimming pool setback requirement, as well as exceeding the maximum impervious lot coverage, for property located at 16 ROUNDS AVENUE, being MAP 512, BLOCK 11, PARCEL 40, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variances - Petition No. 6858)

[NOTE: Continued from 4 August 2021, and 3 November 2021.]

2A. BEN and TING CHAN, seek permission to convert a commercial facility to two (2) residential units, otherwise defined as a prohibited land use, for property located at 9 – 11 TURNER AVENUE, being MAP 312, BLOCK 12, PARCEL 14, in a COMMERCIAL 3 DISTRICT. (Use Variance - Petition No. 6881)

2B. BEN and TING CHAN, seek permission to convert a commercial facility to two (2) residential units, without complying with the minimum off-street parking aisle width requirement, for property located at 9 – 11 TURNER AVENUE, being MAP 312, BLOCK 12, PARCEL 14, in a COMMERCIAL 3 DISTRICT. (Dimensional Variance - Petition No. 6882)

VIII. NEW BUSINESS

1. AMBROSE, LLC, seeks permission to convert a prior nonconforming light industrial / office use to a less intensive and intrusive art studio workshop, which entails acrylic painting and glass sculpting, albeit still defined as a nonconforming land use, for property located at 501 BULLOCKS POINT AVENUE, being MAP 313, BLOCK 3, PARCEL 18, in a RESIDENTIAL 4 DISTRICT. (Use Variance - Petition No. 6883)

2A. BELCHIKOO, LLC, and JOHN GREGORY RICE, seek permission to convert a commercial floor space to an additional residential unit, thereby converting the present pre-existing nonconforming mixed-use residential and commercial facility into a prohibited six-unit residential facility, for property located at 389 - 391 BULLOCKS POINT AVENUE, being MAP 312, BLOCK 52, PARCEL 6, in a COMMERCIAL 1 DISTRICT. (Use Variance - Petition No. 6884)



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2B. BELCHIKOO, LLC, and JOHN GREGORY RICE, seek permission to convert a commercial floor space to an additional residential unit, thereby converting the present pre-existing nonconforming mixed-use residential and commercial facility into a prohibited six-unit residential facility without complying with the minimum off-street parking requirement, for property located at 389 - 391 BULLOCKS POINT AVENUE, being MAP 312, BLOCK 52, PARCEL 6, in a COMMERCIAL 1 DISTRICT. (Dimensional Variance - Petition No. 6885)

3. CITY OF EAST PROVIDENCE and ONE NEIGHBORHOOD BUILDERS, seek permission to introduce a multi-unit residential facility containing 16-units, without complying with: the minimum front-yard setback, obstruction setback at an intersection, increased setbacks resulting from introduction of a third-floor, minimum lot density, trash storage setback, off-street parking within the front-yard setback, provision of off-street parking, exceeding maximum number of stories, wall setback separation between buildings, quantity of minimum yard space allotted each townhouse unit, minimum provision of shade trees, provision of landscaping throughout the perimeter of the property, and buffering of parking areas and other site amenities, for property located at 336 BULLOCKS POINT AVENUE, being MAP 312, BLOCK 12, PARCEL 20, in the RIVERSIDE SQUARE MIXED USE / DOWNTOWN OVERLAY DISTRICT. (Dimensional Variance(s) - Petition No. 6886)

4A. ALAN and JUNE PALUMBO, request a waiver of the mandatory submission of a Class I Surveyed Site Plan, for property located at 220 WATERMAN AVENUE, being MAP 206, BLOCK 17, PARCEL 8, in the WATERMAN AVENUE OVERLAY DISTRICT. (Waiver - Petition No. 6887)

4B. ALAN and JUNE PALUMBO, seek permission to convert a facility used for professional office purposes (approved by the Zoning Board of Review) to a single-family dwelling, otherwise defined as a prohibited land use, for property located at 220 WATERMAN AVENUE, being MAP 206, BLOCK 17, PARCEL 8, in the WATERMAN AVENUE OVERLAY DISTRICT. (Use Variance - Petition No. 6887)

5. IGUS BEARINGS, INC., a RI CORPORATION, seeks permission to engage in 'Open Storage,' an accessory land use permissible with the granting of a special use permit, for property located at 257 FERRIS AVENUE, being MAP 502, BLOCK 5, PARCEL 31, in an INDUSTRIAL 1 DISTRICT. (Special Use Permit - Petition No. 6888)

IX. Procedures

A. Discussion on amending the Zoning Board of Review 'Policy and Procedures' – Instituting a cap on the number of agenda items permitted per hearing.

B. Approval of the Zoning Board of Review Annual Hearing Calendar.



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X. Announcements

A. The next regularly scheduled hearing of the Zoning Board of Review will be held on 12 January 2022.

XI. Adjournment

APPLICATION/DOCUMENTS: As part of the above detailed petitions, the applicant(s) have submitted materials which are public record. You can review submitted materials between the hours of 8:30 AM and 3:30 PM, Monday through Friday. Should you have any questions, you may contact the City of East Providence 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 providing said materials to the attention of Ed Pimentel, Zoning Officer, at 145 Taunton Avenue, East Providence, RI 02914 by 26 November 2021.

EDWARD PIMENTEL, AICP
ZONING OFFICER / CLERK

"INDIVIDUALS REQUESTING INTERPRETER SERVICES FOR THE HEARING IMPAIRED MUST CALL 435-7500 OR 431-1633 (V/TDD), FORTY-EIGHT (48) HOURS IN ADVANCE OF THE MEETING DATE."