

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

Date: Wednesday, 11 January 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. 2 November 2022.

B. 12 December 2022.

IV. Zoning Officer's Report

V. Correspondence / Discussions

VI. Staff Reports

A. Planning Department Staff Report – Previously Submitted

B. Zoning Complaint List – December 2022 - Previously Submitted

VII. Continued Business

1. FORBES STREET, LLC, seeks permission to retain an expanded parking area and trash storage area, associated with a mixed use residential and storage property, resulting in excessive off-street parking within the requisite front-yard, excessive off-street pavement within the requisite front-yard and vehicles exiting in a rear-fashion, for property located at 100 and 120 FORBES STREET, being MAP 411, BLOCK 5, PARCEL(S) 85 and 86, in a COMMERCIAL 4 DISTRICT. (Dimensional Variance(s) - Petition No. 6922)

[Continued from 2 November 2022 – Petition was not formally discussed, no testimony was received.]

VIII. New Business

1. PAULA PAIVA, seeks permission to retain an accessory tree house, without complying with the minimum accessory rear-yard and side-yard setback requirements, for property located at 72 MERRITT ROAD, being MAP 309, BLOCK 14, PARCEL 18, in a RESIDENTIAL 2 DISTRICT. (Dimensional Variance(s) - Petition No. 6925)

2. 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)

3. 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)

IX. Procedures

- A. Approval of annual calendar.
- B. Discussion on Motion Forms.
- C. Discussion on the Zoning Application Instructional Package.
- D. Discussion on Rules and Procedures.
- E. Discussion on new zoning enabling legislation.

X. Announcements

A. The next regular meeting of the Zoning Board of Review is scheduled for Wednesday, 1 February 2023, 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 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 'Meetings & Events'. Next, proceed to the respective Zoning Board of Review hearing date, and select the 'Zoning Hearing'. The entire agenda will be then 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 6 January 2023.