



City of East Providence

DEPARTMENT OF PUBLIC WORKS

CITY HALL

145 TAUNTON AVENUE

EAST PROVIDENCE, RHODE ISLAND 02914-4505

ZONING OFFICER

THE 12 JANUARY 2022, MEETING OF THE EAST PROVIDENCE ZONING BOARD OF REVIEW, IS BEING CONTINUED TO 2 FEBRUARY 2022.

THE MEETING IS BEING CONTINUED BY EXECUTIVE ORDER OF MAYOR DASILVA DUE TO THE INCREASE IN COVID AND TO PROTECT THE PUBLIC HEALTH.

**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, 12 January 2022, 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. 3 November 2021

B. 1 December 2021

IV. Zoning Officer's Report

V. Correspondence / Discussions

VI. Staff Reports

TEL (401) 435-7722, Ext. 3

FAX (401) 435-7717
TDD (401) 431-1633



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A. Planning Department Staff Report.

B. December Complaint List

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, 3 November 2021, and 1 December 2021.]

2. 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)

VIII. NEW BUSINESS

1. RS ASSOCIATES, seeks permission to convert a multi-tenant commercial facility to a mixture of commercial and residential land uses, consisting of several commercial tenancies and three (3) residential units, otherwise defined as a prohibited land use, for property located at 2224 PAWTUCKET AVENUE, being MAP 406, BLOCK 7, PARCEL 11, in a COMMERCIAL 5 DISTRICT. (Use Variance - Petition No. 6889)

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.

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X. Announcements

A. The next regularly scheduled hearing of the Zoning Board of Review will be held on 2 February 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 7 January 2022.

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."