

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

Date: Wednesday, 12 July 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. 7 June 2023.

IV. Zoning Officer's Report

V. Correspondence / Discussions

A. ZBR Mandatory Training

VI. Staff Reports

A. Planning Department Staff Report – Previously Submitted

B. Zoning Complaint List – June 2023 - Previously Submitted

VII. Docket Item Organization

VIII. Continued Business

IX. New Business

1. JOSHUA GEORGE, seeks dimensional relief to permit construction of a single-family dwelling without complying with both side-yard setback requirements, for property located at 0 MAIN STREET, being MAP 412, BLOCK 20, PARCEL 3, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variance(s) - Petition No. 6942)

2A. BENTHOUSE LLC, seeks permission to raze and relocate a pre-existing single-family residence on a parcel that is presently improved with two (2) distinct and separate residences, 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. 6943)

2B. BENTHOUSE LLC, seeks permission to raze and rebuild a pre-existing single-family residence, without complying with the minimum front-yard setback requirement, for property located at 22 – 24 RIVER STREET, being MAP 312, BLOCK 67, PARCEL 1, in a RESIDENTIAL 4 DISTRICT. (Dimensional Variance - Petition No. 6944)

3A. EAST PROVIDENCE CLUB PROPERTIES, LLC, seeks permission to introduce a child daycare center, in conjunction with a fitness club, the child daycare center being a prohibited land use in the Commercial 5 District, for property located at 15 CATAMORE BOULEVARD, being MAP 607, BLOCK 19, PARCEL 1, in a COMMERCIAL 5 DISTRICT. (Use Variance - Petition No. 6945)

3B. EAST PROVIDENCE CLUB PROPERTIES, LLC, seeks permission to introduce a child daycare center, in conjunction with a fitness club, without complying with the minimum off-street parking requirement, for property located at 15 CATAMORE BOULEVARD, being MAP 607, BLOCK 19, PARCEL 1, in a COMMERCIAL 5 DISTRICT. (Dimensional Variance - Petition No. 6946)

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, 2 August 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 7 July 2023.