

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

Date: Wednesday, 7 June 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. 8 May 2023.

IV. Zoning Officer's Report

V. Correspondence / Discussions

VI. Staff Reports

A. Planning Department Staff Report – Previously Submitted

B. Zoning Complaint List – May 2023 - Previously Submitted

VII. Docket Item Organization

VIII. Continued Business

IX. New Business

1. KAREN WILLETTE, seeks dimensional relief to permit construction of a deck onto a single-family residence, without complying with the minimum side-yard setback requirement, for property located at 200 NARRAGANSETT AVENUE, being MAP 313, BLOCK 1, PARCEL 2, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variance - Petition No. 6938)

2. KAROLINA GOMEZ, seeks a special use permit to intensify a pre-existing legal nonconforming three-unit residence; stated intensification consisting of improvements to realize building and fire code compliance as mandated by the zoning board of review pursuant to the decision of 4 August 2021, Petition No. 6851, for property located at 21 ARLINGTON STREET, being MAP 106, BLOCK 30, PARCEL 7, in a RESIDENTIAL 6 DISTRICT. (Special Use Permit - Petition No. 6939)

3. GROVE AVENUE ASSOCIATES, LLC, seeks permission to subdivide a parcel via an Administrative Subdivision, resulting in deficient setbacks, lot area, lot width, excessive impervious lot coverage, and deficient driveway aisle width in regard to Parcel 6, as well as deficient setbacks, lot area, lot width, excessive impervious lot coverage, deficient driveway aisle width, and averting introduction of a trash storage area in regard to Parcel 7, (several deficiencies either being pre-existing and/or addressed via easement), for property located at 1 and 9 GROVE AVENUE, being MAP 106, BLOCK 8, PARCEL(S) 6 and 7, in a COMMERCIAL 1 DISTRICT. (Dimensional Variance(s) - Petition No. 6940)

4. MANUEL and LUSA SOUSA, seek permission to construct an addition onto a single-family residence, to introduce an attached accessory dwelling unit, without complying with the minimum side-yard setback requirement, for property located at 1449 SOUTH BROADWAY, being MAP 108, BLOCK 1, PARCEL 7, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variance - Petition No. 6941)

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, 12 July 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.

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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 2 June 2023.