

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

Date: Wednesday, 15 March 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. 11 January 2023.

B. 1 February 2023

IV. Zoning Officer's Report

V. Correspondence / Discussions

A. 210 Riverside Drive, Kenneth and Melanie Twitchell, Petition No. 6916. Request for six-month continuance on approval.

VI. Staff Reports

A. Planning Department Staff Report – Previously Submitted

B. Zoning Complaint List – February 2023 - 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 1 February 2023 – Petition was not formally discussed, no testimony was received.]

2. 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)

[Continued from 1 February 2023 – Petition was not formally discussed, no testimony was received.]

3. MULBERRY PLACE LLC, seeks permission to construct an addition onto a single-family residence, without complying with the minimum side-yard setback requirement, as well as exceeding the maximum number of stories requirement, for property located at 297 TERRACE AVENUE, being MAP 413, BLOCK 8, PARCEL 2, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variance(s) - Petition No. 6928)

[Continued from 1 February 2023 – Petition was not formally discussed, no testimony was received.]

4. S&D REALTY, seeks permission to convert a three-unit apartment facility to a prohibited four-unit apartment facility, by introducing a fourth one-bedroom unit, for property located at 9 – 11 OXFORD STREET, being MAP 306, BLOCK 12, PARCEL 7, in a RESIDENTIAL 4 DISTRICT. (Use Variance - Petition No. 6929)

[Continued from 1 February 2023 – Petition was not formally discussed, no testimony was received.]

5A. BENTHOUSE LLC, seeks permission to rehabilitate two (2) pre-existing single-family residences on a singular parcel, 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. 6930)

[Continued from 1 February 2023 – Petition was not formally discussed, no testimony was received.]

5B. BENTHOUSE LLC, seeks permission to rehabilitate two (2) pre-existing single-family residences on a singular parcel, without complying with both minimum front-yard setbacks, rear and side-yard setback requirements, as well as exceeding the maximum building and impervious lot coverage requirements, in addition to failing to provide sufficient off-street parking, for property located at 22 – 24 RIVER STREET, being MAP 312, BLOCK 67, PARCEL 1, in a RESIDENTIAL 4 DISTRICT. (Dimensional Variance(s) - Petition No. 6931)

[Continued from 1 February 2023 – Petition was not formally discussed, no testimony was received.]

VIII. New Business

1. AG CONSTRUCTION, INC., seeks permission to retain a foundation associated with construction of a single-family residence, without complying with the minimum side-yard setback requirement, for property located at 176 FORBES STREET, being MAP 511, BLOCK 1, PARCEL 4.1, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variance - Petition No. 6932)
2. PKL RIVERSIDE, LLC, seeks permission to construct a six-unit residential facility, without complying with both minimum front-yard setbacks, off-street parking provision, and impervious lot coverage (this condition is pre-existing and being reduced), for property located at 0 WILLETT AVENUE, being MAP 512, BLOCK 11, PARCEL 38, in a COMMERCIAL 1 DISTRICT. (Dimensional Variance(s) - Petition No. 6933)

IX. Procedures

- A. Discussion on Motion Forms.
- B. Discussion on the Zoning Application Instructional Package.
- C. Discussion on Rules and Procedures.

X. Announcements

- A. The next regular meeting of the Zoning Board of Review is scheduled for Wednesday, 5 April 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 '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 10 March 2023.