

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

Date: Wednesday, 6 March 2024
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 February 2024

B. 21 February 2024

IV. Zoning Officer's Report

V. Correspondence / Discussions

A. Request for six-month extension – 297 Terrace Avenue, Petition No. 6928, Approved 15 March 2023.

VI. Staff Reports

A. Planning Department Staff Report – Previously Submitted

B. Zoning Complaint List – February 2024 - Previously Submitted

VII. Docket Item Organization

VIII. Continued Business

IX. New Business

1. DENNIS COSTA and GARY J. COSTA, seek permission to subdivide their property into two (2) distinct parcels (Preliminary Plan - Minor Subdivision approval having already been granted), resulting in deficient front and side-yard setbacks, and excessive usage of the front-yard for off-street parking purposes, for property located at 47 DUNBAR AVENUE, being MAP 404, BLOCK 22, PARCEL 22, in a RESIDENTIAL 4 DISTRICT. (Dimensional Variance(s) - Petition No. 6973)

2. TOUCHDOWN REALTY GROUP, LLC, seeks permission to modify an approved multi-unit residential development that was approved by the Zoning Board of Review on 2 March 2022, Petition No. 6895, specifically seeking permission to relocate the approved trash storage location, for property located at 1320 PAWTUCKET AVENUE, being MAP 503, BLOCK 23, PARCEL 9, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variance - Petition No. 6974)

3. ROBERT SEARS, seeks permission to subdivide his property into two (2) distinct parcels (Preliminary Plan - Minor Subdivision approval having already been granted), resulting in deficient lot width, and recognizing several pre-existing setback deficiencies associated with both principal residences and accessory structures, for property located at 960 WATERMAN AVENUE and 40 LUTHER AVENUE, being MAP 607, BLOCK 7, PARCEL(S) 6 and 16, in an INDUSTRIAL 1 DISTRICT and RESIDENTIAL 2 DISTRICT. (Dimensional Variance(s) - Petition No. 6975)

4. HERMANO FORTES, seeks permission to introduce an accessory detached garage that will fail to comply with the minimum accessory side and rear-yard setbacks, contribute to exceeding the maximum building coverage, in addition to exceeding the maximum ratio of accessory massing to principal residential massing floor area, for property located at 109 WILSON AVENUE, being MAP 303, BLOCK 11, PARCEL 84, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variance(s) - Petition No. 6976)

5. PACE ORGANIZATION of RI and RENAISSANCE CHURCH, seek permission to introduce a Place of Worship in an industrially zoned property, otherwise defined as a prohibited land use, for property located at 10 TRIPPS LANE, being MAP 509, BLOCK 1, PARCEL 4, in an INDUSTRIAL 1 DISTRICT. (Use Variance - Petition No. 6977)

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, 3 April 2024, 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 1 March 2024.

Please note that the referenced Zoning Board of Review Agenda is posted on the City of East Providence Website, in addition to being Posted in both the City of East Providence City Hall and Weaver Library.