

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

Date: Wednesday, 3 May 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. 5 April 2023.

IV. Zoning Officer's Report

V. Correspondence / Discussions

VI. Staff Reports

A. Planning Department Staff Report – Previously Submitted

B. Zoning Complaint List – April 2023 - Previously Submitted

VII. Docket Item Organization

VIII. Continued Business

1. ROBERT E. DENHAM III, W/LIFE ESTATE and JEANNE DENHAM, seek permission to construct an addition and decking onto a single-family residence, without complying with the minimum front, side, and rear-yard setback requirements, for property located at 154 TERRACE AVENUE, being MAP 414, BLOCK 3, PARCEL 7, in a RESIDENTIAL 3 DISTRICT.
(Dimensional Variance(s) - Petition No. 6926)

[Continued from 5 April 2023.]

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)

[Continued from 5 April 2023. No testimony taken.]

IX. New Business

1. MARCUS and EVELYN D. WENGER, seek dimensional relief to permit construction of an accessory storage shed, which will realize principal living space within the second-floor, as well as exceed the maximum height limit, for property located at 88 WALNUT STREET, being MAP 106, BLOCK 3, PARCEL 45, in a RESIDENTIAL 6 DISTRICT. (Dimensional Variance(s) - Petition No. 6935)

2. 76 AMARAL STREET, LLC, 76A AMARAL STREET, LLC, and SUPERIOR FENCE & RAIL of RHODE ISLAND & SOUTHERN MASSACHUSETTS, seek a special use permit to engage in 'Open Storage', for property located at 76 AMARAL STREET, being MAP 508, BLOCK 1, PARCEL 16, in an INDUSTRIAL 2 DISTRICT. (Special Use Permit - Petition No. 6936)

3. RI PROPERTY WIRE, seeks dimensional relief to permit a two-lot subdivision, necessitating lot area, width, and depth variances, in addition to excessive usage of the lot frontage for off-street parking purposes, for property located at 49 CRESCENT VIEW AVENUE, being MAP 513, BLOCK 20, PARCEL 3, in a RESIDENTIAL 4 DISTRICT. (Dimensional Variance(s) - Petition No. 6937)

X. Procedures

A. Discussion on Motion Forms.

B. Discussion on the Zoning Application Instructional Package.

C. Discussion on Rules and Procedures.

XI. Announcements

A. A special meeting of the Zoning Board of Review is scheduled for Monday, 8 May 2023, at 6:00 PM, in the City of East Providence Council Chambers, City Hall, and East Providence, RI.

B. The next regular meeting of the Zoning Board of Review is scheduled for Wednesday, 7 June 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 28 April 2023.