

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

Date: Wednesday, 2 October 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. 24 July 2024

B. 2 October 2024

IV. Zoning Officer's Report

V. Correspondence / Discussions

A. SFD Holdings, 1002 Pawtucket Avenue, Map 502, Block 10, Parcel 001.00, Approved 7 February 2024, Petition No. 6972. Requesting six-month extension. Previously submitted.

VI. Staff Reports

A. Planning Department Staff Report – Previously Submitted

B. Zoning Complaint List – September 2024 - Previously Submitted

VII. Docket Item Organization

VIII. Continued Business

1. PATRICIO VALLY PINTO, seeks permission to introduce a storage (automotive warehousing) facility in a residential district, otherwise defined as a prohibited land use, for property located at 0 COLWELL STREET, being MAP 307, BLOCK 36, PARCEL 16, in a RESIDENTIAL 6 DISTRICT. (Use Variance - Petition No. 6987)

[Continued from 5 June 2024. No testimony taken.]

2. LAUREN BERIONT and KATHRYN HARRIS, seek permission to construct a covered porch onto a single-family residence without complying with the minimum front-yard setback requirement, for property located at 130 LINDY AVENUE, being MAP 513, BLOCK 1, PARCEL 47, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variance - Petition No. 6991)

[Continued from 4 September 2024. No testimony taken.]

3A. COLBEA ENTERPRISES, LLC (c/o MICHAEL GAZDACKO), seeks permission to add a mechanical room onto an existing car wash for purposes of modernizing the operation, deemed a modification of a previously approved use variance, for property located at 2200 PAWTUCKET AVENUE and 645 WATERMAN AVENUE, being MAP 406, BLOCK 7, PARCEL(S) 8 and 9, in an INDUSTRIAL 1 DISTRICT and COMMERCIAL 5 DISTRICT. (Modification to a Approved Use Variance - Petition No. 6992)

[Continued from 4 September 2024. No testimony taken.]

3B. COLBEA ENTERPRISES, LLC, c/o MICHAEL GAZDACKO, seek permission to add a mechanical room onto an existing car wash for purposes of modernizing the operation, without complying with the requisite side-yard setback and exceeding the maximum impervious lot coverage, for property located at 2200 PAWTUCKET AVENUE and 645 WATERMAN AVENUE, being MAP 406, BLOCK 7, PARCEL(S) 8 and 9, in an INDUSTRIAL 1 DISTRICT and COMMERCIAL 5 DISTRICT. (Dimensional Variance(s) - Petition No. 6993)

[Continued from 4 September 2024. No testimony taken.]

IX. New Business

1A. JONATHAN PANGBORN, seeks a 'Waiver' of the mandatory Class I Survey submission, for the purpose of constructing a second-floor addition over the present breezeway and attached accessory garage, for property located at 38 MANNING DRIVE, being MAP 409, BLOCK 8, PARCEL 12, in a RESIDENTIAL 3 DISTRICT. (Waiver - Petition No. 6994)

1B. JONATHAN PANGBORN, seeks permission to construct a second-floor addition over the present breezeway and attached accessory garage, without complying with the minimum side-yard setback requirement, for property located at 38 MANNING DRIVE, being MAP 409, BLOCK 8, PARCEL 12, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variance - Petition No. 6994)

2. IGUS BEARINGS, INC. (LANDLORD) and LATITUDE BEVERAGES COMPANY (TENANT), seek permission to introduce four (4) exterior ethanol storage tanks, otherwise defined as 'Open Storage' necessitating a special use permit, in conjunction with a permissible microbrewery / distillery, for property located at 275 FERRIS AVENUE, being MAP 502, BLOCK 5, PARCEL 3, in an INDUSTRIAL 2 DISTRICT. (Special Use Permit - Petition No. 6995)

3. LUCKYS REALTY, LLC and MURRAY MARKETING INC., seek permission to convert a pre-existing legal nonconforming static billboard to LED, for property located at 1175 WARREN AVENUE, being MAP 607, BLOCK 16, PARCEL 1, in a COMMERCIAL 5 DISTRICT. (Special Use Permit - Petition No. 6996)

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, 6 November 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 or 3.

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 Friday, 27 September 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.