

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

Date: Wednesday, 4 October 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. 2 August 2023.

B. 9 August 2023.

C. 6 September 2023.

IV. Zoning Officer's Report

V. Correspondence / Discussions

A. Six-Month Continuance Request – Twitchell, Kenneth, 210 Riverside Drive, Petition No. 6934.

B. Six-Month Continuance Request – Gomez, Karolina, 21 Arlington Street, Petition No. 6939

VI. Staff Reports

A. Planning Department Staff Report – Previously Submitted

B. Zoning Complaint List – September 2023 - Previously Submitted

VII. Docket Item Organization

VIII. Continued Business

1. JOEL DEMELO and JANE M. ROCHA-DEMELO, seek dimensional relief to permit a two-lot subdivision, which fails to meet the minimum lot area and lot depth requirements, in addition to excessive usage of the lot frontage for off-street parking purposes, in regard to both proposed parcels, for property located at 10 SIDNEY STREET, being MAP 406, BLOCK 12, PARCEL 9, in a RESIDENTIAL 4 DISTRICT. (Dimensional Variance(s) - Petition No. 6955)

[Continued from 6 September 2023. No testimony taken.]

2. MAG VENTURES, LTD., seeks permission to introduce a second free-standing (pylon) sign along Hall Street, whereas the regulations only permit one (1) sign per street frontage, for property located at 415 TAUNTON AVENUE, being MAP 306, BLOCK 9, PARCEL(S) 5, 5.1, 6, 7, 8, 10, 11, and 12, in a COMMERCIAL 4 DISTRICT. (Dimensional Variance - Petition No. 6956)

[Continued from 6 September 2023. No testimony taken.]

IX. New Business

1. WAYNE A. FORTIN, seeks dimensional relief to expand a third-floor living area, without complying with the minimum front-yard setback off of Worcester Avenue, front-yard setback off of Cove Street, in addition to exceeding the maximum number of stories, for property located at 160 WORCESTER AVENUE, being MAP 413, BLOCK 4, PARCEL 7, in a RESIDENTIAL 4 DISTRICT. (Dimensional Variance(s) - Petition No. 6959)

2A. MICHAEL R. CAVACO, seeks a special use permit to modify an accessory detached garage (having previously been approved via the granting of a special use permit), in addition to expanding an existing deck, both in conjunction with a pre-existing nonconforming two-unit residence, thereby being defined as an expansion of a pre-existing legal nonconforming land use, for property located at 135 – 137 BOURNE AVENUE, being MAP 303, BLOCK 8, PARCEL 16, in a RESIDENTIAL 3 DISTRICT. (Special Use Permit - Petition No. 6960)

2B. MICHAEL R. CAVACO, seeks dimensional relief to expand an existing deck, without complying with the minimum front-yard setback requirement, for property located at 135 – 137 BOURNE AVENUE, being MAP 303, BLOCK 8, PARCEL 16, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variance - Petition No. 6961)

3. C&C INVESTING GROUP, LLC, seeks dimensional relief to convert a long-standing mixed use professional office and single-family residence to a pottery and retail studio and three (3) residential units (referenced combination of land uses being permitted as a matter-of-right), for which the associated off-street parking area does not comport with the minimum front-yard setback, aisle-width, and other similar off-street parking design requirements, for property located at 10 WAMPANOAG TRAIL, being MAP 308, BLOCK 27, PARCEL 15, in a COMMERCIAL 2 DISTRICT. (Dimensional Variance(s) - Petition No. 6962)

[To be withdrawn. Applicant submitted revised plan that is dimensionally compliant.]

X. Procedures

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

XI. Announcements

A. The next regular meeting of the Zoning Board of Review is scheduled for Wednesday, 1 November 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 29 September 2023.