

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

Date: Wednesday, 3 December 2025
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 November 2025

IV. Zoning Officer's Report

V. Correspondence / Discussions

VI. Staff Reports

A. Planning Department Staff Report – Previously Submitted

VII. Docket Item Organization

VIII. Continued Business

IX. New Business

1. ROSAURA VASQUEZ, seeks permission to introduce fencing that exceeds the maximum four-foot height limit within the requisite front-yard setback, in addition to exceeding the overall six-foot height limit outside the requisite front-yard setback, for property located at 105 HOBSON AVENUE, being MAP 305, BLOCK 10, PARCEL 001.30, in a RESIDENTIAL 4 DISTRICT. (Dimensional Variance(s) - Petition No. 7027)

2. CLIFFORD M. and SANDRA M. GRANT, seek permission to retain front decking that fails to comply with both the minimum requisite front and side-yard setbacks, for property located at 121 TURNER AVENUE, being MAP 412, BLOCK 5, PARCEL 10, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variance(s) - Petition No. 7028)

3. SANDRA B. PERRY, seeks permission to introduce a front farmers porch, which will fail to comply with the minimum requisite front-yard setback, in addition to exceeding the maximum impervious lot coverage, for property located at 132 ROMA STREET, being MAP 306, BLOCK 25, PARCEL 13, in a RESIDENTIAL 4 DISTRICT. (Dimensional Variance(s) - Petition No. 7029)

4. GLENROSE-DAMBRA INC., seeks permission to retain an addition onto a commercial business that fails to comply with both the minimum requisite front and rear-yard setbacks, in addition to proposed free-standing signage that fails to comply with the minimum requisite front-yard setback, for property located at 447 WILLETT AVENUE, being MAP 412, BLOCK 3, PARCEL 4, in a COMMERCIAL 2 DISTRICT. (Dimensional Variance(s) - Petition No. 7030)

5A. ANDERSON MOTORS, seeks permission to install digital signage, otherwise prohibited within the Industrial 2 District, for property located at 190 AMARAL STREET, being MAP 508, BLOCK 1, PARCEL 3, in an INDUSTRIAL 2 DISTRICT. (Use Variance - Petition No. 7031)

5B. ANDERSON MOTORS, seeks permission to introduce a new signage program that necessitates dimensional relief, to include excessive wall-mounted signage, excessive free-standing signage, and exceeding the maximum free-standing signage height as well as being located within the requisite front-yard setback, for property located at 190 AMARAL STREET, being MAP 508, BLOCK 1, PARCEL 3, in an INDUSTRIAL 2 DISTRICT. (Dimensional Variance(s) - Petition No. 7032)

6A. BREZ ASSOCIATES LLC, C/o Tim Chaput, seeks permission to construct an addition onto a warehousing operation, otherwise identified as an expansion of a dimensionally nonconforming structure and parcel, for property located at 40 PATTON ROAD, being MAP 501, BLOCK 1, PARCEL 17, in an INDUSTRIAL 2 DISTRICT. (Special Use Permit - Petition No. 7033)

6B. BREZ ASSOCIATES LLC, C/o Tim Chaput, seeks permission to construct an addition onto a warehousing operation, which will fail to comply with the minimum front and rear-yard setbacks, in addition to exceeding the maximum impervious lot coverage requirement, for property located at 40 PATTON ROAD, being MAP 501, BLOCK 1, PARCEL 17, in an INDUSTRIAL 2 DISTRICT. (Dimensional Variance(s) - Petition No. 7034)

7A. WAMPANOAG PROPERTIES LLP, and JC IOS ACQUISITIONS, LLC, seek permission to engage in the open storage of trucks and other vehicles, materials, equipment, and other ancillary items, necessitating a Special Use Permit to allow 'Open Storage', for property located at 370 WAMPANOAG TRAIL, being MAP 509, BLOCK 3, PARCEL 3, in an INDUSTRIAL 2 DISTRICT. (Special Use Permit - Petition No. 7035)

7B. WAMPANOAG PROPERTIES LLP, and JC IOS ACQUISITIONS, LLC, seek dimensional relief to engage in open storage, yet failing to comply with off-street parking design requirements, to include aisle width dimensions and lighting, installation of curbing, and landscaping requirements, for property located at 370 WAMPANOAG TRAIL, being MAP 509, BLOCK 3, PARCEL 3, in an INDUSTRIAL 2 DISTRICT. (Dimensional Variance(s) - Petition No. 7036)

8. ARLINDO ESCOBAR, seeks permission to construct a separate and distinct residence for Accessory Dwelling Unit purposes, stated residence failing to comply with the minimum front-yard setback, exceeding the maximum height limit, exceeding the maximum allotted living area, and being situated between the principal residence and public right-of-way, in addition to exceeding the maximum building and impervious lot coverage requirements, for property located at 45 HAZELWOOD AVENUE, being MAP 307, BLOCK 17, PARCEL 13, in a RESIDENTIAL 4 DISTRICT. (Dimensional Variance(s) - Petition No. 7037)

X. Procedures

XI. Announcements

A. The next regular meeting of the Zoning Board of Review is yet to be determined. Discussion on annual calendar.

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 contact the Zoning Office at (401) 435-7722, Ext. 2 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, 28 November 2025. 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.