

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

**Date:** Wednesday, 1 February 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. 11 January 2022.

**IV. Zoning Officer's Report**

**V. Correspondence / Discussions**

**VI. Staff Reports**

A. Planning Department Staff Report – Previously Submitted

B. Zoning Complaint List – January 2023 - Previously Submitted

**VII. Continued Business**

1. FORBES STREET, LLC, seeks permission to retain an expanded parking area and trash storage area, associated with a mixed use residential and storage property, resulting in excessive off-street parking within the requisite front-yard, excessive off-street pavement within the requisite front-yard and vehicles exiting in a rear-fashion, for property located at 100 and 120 FORBES STREET, being MAP 411, BLOCK 5, PARCEL(S) 85 and 86, in a COMMERCIAL 4 DISTRICT. (Dimensional Variance(s) - Petition No. 6922)

[Continued from 11 January 2023 – Petition was not formally discussed, no testimony was received.]

**2.** JOSEPH RUGGIERO and ORCHID MONTESSORI SCHOOL, seek permission to introduce a child daycare center operation, without complying with the respective side-yard and rear-yard landscaping buffer setback requirements, minimum separation from a potential hazard requirement, minimum off-street parking student drop-off requirement, stall dimension and aisle width dimensional requirements, and trash storage location, for property located at 877 BROADWAY, being MAP 206, BLOCK 11, PARCEL 31, in a COMMERCIAL 1 DISTRICT. (Dimensional Variance(s) - Petition No. 6927)

[To be automatically continued to the 15 March 2023 Zoning Board of Review hearing. No testimony is to be taken.]

### **VIII. New Business**

**1.** MULBERRY PLACE LLC, seeks permission to construct an addition onto a single-family residence, without complying with the minimum side-yard setback requirement, as well as exceeding the maximum number of stories requirement, for property located at 297 TERRACE AVENUE, being MAP 413, BLOCK 8, PARCEL 2, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variance(s) - Petition No. 6928)

**2.** S&D REALTY, seeks permission to convert a three-unit apartment facility to a prohibited four-unit apartment facility, by introducing a fourth one-bedroom unit, for property located at 9 – 11 OXFORD STREET, being MAP 306, BLOCK 12, PARCEL 7, in a RESIDENTIAL 4 DISTRICT. (Use Variance - Petition No. 6929)

**3A.** BENTHOUSE LLC, seeks permission to rehabilitate two (2) pre-existing single-family residences on a singular parcel, otherwise identified as an expansion of a pre-existing legal nonconforming land use, for property located at 22 – 24 RIVER STREET, being MAP 312, BLOCK 67, PARCEL 1, in a RESIDENTIAL 4 DISTRICT. (Special Use Permit - Petition No. 6930)

[To be automatically continued to the 15 March 2023 Zoning Board of Review hearing. No testimony is to be taken.]

**3B.** BENTHOUSE LLC, seeks permission to rehabilitate two (2) pre-existing single-family residences on a singular parcel, without complying with minimum front-yard setback requirements, exceeding maximum impervious lot coverage requirement, and failing to provide sufficient off-street parking, for property located at 22 – 24 RIVER STREET, being MAP 312, BLOCK 67, PARCEL 1, in a RESIDENTIAL 4 DISTRICT. (Dimensional Variance(s) - Petition No. 6931)

[To be automatically continued to the 15 March 2023 Zoning Board of Review hearing. No testimony is to be taken.]

### **IX. Procedures**

**A.** Discussion on Motion Forms.

**B.** Discussion on the Zoning Application Instructional Package.

C. Discussion on Rules and Procedures.

X. Announcements

A. The next regular meeting of the Zoning Board of Review is scheduled for Wednesday, 1 March 2023, at 6:00 PM, in the City of East Providence Council Chambers, City Hall, and East Providence, RI.

XI. 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](mailto:epimentel@eastprovidenceri.gov), or by regular mail by mailing to Ed Pimentel, Zoning Officer, 145 Taunton Avenue, East Providence, RI 02914 by 27 January 2023.