

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

**Date:** Wednesday, 7 February 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. 1 November 2023.

B. 13 December 2023

**IV. Zoning Officer's Report**

**V. Correspondence / Discussions**

**VI. Staff Reports**

A. Planning Department Staff Report – Previously Submitted

B. Zoning Complaint List – January 2024 - Previously Submitted

**VII. Docket Item Organization**

**VIII. Continued Business**

**IX. New Business**

1. AHEARN REALTY GROUP LLC – JEREMY AHEARN, seeks permission to introduce additional wall-mounted signage, thereby exceeding the maximum permitted by the zoning ordinance, for property located at 1100 WARREN AVENUE, being MAP 607, BLOCK 14, PARCEL 3, in a COMMERCIAL 4 DISTRICT. (Dimensional Variance - Petition No. 6970)

**2A.** SFD HOLDINGS, LLC, seeks permission to convert a single-family residence with accessory home occupation (dental office) to a principal dental office operation with accessory residence, otherwise defined as a prohibited land use, for property located at 1002 PAWTUCKET AVENUE, being MAP 502, BLOCK 10, PARCEL 1, in a RESIDENTIAL 4 DISTRICT. (Use Variance - Petition No. 6971)

**2B.** SFD HOLDINGS, LLC, seeks permission to convert a single-family residence with accessory home occupation (dental office) to a principal dental office operation with accessory residence, without complying with the requisite off-street parking requirements, for property located at 1002 PAWTUCKET AVENUE, being MAP 502, BLOCK 10, PARCEL 1, in a RESIDENTIAL 4 DISTRICT. (Dimensional Variance - Petition No. 6972)

**X. Procedures**

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

**XI. Announcements**

**A.** A Special Meeting of the Zoning Board of Review is scheduled for Wednesday, 21 February 2024, 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, 6 March 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.

**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 2 February 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.**