

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

Date: Wednesday, 13 July 2022
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. 13 April 2022.

B. 1 June 2022.

IV. Zoning Officer's Report

V. Correspondence / Discussions

A. ONE Neighborhood Builders, 336 Bullocks Point Avenue – Request for six-month extension on approval granted 16 February 2022.

VI. Staff Reports

A. Planning Department Staff Report – Previously Submitted

B. Zoning Complaint List – June 2022 - Previously Submitted

VII. Continued Business

1A. ROBIN L. CADY and FREDERICK J. HARRIS, seek a 'Waiver' of the submission of a Class I Surveyed Site Plan, for property located at 65 WILLOW STREET, being MAP 312, BLOCK 46, PARCEL 1, in a RESIDENTIAL 4 DISTRICT. (Waiver - Petition No. 6893)

[Continued from 2 March 2022, and 11 May 2022.]

1B. ROBIN L. CADY and FREDERICK J. HARRIS, seek permission to retain a rear-yard porch that fails to comply with the minimum rear-yard setback requirement, for property located at 65 WILLOW STREET, being MAP 312, BLOCK 46, PARCEL 1, in a RESIDENTIAL 4 DISTRICT. (Dimensional Variance - Petition No. 6893)

[Continued from 2 March 2022, and 11 May 2022.]

VIII. New Business

1A. SCOTT SOUSA, seeks permission to add dormers to a third-floor, thereby realizing true living space, associated with a residence containing two (2) pre-existing residential units, otherwise defined as an intensification of a pre-existing legal nonconforming land use, for property located at 357 – 359 PLEASANT STREET, being MAP 504, BLOCK 14, PARCEL 35, in a RESIDENTIAL 2 DISTRICT. (Special Use Permit - Petition No. 6906)

1B. SCOTT SOUSA, seeks permission to add dormers to a third-floor, thereby realizing true living space, resulting in exceeding the maximum number of stories, and failing to comply with the requisite front and side-yard setback requirements, for property located at 357 – 359 PLEASANT STREET, being MAP 504, BLOCK 14, PARCEL 35, in a RESIDENTIAL 2 DISTRICT. (Dimensional Variance(s) - Petition No. 6907)

2. RS ASSOCIATES, seeks permission to convert a multi-tenant commercial facility to a mixture of commercial and live-work space, consisting of several commercial tenancies and three (3) live-work residential units, otherwise conditionally permitted by special use permit, for property located at 2224 PAWTUCKET AVENUE, being MAP 406, BLOCK 7, PARCEL 11, in a COMMERCIAL 5 DISTRICT. (Special Use Permit - Petition No. 6908)

3A1. CROSS REALTY, LLC, seeks permission to resubmit for a Use Variance within the prohibited eighteen month repetitive petition period, citing 'substantial changes in circumstances' pursuant to Section 19-50(c) of the City of East Providence Zoning Ordinance. The applicant will be presenting said changes to the Zoning Board of Review, necessitating their approval prior to addressing the new Use Variance application.

3A. CROSS REALTY, LLC, seeks permission to convert a residential parcel to an accessory commercial parking area, serving the off-street parking needs of the abutting professional office operation, otherwise defined as a prohibited accessory land use, new application being submitted due to detailed substantial changes to the subject proposal, for property located at 11 ELMWOOD DR, being MAP 402, BLOCK 15, PARCEL 27, in a RESIDENTIAL 3 DISTRICT. (Use Variance - Petition No. 6909)

3B1. CROSS REALTY, LLC, seeks permission to resubmit for a Dimensional Variance within the prohibited eighteen month repetitive petition period, citing 'substantial changes in circumstances' pursuant to Section 19-50(c) of the City of East Providence Zoning Ordinance. The applicant will be presenting said changes to the Zoning Board of Review, necessitating their approval prior to addressing the new Use Variance application.

3B. CROSS REALTY, LLC, seeks permission to convert a residential parcel to an accessory commercial parking area, serving the off-street parking needs of the abutting professional office operation, resulting in exceeding the maximum impervious lot coverage requirement, as well as installing fencing that will exceed the maximum height limit within the respective front-yard setback, new application being submitted due to detailed substantial changes to the subject proposal, for property located at 11 ELMWOOD DR, being MAP 402, BLOCK 15, PARCEL 27, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variance(s) - Petition No. 6910)

4. PAIVA EQUIPMENT COMPANY LLC, seeks permission to rehabilitate three (3) pre-existing legal non-conforming single-family residences, all of which are located on an individual parcel, otherwise defined as an intensification of a pre-existing legal nonconforming land use, for property located at 97 HOSPITAL ROAD, being MAP 711, BLOCK 3, PARCEL 20, in a RESIDENTIAL 1 DISTRICT. (Special Use Permit - Petition No. 6911)

IX. Procedures

A. Discussion on the prepared Zoning Application Instructional Package.

X. Announcements

A. The next regular meeting of the Zoning Board of Review is scheduled for Wednesday, 3 August 2022, at 6:00 PM, in the City of East Providence Council Chambers, City Hall, and East Providence, RI.

XI. Adjournment