

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

Date: Wednesday, 15 July 2026
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. 3 June 2026

IV. Zoning Officer's Report

V. Correspondence / Discussions

A. Request for six-month extension – Approved 3 December 2025, Petition No. 7035, JC IOS Acquisitions, LLC, 370 Wampanoag Trail, Map 509, Block 03, Parcel 003.00.

B. Request for six-month extension – Approved 3 December 2027, Petition No. 7035, Rosaura Vasquez, 105 Hobson Avenue, Map 305, Block 10, Parcel 001.30.

VI. Staff Reports

A. Planning Department Staff Report – Previously Submitted

VII. Docket Item Organization

VIII. Continued Business

IX. New Business

1. BETHANIE JEAN ROMAN and JENNIFER L. RADO, seek permission to expand principal living area into an accessory detached garage, without complying with the minimum side-yard setback, for property located at 18 MEADOWCREST DRIVE, being MAP 511, BLOCK 02, PARCEL 24, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variance - Petition No. 7051)

2. PATRICIA MALLOZZI, seeks permission to redevelop and expand upon a pre-existing single-family residence, without complying with the minimum front-yard and side-yard setbacks, in addition to retaining an accessory detached accessory structure that fails to comply with the minimum accessory rear-yard setback requirement, for property located at 1099 BULLOCKS POINT AVENUE, being MAP 414, BLOCK 4, PARCEL 14 and 14.1, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variances - Petition No. 7052)

X. Procedures

XI. Announcements

A. The next regular meeting of the Zoning Board of Review is scheduled for Wednesday, 5 August 2026, 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 contact the Zoning Office at (401) 435-7722, Ext. 1 or 2.

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, 10 July 2026. 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.