

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

**Date:** Wednesday, 16 July 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. 4 June 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. RFM CR WATERMAN AVENUE LLC and LAMAR ADVERTISING COMPANY, seek permission to convert a static billboard to LED, for property located at 855 – 865 WATERMAN AVENUE, being MAP 507, BLOCK 1, PARCEL 4, in an INDUSTRIAL 1 DISTRICT. (Use Variance - Petition No. 7012)

2. JASON RAFFERTY, seeks permission to construct several second-floor improvements onto a present single-family residence, said improvements consisting of a second-floor balcony and decking, without complying with both minimum (proportionately reduced) side-yard setback requirements, for property located at 21 SEAVIEW AVENUE, being MAP 415, BLOCK 7, PARCEL 9, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variance - Petition No. 7013)

3. JARED ARONSON, seeks permission to construct several additions onto a single-family residence, for the express purpose of expanding much-needed living space and realizing an 'Accessory Family Dwelling Unit' to be used solely for family purposes, referenced additions failing to comply with the minimum side and rear-yard setback requirements, for property located at 10 ROSELAND COURT, being MAP 512, BLOCK 22, PARCEL 106, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variance(s) - Petition No. 7014)

**X. Procedures**

**XI. Announcements**

A. The next regular meeting of the Zoning Board of Review is scheduled for Wednesday, 3 September 2025, 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. 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](mailto:epimentel@eastprovidenceri.gov), or by regular mail by mailing to Ed Pimentel, Zoning Officer, 145 Taunton Avenue, East Providence, RI 02914 by Friday, 11 July 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.