



City of East Providence

DEPARTMENT OF PUBLIC WORKS

CITY HALL

145 TAUNTON AVENUE

EAST PROVIDENCE, RHODE ISLAND 02914-4505

ZONING OFFICER

CITY OF EAST PROVIDENCE STATE OF RHODE ISLAND ZONING BOARD OF REVIEW

A meeting of the Zoning Board of Review is scheduled for **2 June 2021, at 6:00 P.M.** The meeting is scheduled to be purely in a **Virtual Format** due to the issuance of an Executive Order.

NEW AGENDA ITEM(S)

1A. KLK PROPERTIES, LLC, requests a waiver of the mandatory submission of a Class I Surveyed Site Plan, due to the fact that no changes are proposed and there is more than sufficient off-street parking to meet the long-standing usage of property, for property located at 35 SWAN STREET, being MAP 306, BLOCK 24, PARCEL 8, in a RESIDENTIAL 4 DISTRICT. (Waiver - Petition No. 6847)

[NOTE: Automatically continued from 5 May 2021, due to an insufficient quorum.]

1B. KLK PROPERTIES, LLC, seeks permission to convert a combination daycare and two (2) residential-units to a four-unit residence (usage of property that was initially established by variance but extinguished with the issuance of a subsequent variance), for property located at 35 SWAN STREET, being MAP 306, BLOCK 24, PARCEL 8, in a RESIDENTIAL 4 DISTRICT. (Use Variance - Petition No. 6847)

[NOTE: Automatically continued from 5 May 2021, due to an insufficient quorum.]

2A. JT REALTY PARTNERSHIP, seeks permission to introduce an electronic message menu board associated with an existing restaurant (Dunkin Donuts), otherwise identified as a prohibited sign, for property located at 399 NORTH BROADWAY, being MAP 304, BLOCK 5, PARCEL 22, in a COMMERCIAL 2 DISTRICT. (Use Variance - Petition No. 6848)

[NOTE: Automatically continued from 5 May 2021, due to an insufficient quorum.]

2B. JT REALTY PARTNERSHIP, seeks permission to introduce an electronic message menu board associated with an existing restaurant (Dunkin Donuts), otherwise identified as a prohibited sign, for property located at 399 NORTH BROADWAY, being MAP 304, BLOCK 5, PARCEL 22, in a COMMERCIAL 2 DISTRICT. (Use Variance - Petition No. 6848)

3A. EB PROPERTIES INC., requests a waiver of the mandatory submission of a Class I Surveyed Site Plan, due to the fact that no changes are proposed to the exterior and there is more than sufficient off-street parking, for property located at 656 – 660 BULLOCKS POINT AVENUE, being MAP 413, BLOCK 12, PARCEL 2, in a COMMERCIAL 2 DISTRICT. (Waiver - Petition No. 6849)



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3B. EB PROPERTIES INC., seeks permission to introduce an eyebrow micro-shading operation (synonymous with a tattoo operation pursuant to the zoning regulations), otherwise defined as a prohibited land use, for property located at 656 – 660 BULLOCKS POINT AVENUE, being MAP 413, BLOCK 12, PARCEL 2, in a COMMERCIAL 2 DISTRICT. (Use Variance - Petition No. 6849)

4. S & D REALTY, LLC, seeks a Use Variance to permit introduction of an accessory garage, otherwise defined as an intensification of the present three-unit residential usage of property, stated use having been approved pursuant to the issuance of a use variance, for property located at 0 FISHER STREET, being MAP 207, BLOCK 27, PARCEL 9, in a RESIDENTIAL 3 DISTRICT. (Use Variance - Petition No. 6850)

5. YASMANI BALCAZAR VACA, seeks a Use Variance to permit conversion of a pre-existing two-unit residence to a three-unit residence, otherwise defined as a prohibited land use, for property located at 21 ARLINGTON STREET, being MAP 106, BLOCK 30, PARCEL 7, in a RESIDENTIAL 6 DISTRICT. (Use Variance - Petition No. 6851)

A **Virtual Meeting Format** is being engaged for purposes of protecting the health, safety, and well-being of all citizens. The **Virtual Meeting** will be available to the public by video or telephone conference.

HOW CAN I PARTICIPATE AT THIS MEETING VIRTUALLY?

This is a public meeting and you can view or participate in the meeting via the following manner.

- (1) Joining the meeting as a webinar participant by going to the following website: **www.zoom.com**, and then on the homepage clicking the tab at the top entitled '**Join a Meeting**', and then entering the following information

MEETING ID: 971-8482-7200
PASSWORD: 448738

Or telephone (AUDIO ONLY) by calling the following number: 1 (877) 853-5247. After dialing in, you will be asked to enter the Meeting ID Number listed above.

At the appropriate time during the meeting, you will have the right to give testimony in favor of or against the application which may be subject to rebuttal or cross-examination by the applicant at the applicant's option.



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- (2) Emailing comments to: epimentel@eastprovidenceri.gov. Include your name, address, and statement. Only comments including all required information will be read into the record.

Please note that should you have an interest in participating, but are either unable or incapable of doing so because of the lack of access to the technology listed above, please contact the Zoning Officer at 401-435-7722, Ext. 3, immediately upon receiving the subject notice to determine if further alternative arrangements can be made.

APPLICATION/DOCUMENTS: As part of the above detailed petitions, the applicant(s) have submitted materials which are public record. The City of East Providence is now open and you can review submitted materials between the hours of 8:30 AM and 3:30 PM, Monday through Friday. Should you have any questions, you may contact the City of East Providence Zoning Official at (401) 435-7722, Ext. 3.

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, regular mail by mailing to Ed Pimentel, Zoning Officer, 145 Taunton Avenue, East Providence, RI 02914 by 28 May 2021.

EDWARD PIMENTEL, AICP
ZONING OFFICER / CLERK

“INDIVIDUALS REQUESTING INTERPRETER SERVICES FOR THE HEARING IMPAIRED MUST CALL 435-7500 OR 431-1633 (V/TDD), FORTY-EIGHT (48) HOURS IN ADVANCE OF THE MEETING DATE.”