

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

Date: Wednesday, 4 March 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 December 2025

IV. Zoning Officer's Report

V. Correspondence / Discussions

A. Request for six-month extension by Jason Rafferty 21 Seaview Avenue.

B. Request for six-month extension by Albertinho Milho, 41 – 43 Oakley Avenue.

C. Request for six-month extension by Charles Naglich, 15 Jenks Street.

VI. Staff Reports

A. Planning Department Staff Report – Previously Submitted

VII. Docket Item Organization

VIII. Continued Business

IX. New Business

1. GLENROSE-DAMBRA INC., seeks permission to retain an addition onto a commercial business that fails to comply with both the minimum requisite front and rear-yard setbacks, in addition to proposed free-standing signage that fails to comply with the minimum requisite front-yard setback, for property located at 447 WILLETT AVENUE, being MAP 412, BLOCK 3, PARCEL 4, in a COMMERCIAL 2 DISTRICT. (Dimensional Variance(s) - Petition No. 7030)

[NOTE: To be formally continued to 1 April 2026.]

2. TONY T. and DOMINGAS L. VAZ, seek permission to retain excessive driveway surface within the requisite front-yard setback, for property located at 46 WILDWOOD AVENUE, being MAP 502, BLOCK 5, PARCEL 66, in a RESIDENTIAL 4 DISTRICT. (Dimensional Variance - Petition No. 7043)

3. MULBERRY PLACE LLC, seeks permission to retain residential construction and decking that fails to comply with both minimum side-yard setback requirements, for property located at 297 TERRACE AVENUE, being MAP 415, BLOCK 8, PARCEL 2, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variance(s) - Petition No. 7044)

[NOTE: To be formally continued to 1 April 2026.]

4. THOMAS DETORIE, seeks permission to construct an attached Accessory Dwelling Unit, proposed improvement failing to comply with the requisite rear and side-yard setback requirements, in addition to exceeding the maximum building coverage requirement, for property located at 65 CATLIN AVENUE, being MAP 403, BLOCK 17, PARCEL 15, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variance(s) - Petition No. 7045)

X. Procedures

XI. Announcements

A. The next regular meeting of the Zoning Board of Review is scheduled for Wednesday, 1 April 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. 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, or by regular mail by mailing to Ed Pimentel, Zoning Officer, 145 Taunton Avenue, East Providence, RI 02914 by Friday, 27 February 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.