

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

A meeting of the Zoning Board of Review will be held in the Council Chambers, City Hall, 145 Taunton Avenue, East Providence, Rhode Island, on Wednesday evening, 5 March 2025, at 6:00 P.M. The following applications for Special Use Permit (s) and Variance(s) will be heard in accordance with State Law and Zoning Ordinance.

New Business

1. JOSHUA AUDETTE, seeks permission to retain a basement entrance associated with a single-family residence, that resulted in excessive building coverage, in addition to documenting a pre-existing front-yard setback deficiency, for property located at 56 IRVING AVENUE, being MAP 305, BLOCK 16, PARCEL 16, in a RESIDENTIAL 4 DISTRICT. (Dimensional Variances - Petition No. 7005)

2. 1234 INVESTMENTS LLC, seeks permission to construct an addition onto a single-family residence, without complying with the minimum side-yard setback and exceeding the maximum building coverage, in addition to recognizing the pre-existing front-yard setback dimensional deficiency and pre-existing dimensional deficient driveway configuration, for property located at 34 STOWE AVENUE, being MAP 312, BLOCK 67, PARCEL 9, in a RESIDENTIAL 4 DISTRICT. (Dimensional Variances - Petition No. 7006)

3A. D Key LLC (OWNER) and IT TAKES A VILLAGE LLC (TENANT), seeks a waiver for the submission of a Class I Surveyed site plan due to the fact that the relief being is being sought from a pre-existing condition that is incurable, pre-existing placement of the subject commercial facility, regardless a Class IV submission will be provided to confirm the respective property boundaries, for property located at 365 WATERMAN AVENUE, being MAP 306, BLOCK 16, PARCEL 15, in the WATERMAN AVENUE OVERLAY DISTRICT. (Dimensional Variances - Petition No. 7007)

3B. D Key LLC (OWNER) and IT TAKES A VILLAGE LLC (TENANT), seeks permission to convert a prior café into a pre-school facility, recognizing certain pre-existing dimensional deficiencies, to include inability to meet enhanced setbacks and landscaping requirements, for property located at 365 WATERMAN AVENUE, being MAP 306, BLOCK 16, PARCEL 15, in the WATERMAN AVENUE OVERLAY DISTRICT. (Dimensional Variances - Petition No. 7008)

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) 270-3094.

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, 28 February 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.

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.”