

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

Date: Wednesday, 6 May 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. 1 April 2026

IV. Zoning Officer's Report

V. Correspondence / Discussions

A. Request for six-month extension – English Gardens Realty, LLC, 210 Taunton Avenue, Map 206, Block 02, Parcel(s) 014.00 and 015.00, Petition No. 7023 - Approved 5 November 2025,

VI. Staff Reports

A. Planning Department Staff Report – Previously Submitted

VII. Docket Item Organization

VIII. Continued Business

IX. New Business

1. PAUL G. PLATT and MELISSA M. KING-PLATT, seek permission to construct an addition over the attached accessory garage, without complying with the minimum side-yard setback, in addition to recognizing the other pre-existing dimensionally nonconforming side-yard setback, for property located at 82 CRESCENT VIEW AVENUE, being MAP 513, BLOCK 33, PARCEL 29, in a RESIDENTIAL 4 DISTRICT. (Dimensional Variance - Petition No. 7047)

2. MDC PROPERTIES LLC, seeks permission to convert a two-unit residence to a three-unit residence, otherwise defined as a prohibited land use, for property located at 1297 SOUTH BROADWAY, being MAP 108, BLOCK 1, PARCEL 25, in a RESIDENTIAL 3 DISTRICT. (Use Variance - Petition No. 7048)

X. Procedures

XI. Announcements

A. The next regular meeting of the Zoning Board of Review is scheduled for Wednesday, 3 June 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, 1 May 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.