

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

**Date:** Wednesday, 7 May 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. 5 March 2025

B. 2 April 2025

**IV. Zoning Officer's Report**

**V. Correspondence / Discussions**

A. Request for six-month extension by Lauren Beriont, 130 Lindy Avenue.

**VI. Staff Reports**

A. Planning Department Staff Report – Previously Submitted

B. Zoning Complaint List – April 2025 - Previously Submitted

**VII. Docket Item Organization**

**VIII. Continued 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)

**IX. New Business**

1. OWNER: NUVOLA PROPERTY MANAGEMENT LLC, and LESSEE: YOUR PROFILE DENTAL LLC, seek permission to construct an ADA ramp that will fail to comply with the requisite front-yard setback on Baker Street and resulting in exceeding the maximum impervious lot coverage; in addition detailing out of an abundance of caution several pre-existing dimensional nonconformities, to include deficient lot area and lot width, deficient front-yard setback on both Broadway and Baker Streets, deficient side and rear-yard setbacks, excessive building and impervious lot coverages, and finally, deficient off-street parking, for property located at 888 BROADWAY, being MAP 206, BLOCK 21, PARCEL 1, in a COMMERCIAL 1 DISTRICT. (Dimensional Variances - Petition No. 7009)

**X. Procedures**

- A. Discussion on Motion Forms.
- B. Discussion on the Zoning Application Instructional Package.
- C. Discussion on Rules and Procedures.

**XI. Announcements**

- A. **The next regular meeting of the Zoning Board of Review is scheduled for Wednesday, 4 June 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 contacting 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](http://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, 2 May 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.