

**CITY OF EAST PROVIDENCE
STATE OF RHODE ISLAND
PLANNING BOARD**

A meeting of the Planning Board pursuant to Article 12 'Unified Development Review' of the City of East Providence 'Land Development and Subdivision Regulations' will be held in Room 306, Third-Floor, City Hall, 145 Taunton Avenue, East Providence, Rhode Island, on Tuesday evening, 13 August 2024, at 7:00 P.M. The following application for Unified Development Review will be heard in accordance with Article 12 and Rhode Island General Law State Law 45-23-50.1.

Ocean Point Properties, LLC, seeks permission to subdivide property located at 320-322 MAURAN AVENUE, further recognized as MAP 206, BLOCK 29, PARCEL 008.00 via a Minor Subdivision in accordance with the Unified Development Plan Review procedural process, necessitating dimensional relief as individually described below, and Minor Subdivision approval.

I. Zoning Relief

1. Dimensional Variance to permit the referenced subdivision, resulting in designated Parcel 'A' having deficient overall lot area pursuant to Section 19-145 – Two-hundred and twenty-seven (227) square foot (4.54%) dimensional variance resulting in stated Parcel 'A' realizing an overall lot area of four-thousand and seven-hundred and seventh-three (4,773) square feet. [Petition No. 6988]
2. Dimensional Variance to permit the referenced subdivision, resulting in designated Parcel 'B' having deficient overall lot area pursuant to Section 19-145 – Two-hundred and thirty-one (231) square foot (4.54%) dimensional variance, resulting in Parcel 'B' realizing an overall lot area of four-thousand and seven-hundred and seventy-three (4,773) square feet. [Petition No. 6988]
3. Dimensional Variance to permit the referenced subdivision, resulting in designated Parcel "C" having deficient overall lot area pursuant to Section 19-145 – two hundred and thirty-one (231) square foot (4.62%) dimensional variance, resulting in Parcel "C" realizing an overall lot area of four-thousand and seven-hundred and sixty-nine (4,769) square feet. [Petition No. 6988]

II. Minor Subdivision

1. Minor Subdivision Preliminary Plan Parcel to subdivide parcel 008.0 into three single-family residential dwellings, in accordance with Article 8 titled Minor Land Development Projects and Minor Subdivisions of the Land Development and Subdivision Regulations.

Plans and other materials may be examined in the Office of the Department of Planning and Economic Development, City Hall, Room 309, 145 Taunton Avenue, East Providence, from 8:00 a.m. to 4:00 p.m., Monday through Wednesday, 8:00 a.m. to 6:00 p.m. on Thursday and 8:00 a.m. to 1:00 p.m. on Friday. The proposed development plan may be revised with the permission of the Planning Board as a result of further study or because of the views expressed at the public hearing.

Individuals requesting interpreter services for the hearing impaired or needing other special services must call 435-7500 48 hours in advance of the meeting date.

Michael Robinson, Chairman
East Providence Planning Board