



City of East Providence

DEPARTMENT OF PUBLIC WORKS

CITY HALL

145 TAUNTON AVENUE

EAST PROVIDENCE, RHODE ISLAND 02914-4505

ZONING OFFICER

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 City Council Chambers, City Hall, 145 Taunton Avenue, East Providence, Rhode Island, on Wednesday evening, 3 November 2021, 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.

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. 19 August 2021

B. 1 September 2021

C. 6 October 2021

IV. Zoning Officer's Report

V. Correspondence / Discussions

VI. Staff Reports

1. Planning Department Staff Report.

2. October Complaint List



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VII. CONTINUED BUSINESS

1A. JT REALTY PARTNERSHIP, requests a waiver of the mandatory submission of a Class I Surveyed Site Plan, due to the fact that no changes are proposed and there is more than sufficient off-street parking to meet the long-standing usage of property, for property located at 399 NORTH BROADWAY, being MAP 304, BLOCK 5, PARCEL 22, in a COMMERCIAL 2 DISTRICT. (Waiver - Petition No. 6848)

[NOTE: To be formally withdrawn due to ordinance language change.]

1B. JT Realty Partnership, seeks permission to introduce an electronic message menu board associated with an existing restaurant (Dunkin Donuts), otherwise identified as a prohibited sign, for property located at 399 NORTH BROADWAY, being MAP 304, BLOCK 5, PARCEL 22, in a COMMERCIAL 2 DISTRICT. (Use Variance - Petition No. 6848)

[NOTE: To be formally withdrawn due to ordinance language change.]

2. JASON SILVA, seeks permission to retain an above-ground swimming pool, without complying with the minimum accessory rear-yard swimming pool setback requirement, as well as exceeding the maximum impervious lot coverage, for property located at 16 ROUNDS AVENUE, being MAP 512, BLOCK 11, PARCEL 40, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variances - Petition No. 6858)

[NOTE: Continued from 4 August 2021.]

3A. CONSTANTINOS PERDIKAKIS, seeks permission to locate accessory vacuums and a mechanical / electrical room (stated improvements being accessory to the adjacent car wash operation), an otherwise prohibited accessory component given the present Commercial 1 District designation of the property, as well as introduce a prohibited electronic message center, for property located at 2207 – 2209 PAWTUCKET AVENUE, being MAP 406, BLOCK 13, PARCEL(S) 3 and 4, in a COMMERCIAL 1 DISTRICT. (Use Variance - Petition No. 6866)

3B. CONSTANTINOS PERDIKAKIS, seeks permission to introduce a prohibited electronic message center, referenced signage likewise exceeding the maximum square footage allotted, for property located at 2207 – 2209 PAWTUCKET AVENUE, being MAP 406, BLOCK 13, PARCEL(S) 3 and 4, in a COMMERCIAL 1 DISTRICT. (Dimensional Variance - Petition No. 6867)

4A. PROVIDENCE APARTMENTS, LLC, requests a waiver of the mandatory submission of a Class I Surveyed Site Plan, for property located at 3120 PAWTUCKET AVENUE, being MAP 310, BLOCK 1, PARCEL 1, in a RESIDENTIAL 5 DISTRICT. (Waiver - Petition No. 6869)



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4B. PROVIDENCE APARTMENTS, LLC, seeks permission to modify a prior zoning approval, converting the front single-family residence to a lodging / boarding house, in conjunction with an approved four (4) residential units located in a rear structure, for property located at 3120 PAWTUCKET AVENUE, being MAP 310, BLOCK 1, PARCEL 1, in a RESIDENTIAL 5 DISTRICT. (Special Use Permit - Petition No. 6869)

4C. PROVIDENCE APARTMENTS, LLC, seeks permission to modify a prior zoning approval, converting the front single-family residence to a lodging / boarding house, in conjunction with an approved four (4) residential units located in a rear structure, without complying with the requisite off-street parking, for property located at 3120 PAWTUCKET AVENUE, being MAP 310, BLOCK 1, PARCEL 1, in a RESIDENTIAL 5 DISTRICT. (Dimensional Variance - Petition No. 6870)

5. SYNERGY CAPITAL, LLC, seeks permission to retain a mixed-use facility, consisting of first-floor commercial and four (4) one-bedroom residential units on the second-floor (having received prior zoning approval), without complying with the minimum off-street parking requirement, for property located at 234 WARREN AVENUE, being MAP 206, BLOCK 26, PARCEL 11, in a COMMERCIAL 3 DISTRICT. (Dimensional Variance - Petition No. 6874)

VIII. NEW BUSINESS

1. JOHNSON COMPANY, LLC, seeks permission to introduce a mandatory handicap ramp, without complying with the minimum front-yard setback requirement, for property located at 3705 PAWTUCKET AVENUE, being MAP 312, BLOCK 9, PARCEL 3, in a COMMERCIAL 3 DISTRICT. (Dimensional Variance - Petition No. 6875)

2A. RACHEL H. ROSE, seeks permission to subdivide the existing property into two (2) separate and distinct parcels via a Minor Subdivision, resulting in retention of a non-conforming mixed-use (commercial first-floor) and two residential units on the second-floor on Parcel 'A', and a single-family residence on Parcel B, for property located at the intersection of 430 NORTH BROADWAY and 1 ROSEMERE DRIVE, being MAP 305, BLOCK 7, PARCEL 25, in a RESIDENTIAL 4 DISTRICT. (Use Variance - Petition No. 6876)



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2B. RACHEL H. ROSE, seeks permission to subdivide the existing property into two (2) separate and distinct parcels via a Minor Subdivision, resulting in the following dimensional deviations: both parcels failing to comply with the minimum lot area requirement; both parcels failing to comply with the minimum lot width requirement; both parcels failing to comply with the minimum lot depth requirement; Parcel B exceeding the maximum building coverage requirement; and Parcel A failing to meet the minimum off-street parking requirement; for property located at the intersection of 430 NORTH BROADWAY and 1 ROSEMERE DRIVE, being MAP 305, BLOCK 7, PARCEL 25, in a RESIDENTIAL 4 DISTRICT. (Dimensional Variance(s) - Petition No. 6877)

3. RICHARD LINK, seeks permission to expand an existing accessory garage, without complying with the minimum front-yard setback requirement, for property located at 1 SABIN STREET, being MAP 212, BLOCK 2, PARCEL 1, in a RESIDENTIAL 4 DISTRICT. (Dimensional Variance - Petition No. 6878)

4. EDWIN and ADA HERNANDEZ, seek permission to retain conversion of a portion of an attached accessory garage to principal living space, without complying with the minimum side-yard setback requirement, for property located at 19 PLAZA DRIVE, being MAP 613, BLOCK 2, PARCEL 22, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variance - Petition No. 6879)

5. KEVIN and TAMMY IRVING, seek permission to introduce a front-yard deck, without complying with the minimum front-yard setback requirement and exceeding the maximum building coverage requirement, for property located at 134 WATERVIEW AVENUE, being MAP 210, BLOCK 1, PARCEL 7, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variance(s) - Petition No. 6880)

6A. BEN and TING CHAN, seek permission to convert a commercial facility to two (2) residential units, otherwise defined as a prohibited land use, for property located at 9 – 11 TURNER AVENUE, being MAP 312, BLOCK 12, PARCEL 14, in a COMMERCIAL 3 DISTRICT. (Use Variance - Petition No. 6881)

6B. BEN and TING CHAN, seek permission to convert a commercial facility to two (2) residential units, without complying with the minimum off-street parking aisle width requirement, for property located at 9 – 11 TURNER AVENUE, being MAP 312, BLOCK 12, PARCEL 14, in a COMMERCIAL 3 DISTRICT. (Dimensional Variance - Petition No. 6882)

IX. Procedures



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X. Announcements

A. The next regularly scheduled hearing of the Zoning Board of Review will be held on 1 December 2021.

XI. Adjournment

APPLICATION/DOCUMENTS: As part of the above detailed petitions, the applicant(s) have submitted materials which are public record. You can review submitted materials between the hours of 8:30 AM and 3:30 PM, Monday through Friday. Should you have any questions, you may contact the City of East Providence Zoning Official at (401) 435-7722, Ext. 3.

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 providing said materials to the attention of Ed Pimentel, Zoning Officer, at 145 Taunton Avenue, East Providence, RI 02914 by 29 October 2021.

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."