

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

Date: Wednesday, 5 November 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. 1 October 2025

IV. Zoning Officer's Report

V. Correspondence / Discussions

VI. Staff Reports

A. Planning Department Staff Report – Previously Submitted

VII. Docket Item Organization

VIII. Continued Business

IX. New Business

1. STEPHEN P. and NORMA J. ANTHONY, seek permission to construct an attached screened porch onto a two-unit residence (stated two-unit residence being a pre-existing legal nonconforming land use), otherwise identified as an expansion of a pre-existing legal nonconforming land use, for property located at 66 – 68 NORTH BROADWAY, being MAP 404, BLOCK 03, PARCEL 001.00, in a COMMERCIAL 1 DISTRICT. (Special Use Permit - Petition No. 7025)

2. ENGLISH GARDENS REALTY, LLC, seeks permission to modify a zoning decision issued 27 August 2008 (Petition No. 6294), in which the approved subdivision plan detailed introduction of either a six-foot solid hedge and/or six-foot solid opaque fencing (fencing have been introduced, and since removed), the petitioner now seeking to replace with a hedge and ten-foot wide gate (as detailed on the submitted Class I Surveyed Site Plan, for property located at 210 TAUNTON AVENUE, being MAP 206, BLOCK 02, PARCEL 014.00, in a split-zoned TAUNTON AVENUE OVERLAY and RESIDENTIAL 6 DISTRICT. (Use Variance Modification - Petition No. 7023)

X. Procedures

XI. Announcements

A. The next regular meeting of the Zoning Board of Review is scheduled for Wednesday, 3 December 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 contact 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'. 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, 31 October 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.