

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

Date: Wednesday, 10 September 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. 16 July 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 HEIDI MARTEL, seek permission to realize several improvements, to include introduction of a stairwell and second-floor porch, all of which will fail to comply with both minimum side-yard setbacks, for property located at 55 WHITE AVENUE, being MAP 313, BLOCK 07, PARCEL 002.00, in a RESIDENTIAL 4 DISTRICT. (Dimensional Variance(s) - Petition No. 7016)

2A. ALBERTINO and ZITA MILHO, seek permission to retain conversion of a two-unit residence (having garnered a use variance from the Zoning Board of Review) to a prohibited four-unit residence, without having attained the requisite approval of the Zoning Board of Review, for property located at 41 – 43 OAKLEY AVENUE, being MAP 206, BLOCK 25, PARCEL 004.00, in a COMMERCIAL 3 DISTRICT. (Use Variance - Petition No. 7017)

2B. ALBERTINO and ZITA MILHO, seek permission to retain conversion of a two-unit residence (having garnered a use variance from the Zoning Board of Review) to a prohibited four-unit residence, without complying with the minimum off-street parking requirement, for property located at 41 – 43 OAKLEY AVENUE, being MAP 206, BLOCK 25, PARCEL 004.00, in a COMMERCIAL 3 DISTRICT. (Dimensional Variance - Petition No. 7018)

3A. JOSHUA SWIFT, seeks permission to convert a third-floor into true living space and incorporate into a present second-floor residential unit of a two-unit residence, otherwise defined as an intensification of a pre-existing legal nonconforming land use, necessitating a special use permit, for property located at 234 – 236 WILSON AVENUE, being MAP 403, BLOCK 16, PARCEL 009.00, in a RESIDENTIAL 3 DISTRICT. (Special Use Permit - Petition No. 7019)

3B. JOSHUA SWIFT, seeks permission to convert a third-floor into true living space and incorporate into a present second-floor residential unit of a two-unit residence, otherwise defined as an intensification of a pre-existing legal nonconforming land use, necessitating a special use permit, resulting in a exceeding the maximum allotted percentage of intensification, in addition to failing to meet both requisite front-yard setbacks (all setbacks being increased by three-feet when introducing third-floor living space), for property located at 234 – 236 WILSON AVENUE, being MAP 403, BLOCK 16, PARCEL 009.00, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variance(s) - Petition No. 7020)

X. Procedures

XI. Announcements

A. The next regular meeting of the Zoning Board of Review is scheduled for **Wednesday, 1 October 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, 5 September 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.