

STATE OF RHODE ISLAND CITY OF EAST PROVIDENCE

COUNTY OF PROVIDENCE MINUTES

ZONING BOARD OF REVIEW

A meeting of the East Providence Zoning Board of Review was held at 6:00 P.M., on Wednesday, **13 April 2022**, in the City Council Chambers, East Providence City Hall.

The following members were present:

Eugene Saveory – Chairman

Michael Beauparlant – Vice Chairman – **ABSENT**

John Braga

Richard Croke, Sr.

Gary Pascoa

Matthew Robinson – 1st Alternate

Andrew Cotton – 2nd Alternate – **ABSENT**

Edward Pimentel – Zoning Officer / Clerk

Michael Marcello – City Solicitor

I. OPENING STATEMENT BY CHAIRMAN

Chairman Saveory announces that it is the policy of the Zoning Board of Review to caution all petitioners that they have the right to counsel before the Board and failure to do so at this time does not constitute sufficient grounds for a change in circumstances under the eighteen-month repetitive petition clause. All petitioners are also cautioned that if the petition is approved, all construction must be done in compliance with the submitted plan(s), application and testimony presented to the Zoning Board of Review. A change of any sought must obtain the requisite approval of the Zoning Board of Review. All work that deviates from the approval will be ordered halted and promptly removed. Comments will be limited to the petition being heard and no comments will be heard that do not pertain to an item scheduled on tonight's docket. He also notes that it is the policy of the Board that no new agenda item will be heard after 10:30 PM.

Chairman Saveory also notes that the Board welcomes any commentary from the public provided it solely pertains to an item on tonight's docket.

A. Swearing in of the Zoning Officer

Chairman Saveory asks **Solicitor Marcello** to swear in the **Zoning Officer, Mr. Pimentel**.

II. SEATING OF ALTERNATE MEMBERS

Chairman Saveory informs the public that **Vice Chairman Beauparlant** is absent, so **Mr.**

Robinson will be a participating and voting member this evening.

III. APPROVAL OF ZONING BOARD MINUTES

Chairman Saveory asks for approval of the **2 March 2022**, Zoning Board of Review Minutes. **Motion by Mr. Braga** to approve the **2 March 2022**, Zoning Board of Review Minutes. The motion is **Seconded by Mr. Croke** and **Unanimously** approved.

IV. ZONING OFFICER'S REPORT

Zoning Officer Pimentel explains that there is none.

III. CORRESPONDENCE/ DISCUSSION

Zoning Officer Pimentel explains to the board that the May meeting needs to be moved from 4 May 2022 to 11 May 2022.

Motion by Mr. Braga to move the May meeting that was scheduled for 4 May 2022 to 11 May 2022, **the motion is Seconded in Mr. Robinson** and **Unanimously** approved.

Request for a six-month extension – 21 Arlington Street

Caesar Morales of 21 Arlington Street is properly sworn in.

Mr. Morales requests a 6 month continuance.

Motion by Mr. Croke to approve the six month continuance, **the motion is Seconded in Mr. Robinson and Unanimously approved.**

Petition No. 6851. B. Marsha Fritto v. Hattie Ide Chaffee Nursing Home, Inc. et al (PC 2021-01251) and (PC2021-01252). 200 Wampanoag Trail; Map 408, Block 23, Parcel 001.00; Petition No. 6833. Discussion, review and potential vote to approve a proposed settlement agreement with all parties and to authorize the City Solicitor to sign on behalf of the EP Zoning Board.

Solicitor Marcello explains to the board that the parties involved in this case have come to a settlement. **Solicitor Marcello** wanted to bring this to the board's attention and to have the board's permission to sign the settlement agreement on the board's behalf.

Zoning Officer Pimentel explains that the board previously issued a use variance and the neighbor filed an appeal. There are 2 main changes that will be happening to the property. There will be a fence that would've been 6ft that will be raised to 8ft in certain places, since the property is a nursing home they can go up to 10ft. And the compressor/generator will be moved to another location on the property and will be screened and covered.

Motion by Mr. Pascoa to accept the proposed settlement and to authorize **Solicitor Marcello** to sign the agreement on behalf of the zoning board, **the motion is Seconded by Mr. Braga and is Unanimously approved.**

VI. STAFF REPORTS

1. Planning Department Staff Report - Previously Submitted

2. Zoning Complaint List – March 2022 – Previously Submitted

VII. CONTINUED BUSINESS

1. Petition No. 6889 - RS ASSOCIATES, requests a use variance to convert a multi-tenant commercial facility to a mixture of commercial and residential land uses, consisting of several commercial tenancies and three (3) residential units, otherwise defined as a prohibited land use, for property located at **2224 PAWTUCKET AVENUE, being MAP 406, BLOCK 7, PARCEL 11, in a COMMERCIAL 5 DISTRICT.** [NOTE: Continued from 2 February 2022.]

Peter Rotelli, the owner of the property and attorney.

David Sission, the architect for the project with offices located at 345 Taunton Avenue E. Providence, RI, is properly sworn in.

Mr. Rotelli explains to the board that he has owned the building for over 20 years and the property has 2 buildings, the main building and a 3,000 sq. ft building in the back. The property is under 2 acres of land in a C5 zone. There have been vacancies for 2 years due to the pandemic and would like to put residential in the back building. The parking is well within the guidelines and believes this is a better use since it would be reducing about 20 cars. This idea is allowed under the "Live/Work" variance but that is not the route they are taking. There will be green space for tenants as well.

Mr. Sission notes that they came before the board in February and had to work on the proposal. The proposal hasn't changed, the petitioner would want 3 residential units. Originally the petitioner had done minimal work but now the plan eliminates 8 parking spots and has a garden/green space for tenants. There is currently 107 parking spots and now will reduce the amount to 99 parking spots when the required parking is 96 spaces. The surrounding zones are I1, R4, and C1 properties. **Mr. Sission** explains that they are not asking for the Live/Work special use variance but just a use variance. **Mr. Sission** notes that the board did have concerns and they have addressed them with proposed screening on the north and west side of the property and green space as well. They will not be altering the outside of the building or intensifying the use, this will be less intense because of the parking. This is not the petitioner's fault, he has just struggled to rent the spaces. There is a two family and single family almost across the street from this property. The Planning Board did note that this meets the comprehensive plan but they did mention a re-zoning, which they are not seeking.

Mr. Croke expresses concerns with the location of the property and inquires the number of bedrooms of each apartment.

Mr. Sisson answers that they would be two bedroom apartments.

Mr. Croke expresses concerns regarding the dumpster not being screened.

Mr. Rotelli explains that the dumpster can be screened.

Mr. Braga inquires the exact square footage of the parking area.

Mr. Sisson replies that he does not know off the top of his head but would be eliminating 8 parking spaces.

Mr. Braga admits that this is not the ideal area since it is so busy but likes that there will be screening from the gas station. **Mr. Braga** inquires where the apartments are going and if new drawings were submitted.

Mr. Sisson responds that yes they were submitted.

Zoning Officer Pimentel brings up the plans that he has.

Mr. Braga notes that **Zoning Officer Pimentel's** plans are the same plans that he has.

Mr. Sisson approaches and shows the new copies of the plans.

Mr. Braga reiterates that it is not ideal but can see the argument, and inquires how the tenants would access the apartments.

Mr. Sisson answers that two will have direct access from outside and the other inside the building.

Mr. Pascoa inquires about the composition of the apartments, 1 or 2 bedrooms.

Mr. Sisson answers that they would be 2 bedroom, 1 bathroom apartments.

Chairman Saveory has concerns about setting a precedence.

Chairman Saveory inquires if there is anyone present who would like to speak in favor of the subject petition. Hearing and seeing none, **Chairman Saveory** inquires if there is anyone present who would like to speak against the subject petition. Hearing and seeing none, **Chairman Saveory** queries the Board for a motion.

Motion by Mr. Croke,

Based on all evidence presented to the Zoning Board of Review and personal knowledge of the members of the Board of the land and area of the City of East Providence, the Zoning Board of Review hereby finds pursuant to Section 19-45(a) of the City of East Providence Zoning Ordinance:

1. The hardship from which the applicant seeks relief is NOT due to the unique characteristics of the subject land or structure and IS due to the general characteristics of the surrounding area, and not due to a physical or economic disability of the applicant excepting those physical disabilities addressed in RIGL 45-24-30(16).
2. The hardship is not the result of any prior action of the applicant and IS the result primarily from the desire of the applicant to realize greater financial gain.
3. The granting of the requested variance WILL alter the general character of the surrounding area or impair the intent or purpose of this chapter or the city's comprehensive plan upon which this chapter is based.
4. The relief to be granted is the NOT least relief necessary.

Mr. Croke moves that the use variance be **Denied** subject to the petitioner fulfilling the following conditions:

1. In granting a use variance the subject land or structure cannot yield any beneficial use if it is required to conform to the provisions of this chapter. Nonconforming use of neighboring land or structures in the same district and permitted use of land or structures in an adjacent district shall not be considered in granting a use variance.

Motion is Seconded by Mr. Braga

Roll Call Vote

Mr. Pascoa - Nay

Mr. Croke – Aye

Mr. Braga – Aye

Mr. Robinson - Nay

Chairman Saveory – Aye

The board feels that the location is too busy and too commercialized. There is a sound factor and does not fit in with the area.

Use variance is denied 3-2.

Chairman Saveory requests a recess

The board reconvenes 7:10pm

2. Petition No. 6891 DAVI DM. SISSON and ITOHAN I. OSAYIMWESE, request dimensional variances to subdivide the subject parcel into two (2) distinct lots, both of which will fail to comply with the minimum lot area and lot width requirement, and the existing house lot will fail to provide the appropriate off-street parking stall dimensions, for property located at **56 OXFORD STREET, being MAP 306, BLOCK 11, PARCEL 4, in [NOTE: Continued from 2 February 2022.]**

Zoning Officer Pimentel explains to the board that the subdivision has not been completed on the Planning level yet and suggests to the board that this petition be continued from 13 April 2022 to 11 May 2022.

Motion by Mr. Croke to continue this petition from 13 April 2022 to 11 May 2022, for the petitioner to go through the Planning board, the motion is Seconded by Mr. Braga and is Unanimously approved.

VIII. NEW BUSINESS

1. Petition No. 6896 - DAVID and ISABEL CHRISTIE, requests a dimensional variance to construct a front-yard porch, without complying with the minimum front-yard setback requirement, for property located at 365 FORT STREET, being MAP 207, BLOCK 27, PARCEL 18, in a RESIDENTIAL 3 DISTRICT.

David Christie of 365 Fort Street is properly sworn in.

Mr. Christie explains to the board that he would like to make a front porch and the width would be the same just increasing 3ft from the left and the right.

Mr. Pascoa has no concerns.

Mr. Croke notes that there is a hardship but the property has had previous zoning variances with the breezeway and the garage.

Mr. Christie notes that the house was that way when he purchased it.

Mr. Croke notes that this is tough in his mind.

Mr. Braga inquires the size of the proposed porch.

Mr. Christie answers that he is unsure.

Mr. Croke adds that 8.5ft x 4ft is listed on the map.

Mr. Braga inquires that on the Planning Board application it was listed as 60 sq. ft. when 8.5ft. x 4ft is only 34 sq. ft. The board needs to know which one since they grant specific relief.

Mr. Christie explains that it would be the 8.5ft. x 4ft.

Mr. Robinson has no questions.

Chairman Saveory has no concerns, it seems that everyone is going from the back porch to the front porch again.

Chairman Saveory inquires if there is anyone present who would like to speak in favor of the subject petition. Hearing and seeing none, **Chairman Saveory** inquires if there is anyone present who would like to speak against the subject petition. Hearing and seeing none, **Chairman Saveory** queries the Board for a motion.

Motion by Mr. Pascoa,

Based on all evidence presented to the Zoning Board of Review and personal knowledge of the members of the Board of the land and area of the City of East Providence, the Zoning Board of Review hereby finds pursuant to Section 19-45(a) of the City of East Providence Zoning Ordinance:

1. The hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not due to the general characteristics of the surrounding area, and not due to a physical or economic disability of the applicant excepting those physical disabilities addressed in RIGL 45-24-30(16).

2. The hardship is not the result of any prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain.

3. The granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of this chapter or the city's comprehensive plan upon which this chapter is based.

4. The relief to be granted is the least relief necessary.

The Zoning Board of Review hereby further finds pursuant to Section 19-45(b) of the City of East Providence Zoning Ordinance:

1. In granting a dimensional variance, that the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted shall amount to more than a mere inconvenience.

Mr. Pascoa moves that the dimensional variances be **Granted** subject to the petitioner fulfilling the following conditions:

1. Petitioner(s) obtaining any, and all, necessary permits - said permits necessary to exercise (execute) the relief granted. Failure to obtain requisite permit(s), if needed, within the six-month approval period (one-year, if extended by the Zoning Board of Review), will result in expiration of said approval.

2. Strict compliance, to include: Submitted site plan (or amended site plan, as it may be applicable) and site plan package; all exhibits; entire testimony of applicant and/or property owner; presentation of legal counsel (if applicable); and, testimony of all expert(s), if applicable.

Chairman Saveory asks **Mr. Christie** if he accepts the conditions of approval just stipulated, understanding that strict compliance means that any deviation will necessitate revisiting the Zoning Board of Review; said revisit may be requested by either the Zoning Officer or any member of the Zoning Board of Review. **Mr. Christie** responds that he fully understands and accepts the conditions just stipulated.

Motion is Seconded by Mr. Robinson

Roll Call Vote

The board understands that there is hardship

Mr. Pascoa - Aye

with the property being on a corner lot and

Mr. Robinson - Aye

that this is a minor addition.

Mr. Croke - Aye

Mr. Braga - Aye

Chairman Saveory - Aye

Dimensional variance is unanimously granted 5-0, subject to the aforementioned condition(s).

2. Petition No. 6897 - PETER NASSOIT, requests a dimensional variance to construct an attached mudroom and open deck addition onto a single-family residence, without complying with the minimum side-yard setback requirement, for property located at **5 SPRAGUE AVENUE, being MAP 311, BLOCK 13, PARCEL 15, in a RESIDENTIAL 3 DISTRICT.**

Peter Nassoit of 5 Sprague Avenue is properly sworn in.

Mr. Nassoit explains to the board that the plans speak for themselves, it seems to be a small variance, will not be encroaching more than what is already there and it can't be seen from the road.

Mr. Braga confirms that it would be just a mudroom and a deck.

Mr. Nassoit answers yes, and that the deck would be a low deck with about 2 steps down.

Mr. Robinson notes that the property is unique and has no questions.

Mr. Pascoa has no questions.

Mr. Croke notes that the property is nicely hid behind shrubbery and that the lot is a good chunk of land for East Providence.

Chairman Saveory notes that he has no concerns.

Chairman Saveory inquires if there is anyone present who would like to speak in favor of the subject petition. Hearing and seeing none, **Chairman Saveory** inquires if there is anyone present who would like to speak against the subject petition. Hearing and seeing none, **Chairman Saveory** queries the Board for a motion.

Motion by Mr. Braga,

Based on all evidence presented to the Zoning Board of Review and personal knowledge of the members of the Board of the land and area of the City of East Providence, the Zoning Board of Review hereby finds pursuant to Section 19-45(a) of the City of East Providence Zoning Ordinance:

1. The hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure

and not due to the general characteristics of the surrounding area, and not due to a physical or economic disability of the applicant excepting those physical disabilities addressed in RIGL 45-24-30(16).

2. The hardship is not the result of any prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain.

3. The granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of this chapter or the city's comprehensive plan upon which this chapter is based.

4. The relief to be granted is the least relief necessary.

The Zoning Board of Review hereby further finds pursuant to Section 19-45(b) of the City of East Providence Zoning Ordinance:

1. In granting a dimensional variance, that the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted shall amount to more than a mere inconvenience.

Mr. Braga moves that the dimensional variances be **Granted** subject to the petitioner fulfilling the following conditions:

1. Petitioner(s) obtaining any, and all, necessary permits - said permits necessary to exercise (execute) the relief granted. Failure to obtain requisite permit(s), if needed, within the six-month approval period (one-year, if extended by the Zoning Board of Review), will result in expiration of said approval.

2. Strict compliance, to include: Submitted site plan (or amended site plan, as it may be applicable) and site plan package; all exhibits; entire testimony of applicant and/or property owner; presentation of legal counsel (if applicable); and, testimony of all expert(s), if applicable.

Chairman Saveory asks **Mr. Nassoit** if he accepts the conditions of approval just stipulated, understanding that strict compliance means that any deviation will necessitate revisiting the Zoning Board of Review; said revisit may be requested by either the Zoning Officer or any member of the Zoning Board of Review. **Mr. Nassoit** responds that he fully understands and accept the conditions just stipulated.

Motion is Seconded by Mr. Robinson

Roll Call Vote

The board believes that this is minor relief

Mr. Pascoa - Aye

and will not alter the surrounding area.

Mr. Robinson - Aye

Mr. Croke - Aye

Mr. Braga - Aye

Chairman Saveory - Aye

Dimensional variance is unanimously granted 5-0, subject to the aforementioned condition(s)

3. Petition No. 6898 - WELLINGTON DE OLIVEIRA, requests a dimensional variance to expand a pre-existing retail and restaurant operation, without complying with the minimum rear-yard setback requirement, as well as minimum setback between a residential and commercial zone boundary line, for property located at **99 -**

101 WATERMAN AVENUE, being MAP 105, BLOCK 9, PARCEL 18, in the MAIN STREET and NEIGHBORHOOD CENTER OVERLAY DISTRICT - WATERMAN AVENUE OVERLAY DISTRICT.

Attorney Santiago Posas is representing the petitioner

Attorney Posas explains to the board that the property is located in the Waterman Avenue Overlay district and they are here tonight for a small addition, 352 sq. ft, which would allow the owner to build larger, accessible bathrooms. The building is already non-conforming and the lot is already 100% impervious so they are not making it worse and will have sufficient parking.

Mr. Croke inquires if **Attorney Posas** was aware that the property has already received previous variances.

Attorney Posas admits that he was not aware, he knew that the building was already non-conforming and that his clients just purchased the property.

Mr. Croke expresses concerns regarding trash in the back and westerly side, the awning falling apart, and that the building is already sitting on the neighbor's property line.

Attorney Posas notes that he will discuss the trash and awning with his clients and will be willing to add a stipulation to

remove the awning. His clients intend on opening a restaurant and they plan on maintaining the property in better condition.

Mr. Braga notes that he knows the building very well and has been going there since he was a child. **Mr. Braga** understands that the addition will be going where the dumpster currently is, but where is the dumpster going to go.

Isabelle De Oliveira, owner of the property, is properly sworn in.

Ms. De Oliveira responds that the dumpster is going on the right side and will be screened.

Mr. Braga inquires to **Zoning Officer Pimentel** if this could cause any problems.

Zoning Officer Pimentel answers no since it's in an overlay district, and suggests that the applicants mark on map where the dumpster is going.

Mr. Braga explains that he does agree with **Mr. Croke** that it is a lot to ask, but the existing building is already violating setbacks.

Mr. Robinson has no questions.

Mr. Pascoa has no concerns.

Attorney Posas is marking up plans to show where dumpster will be located.

Chairman Saveory notes that the corner in the back generated a lot of issues in that area due to trash and by closing it in that will no longer be an issue. **Chairman Saveory** asks the petitioners to keep the property clean and inquires what kind of food for the restaurant.

Ms. De Oliveira answers Cape Verdean, Portuguese, and American.

Chairman Saveory believes this is beneficial to the area.

Chairman Saveory inquires if there is anyone present who would like to speak in favor of the subject petition. Hearing and seeing none, **Chairman Saveory** inquires if there is anyone present who would like to speak against the subject petition. Hearing and seeing none, **Chairman Saveory** queries the Board for a motion.

Motion by Mr. Croke,

Based on all evidence presented to the Zoning Board of Review and personal knowledge of the members of the Board of the land and area of the City of East Providence, the Zoning Board of Review hereby finds pursuant to Section 19-45(a) of the City of East Providence Zoning Ordinance:

1. The hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not due to the general characteristics of the surrounding area, and not due to a physical or economic disability of the applicant excepting those physical disabilities addressed in RIGL 45-24-30(16).
2. The hardship is not the result of any prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain.
3. The granting of the requested variance WILL alter the general character of the surrounding area or impair the intent or purpose of this chapter or the city's comprehensive plan upon which this chapter is based.
4. The relief to be granted is NOT the least relief necessary.

The Zoning Board of Review hereby further finds pursuant to Section 19-45(b) of the City of East Providence Zoning Ordinance:

1. In granting a dimensional variance, that the hardship that will NOT be suffered by the owner of the subject property if the dimensional variance is not granted shall amount to more than a mere inconvenience.

Mr. Croke moves that the dimensional variances be **Denied** subject to the petitioner fulfilling the following conditions:

1. Petitioner(s) obtaining any, and all, necessary permits - said permits necessary to exercise (execute) the relief granted. Failure to obtain requisite permit(s), if needed, within the six-month approval period (one-year, if extended by the Zoning Board of Review), will result in expiration of said approval.
2. Strict compliance, to include: Submitted site plan (or amended site plan, as it may be applicable) and site plan package; all exhibits; entire testimony of applicant and/or property owner; presentation of legal counsel (if applicable); and, testimony of all expert(s), if applicable.

Motion fails since there is no Seconded.

Motion by Mr. Robinson

Based on all evidence presented to the Zoning Board of Review and personal knowledge of the members of the Board of the land and area of the City of East Providence, the Zoning Board of Review hereby finds pursuant to Section 19-45(a) of the City of East Providence Zoning Ordinance:

1. The hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not due to the general characteristics of the surrounding area, and not due to a physical or economic disability of the applicant excepting those physical disabilities addressed in RIGL 45-24-30(16).
2. The hardship is not the result of any prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain.
3. The granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of this chapter or the city's comprehensive plan upon which this chapter is based.
4. The relief to be granted is the least relief necessary.

The Zoning Board of Review hereby further finds pursuant to Section 19-45(b) of the City of East Providence Zoning Ordinance:

1. In granting a dimensional variance, that the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted shall amount to more than a mere inconvenience.

Mr. Robinson moves that the dimensional variances be **Granted** subject to the petitioner fulfilling the following conditions:

1. Petitioner(s) obtaining any, and all, necessary permits - said permits necessary to exercise (execute) the relief granted. Failure to obtain requisite permit(s), if needed, within the six-month approval period (one-year, if extended by the Zoning Board of Review), will result in expiration of said approval.
2. Strict compliance, to include: Submitted site plan (or amended site plan, as it may be applicable) and site plan package; all exhibits; entire testimony of applicant and/or property owner; presentation of legal counsel (if applicable); and, testimony of all expert(s), if applicable.
3. Stipulations include that the petitioners provide modified plan showing dumpster, remove awning and screen dumpster on the right side.

Chairman Saveory asks **Attorney Posas** if he accepts the conditions of approval just stipulated, understanding that strict compliance means that any deviation will necessitate revisiting the Zoning Board of Review; said revisit may be requested by either the Zoning Officer or any member of the Zoning Board of Review. **Attorney Posas** responds that he fully understands and accept the conditions just stipulated.

Motion is Seconded by Mr. Braga

Roll Call Vote

Mr. Pascoa - Aye

Mr. Robinson - Aye

Mr. Croke - Nay

Mr. Braga - Aye

Chairman Saveory - Aye

Mr. Croke notes the property already received

a variance, there is not setback and concerns

with the encroachment issues. The board feels

that this will enhance the property and be

better for the neighbors.

Dimensional variance is granted 4-1, subject to the aforementioned condition(s)

4. Petition No. 6899 - COSMOPROPERTIES, LLC, requests dimensional variances to subdivide a property presently improved with a legal nonconforming two-unit residence, into three (3) distinct parcels (Minor Subdivision approval having already been granted), resulting in extinguishing the referenced nonconformity by reducing to a single family residence, and introducing two (2) additional single-family residences, all parcels failing to comply with the minimum lot area and lot width requirement, both proposed residences failing to comply with requisite side-yard setbacks, and present residence maintaining pre-existing front-yard and side-yard setback deficiencies, for property located at **160 VINCENT AVENUE, being MAP 208, BLOCK 15, PARCEL 7, in the RESIDENTIAL 3 DISTRICT.**

Zoning Officer Pimentel explains that due to typos on the master plan the petitioners have gone back to have

everything corrected and will be going back before the Planning Board. **Zoning Officer Pimentel** suggests to the board that this petition be continued from 13 April 2022 to 11 May 2022.

Motion by Mr. Pascoa to continue this petition from 13 April 2022 to 11 May 2022, for the petitioner to go through the Planning board, the motion is Seconded by Mr. Croke and is Unanimously approved.

IX. PROCEDURES

A. Discussion on amending the Zoning Board of Review 'Policy and Procedures' – Instituting a cap on the number of agenda items permitted per hearing.

Zoning Officer Pimentel suggests putting this off for now since it hasn't been busy.

Mr. Braga suggest that from now on making motions in the positive, **Mr. Braga** believes this will be easier since reading them in the negative can get confusing.

Zoning Officer Pimentel agrees and thinks it is cleaner.

Chairman Saveory agrees as well and that it will eliminate redundancy.

Zoning Officer Pimentel explains he can put that on for next month's docket.

B. Discussion on the prepared Zoning Application Instructional Package

Zoning Officer Pimentel suggests putting this off until next month for more review time.

X. ANNOUNCEMENTS

The next meeting of the Zoning Board of Review is scheduled for **Wednesday 11 May 2022, at 6:00 PM**, in the City of East Providence Council Chambers, City Hall, and East Providence, RI.

XI. ADJOURNMENT

Motion to adjourn by Chairman Saveory. The motion is **Seconded by Mr. Braga** and **Unanimously** voted to adjourn. Meeting is adjourned.

Edward Pimentel, AICP
Zoning Officer / Clerk

Secretary