

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 **NOT** held at 6:00 P.M., on Wednesday, 1 February 2023, in the City Council Chambers, East Providence City Hall **due to a lack of quorum.**

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. 11 January 2022.

IV. Zoning Officer's Report V. Correspondence / Discussions

VI. Staff Reports

A. Planning Department Staff Report – Previously Submitted

B. Zoning Complaint List – January 2023 - Previously Submitted

VII. Continued Business

1. FORBES STREET, LLC, seeks permission to retain an expanded parking area and trash storage area, associated with a mixed use residential and storage property, resulting in excessive off-street parking within the requisite front-yard, excessive off-street pavement within the requisite front-yard and vehicles exiting in an area-fashion, for property located at 100 and 120 FORBES STREET, being MAP 411, BLOCK 5, PARCEL(S) 85 and 86, in a COMMERCIAL 4 DISTRICT. (Dimensional Variance(s) - Petition No. 6922)
[Continued from 11 January 2023 – Petition was not formally discussed, no testimony was received.]

[This petition is automatically continued to 15 March 2023]

2. JOSEPH RUGGIERO and ORCHID MONTESSORI SCHOOL, seek permission to introduce a child daycare center operation, without complying with the respective side-yard and rear-yard landscaping buffer setback requirements, minimum separation from a potential hazard requirement, minimum off-street parking student drop-off requirement, stall dimension and aisle width dimensional requirements, and trash storage location, for property located at 877 BROADWAY, being MAP 206, BLOCK 11, PARCEL 31, in a COMMERCIAL 1 DISTRICT. (Dimensional Variance(s) - Petition No. 6927)

[To be automatically continued to the 15 March 2023 Zoning Board of Review hearing. No testimony is to be taken.]

VIII. New Business

1. MULBERRY PLACE LLC, seeks permission to construct an addition onto a single-family residence, without complying with the minimum side-yard setback requirement, as well as exceeding the maximum number of stories requirement, for property located at 297 TERRACE AVENUE, being MAP 413, BLOCK 8, PARCEL 2, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variance(s) - Petition No. 6928)

[This petition is automatically continued to 15 March 2023]

2. S&D REALTY, seeks permission to convert a three-unit apartment facility to a prohibited four-unit apartment facility, by introducing a fourth one-bedroom unit, for property located at 9 – 11 OXFORD STREET, being MAP 306, BLOCK 12, PARCEL 7, in a RESIDENTIAL 4 DISTRICT. (Use Variance - Petition No. 6929)

[This petition is automatically continued to 15 March 2023]

3. A BENTHOUSE LLC, seeks permission to rehabilitate two (2) pre-existing single-family residences on a singular parcel, otherwise identified as an expansion of a pre-existing legal nonconforming land use, for property located at 22 – 24 RIVER STREET, being MAP 312, BLOCK 67, PARCEL 1, in a RESIDENTIAL

4DISTRICT.(Special Use Permit – Petition No. 6930)

[Tobe automatically continued to the 15 March 2023 Zoning Board of Review hearing.No testimony is to be taken.]

3B.BENTHOUSELLC, seeks permission to rehabilitate two (2) pre-existing single-familyresidences on a singular parcel, without complying with minimum front-yardsetback requirements, exceeding maximum impervious lot coverage requirement,and failing to provide sufficient off-street parking, for property located at22 – 24 RIVER STREET, being MAP 312, BLOCK 67, PARCEL 1, in a RESIDENTIAL 4DISTRICT.
(Dimensional Variance(s) - Petition No. 6931)

[Tobe automatically continued to the 15 March 2023 Zoning Board of Review hearing.No testimony is to be taken.]

IX. PROCEDURES

- A.**Approval of annual calendar.
- B.**Discussion on Motion Forms.
- C.**Discussion on the Zoning Application Instructional Package.
- D.**Discussion on Rules and Procedures.
- E.**Discussion on new zoning enabling legislation.

X. ANNOUNCEMENTS

The next meeting of the Zoning Board of Review is scheduled for **Wednesday 15 March 2023, at 6:00 PM**, in the City of East Providence Council Chambers, City Hall, and East Providence, RI.

XI. ADJOURNMENT

EdwardPimentel, AICP
Zoning Officer / Clerk

Secretary