

STATE OF RHODE ISLAND CITY OF EAST PROVIDENCE

COUNTY OF PROVIDENCE

ZONING BOARD OF REVIEW

MINUTES

A meeting of the East Providence Zoning Board of Review was held at 6:00 P.M., on Wednesday, **1 October 2025**, in the City Council Chambers, East Providence City Hall.

The following members were present:

Eugene Saveory – Chairman - **ABSENT**

Michael Beauparlant – Vice Chairman

Gary Pascoa - **ABSENT**

John Braga

Matthew Gunnip

Jonathan Jacobs – 1ST Alternate

Ashley Rozes – 2ND Alternate

Edward Pimentel – Zoning Officer / Clerk

Michael Marcello – City Solicitor – **ABSENT**

Joel Votolato – Assistant City Solicitor

I. OPENING STATEMENT BY CHAIRMAN

A. Swearing in of the Zoning Officer

II. SEATING OF ALTERNATE MEMBERS

Acting Chairman Beauparlant explains to the public that he will be acting chairman since **Chairman Saveory** is absent and **Mr. Pascoa** is absent as well so **Mr. Jacobs** and will be voting and participating members this evening.

III. APPROVAL OF ZONING BOARD MINUTES

Chairman Saveory asks for approval of the **10 September 2025** Zoning Board of Review Minutes **Motion** by **Mr. Braga** to approve the **10 September 2025** Zoning Board of Review Minutes. The motion is **Seconded** by **Mr. Jacobs** and **Unanimously** approved.

IV. ZONING OFFICER'S REPORT

Zoning Officer Pimentel explains that there is nothing to report.

V. CORRESPONDENCE/ DISCUSSION

Zoning Officer Pimentel explains that there is nothing to report.

VI. STAFF REPORTS

1. Planning Department Staff Report - Previously Submitted

VII. DOCKET ITEM ORGANIZATION

Zoning Officer Pimentel explains that the docket will remain the same since only one petition will be heard tonight.

VIII. CONTINUED BUSINESS

Chairman Saveory explains to the public that there is no continued business.

IX. NEW BUSINESS

1A. JANET L. CHALMERS-NAGLICH and CHARLES R. NAGLICH, seek permission to construct an attached garage and sun-porch onto a two-unit residence (stated two-unit residence having been introduced when two-unit residences were permissible provided the property had a minimum of 11,250 square feet, now deemed a prohibited land use), otherwise identified as an expansion of a pre-existing legal non-conforming land use, for property located at **15 JENKS STREET**, being **MAP 208, BLOCK 07, PARCEL 005.00**, in a **RESIDENTIAL 3 DISTRICT**. (**Special Use Permit - Petition No. 7021**)

JanetChalmers-Naglich is properly sworn in.

Mrs. Chalmers-Naglich explains that the property was her family home. Theyare looking to add a garage and sun porch. Her father went to the board oncebefore to get approval for the property to become a two family. She explainsthat she has spoken with the neighbors, and they don't seem to have anyquestions or concerns. They would like the garage to store their car in thewinter and for her husband's hobbies such as wood working.

Zoning Officer Pimentel explains that they applied under the special use permitsince the property was grandfathered into the two family use .

Mr. Braga notes the one setback is deficient on the other side of garage but itis already existing and will not be increasing.

Mr. Jacobs has noquestions.

Ms. Rozes has no questions

Mr. Gunnip has noquestions.

Acting Chairman Beauparlant has no questions

ActingChairman Beauparlant inquiresif there is anyone present who would like to speak in favor of the subjectpetition. Hearing and seeing none, **Acting ChairmanBeauparlant** inquiresif there is anyone present who would like to speak against the subjectpetition. Hearing and seeing none, **Acting ChairmanBeauparlant** queriesthe Board for a motion.

Motion by Mr.Braga,

Based on all evidence presented to the ZoningBoard of Review and personal knowledge of the members of the Board of the landand area of the City of East Providence, the Zoning Board of Review herebyfinds pursuant to Section 19-39 of the City of East Providence ZoningOrdinance, that the special use permit shall conform to the specific criteriaestablished in this ordinance for each type of use category, which criteriashall be in conformance with the purposes and intent of the comprehensive planand this ordinance.

Acting Chairman Beauparlant asks **Mrs. Chalmers-Naglich** if sheaccepts the conditions of approval just stipulated, understanding that strictcompliance means that any deviation will necessitate revisiting the ZoningBoard of Review; said revisit may be requested by either the Zoning Officer orany member of the Zoning Board of Review. **Mrs. Chalmers-Naglich** responds that shefully understands and accept the conditions just stipulated.

Motionis Seconded byMr. Jacobs,

Roll Call Vote

Ms. Rozes–Aye

Mr. Jacobs– Aye

Mr. Gunnip– Aye

Mr. Braga -Aye

ActingChairman Beauparlant – Aye

The board believes that this will notimpact the neighborhood and will still remainunder 25% impervious coverage.

Special Use Permit is granted 5-0,subject to the aforementioned condition(s).

1B. JANET L. CHALMERS-NAGLICH and CHARLES R. NAGLICH, seek permission to construct an attached garage and sun-porch ontoa two-unit residence, without complying with the minimum side-yard setbackrequirement, for property located at **15 JENKS STREET, being MAP 208, BLOCK07, PARCEL 005.00, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variance -Petition No. 7022)**

ActingChairman Beauparlant inquiresif there is anyone present who would like to speak in favor of the subjectpetition. Hearing and seeing none, **Acting ChairmanBeauparlant** inquiresif there is anyone present who would like to speak against the subjectpetition. Hearing and seeing none, **Acting ChairmanBeauparlant** queriesthe Board for a motion.

Motion by Mr.Braga,

Basedon all evidence presented to the Zoning Board of Review and personal knowledgeof 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 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. Such hardship is not the result of any prior action of the applicant.

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 comprehensive plan upon which this chapter is based.

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, 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, meaning that relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted. The fact that a use may be more profitable or that a structure may be more valuable after the relief is granted shall not be grounds for relief.

Acting Chairman Beauparlant asks **Mrs. Chalmers-Naglich** if she 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. **Mrs. Chalmers-Naglich** responds that she fully understands and accepts the conditions just stipulated.

Motion is Seconded by Mr. Jacobs,

Roll Call Vote

The board believes notes that the deviation already exists and will just be continuing it.

Ms. Rozes—Aye

Mr. Jacobs—Aye

The board also feels that this is a minimal request.

Mr. Gunnip—Aye

Mr. Braga—Aye

Acting Chairman Beauparlant —Aye

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

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 403, BLOCK 16, PARCEL 009.00, in a RESIDENTIAL 3 DISTRICT.** (Use Variance Modification -Petition No. 7023)

Motion by Mr. Jacobs to continue the petition from 1 October 2025 to 5 November 2025, the motion is Seconded by Ms. Rozes.

Roll Call Vote

Mr. Jacobs —Aye

Ms. Rozes—Aye

Mr. Braga —Aye

Acting Chairman Beauparlant - Aye

Mr. Gunnip was not present at the meeting at the time of this motion

X. PROCEDURES

Zoning Officer Pimentel explains that he feels ready to launch the instructional package to the public and will present it next month for a motion by the board. He notes the City Council also adopted the new zoning regulations and will print new packages for everyone and will pass them out.

XI. ANNOUNCEMENTS

The next regular meeting of the Zoning Board of Review is scheduled for **Wednesday, 5 November 2025 at 6:00 PM**, in the City of East Providence Council Chambers, City Hall, and East Providence, RI.

XII. ADJOURNMENT

Motiontoadjourn by **Mr. Braga**. The motion is **Seconded**by **Ms. Rozes** and **Unanimously** voted to adjourn. **Meeting is adjourned at 6:19pm.**

EdwardPimentel, AICP
ZoningOfficer / Clerk

Secretary