

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

Date: Wednesday, 2 June 2021

Time: 6:00 PM

Location: Virtual Format

Meeting ID: 971-8482-7200

Password: 448738

or Telephone

Calling 1 (877)853-5247, and entering above Meeting ID No. when prompted

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. 3 March 2021 [Previously Submitted]

B. 14 April 2021 [Previously Submitted]

C. 5 May 2021 [Previously Submitted]

IV. Zoning Officer's Report

V. Correspondence / Discussions

A. Request of the following items to the 14 July 2021, due to failure to re-notice and re-advertise, as well as preparation of respective survey and traffic report.

CIRCLE HOLDINGS, LLC, seeks permission to introduce a Medical Marijuana Compassion Center, otherwise defined as a prohibited land use, without submission of a Class I Surveyed site plan, for property located at 15 CIRCLE STREET, being MAP 402, BLOCK 4, PARCEL 4, in a COMMERCIAL 2 DISTRICT.

(Waiver - Petition No. 6840)

CIRCLE HOLDINGS, LLC, seeks permission to introduce a Medical Marijuana Compassion Center, otherwise defined as a prohibited land use, for property located at 15 CIRCLE STREET, being MAP 402, BLOCK 4, PARCEL 4, in a COMMERCIAL 2 DISTRICT. (Use Variance - Petition No. 6841)

B. 3400 Pawtucket Avenue, Bank of America, Introduction of several wind energy systems – Use Variance: Formal request to withdraw, as detailed in the attached memo from applicant's legal counsel.

C. John Flatley Company, 1279 Wampanoag Trail, Formal request for a six-month extension, as detailed in the attached email from legal counsel. [Previously Submitted]

VI. Staff Reports

A. Planning Department Staff Report– 1 June 2021

VII. Continued Business

1A. KLK PROPERTIES, LLC, requests a waiver of the mandatory submission of a Class I Surveyed Site Plan, due to the fact that no changes are proposed and there is more than sufficient off-street parking to meet the long-standing usage of property, for property located at 35 SWAN STREET, being MAP 306, BLOCK 24, PARCEL 8, in a RESIDENTIAL 4 DISTRICT. (Waiver - Petition No. 6847)

1B. KLK PROPERTIES, LLC, seeks permission to convert a combination daycare and two (2) residential units to a four-unit residence (usage of property that was initially established by variance but extinguished with the issuance of a subsequent variance), for property located at 35 SWAN STREET, being MAP 306, BLOCK 24, PARCEL 8, in a RESIDENTIAL 4 DISTRICT. (Use Variance - Petition No. 6847)

2A. JT REALTY PARTNERSHIP, requests a waiver of the mandatory submission of a Class I Surveyed Site Plan, due to the fact that no changes are proposed and there is more than sufficient off-street parking to meet the long-standing usage of property, for property located at 399 NORTH BROADWAY, being MAP 304,

BLOCK 5, PARCEL 22, in a COMMERCIAL 2 DISTRICT. (Waiver -Petition No. 6848)

[NOTE: To be formally continued to 4 August 2021.]

2B.JT Realty Partnership, seeks permission to introduce an electronic message menu board associated with an existing restaurant (Dunkin Donuts), otherwise identified as a prohibited sign, for property located at 399 NORTH BROADWAY, being MAP 304, BLOCK 5, PARCEL 22, in a COMMERCIAL 2 DISTRICT. (Use Variance - Petition No. 6848)

[NOTE: To be formally continued to 4 August 2021.]

VIII.New Business

1A.EB PROPERTIES INC., requests a waiver of the mandatory submission of a Class I Surveyed Site Plan, due to the fact that no changes are proposed to the exterior and there is more than sufficient off-street parking, for property located at 656 – 660 BULLOCKS POINT AVENUE, being MAP 413, BLOCK 12, PARCEL 2, in a COMMERCIAL 2 DISTRICT. (Waiver -Petition No. 6849)

1B.EB PROPERTIES INC., seeks permission to introduce an eyebrow micro-shading operation (synonymous with a tattoo operation pursuant to the zoning regulations), otherwise defined as a prohibited land use, for property located at 656 – 660 BULLOCKS POINT AVENUE, being MAP 413, BLOCK 12, PARCEL 2, in a COMMERCIAL 2 DISTRICT. (Use Variance -Petition No. 6849)

2. S& D REALTY, LLC, seeks a Use Variance to permit introduction of an accessory garage, otherwise defined as an intensification of the present three-unit residential usage of property, stated use having been approved pursuant to the issuance of a use variance, for property located at 0 FISHER STREET, being MAP 207, BLOCK 27, PARCEL 9, in a RESIDENTIAL 3 DISTRICT. (Use Variance - Petition No. 6850)

3.YASMANI BALCAZAR VACA, seeks a Use Variance to permit conversion of a pre-existing two-unit residence to a three-unit residence, otherwise defined as a prohibited land use, for property located at 21 ARLINGTON STREET, being MAP 106, BLOCK 30, PARCEL 7, in a RESIDENTIAL 6 DISTRICT. (Use Variance - Petition No. 6851)

IX.Procedures

X.Announcements

A. The Zoning Board of Review will be serving in their capacity as an Appellate Board, immediately upon adjourning the hearing in question.

XI.Adjournment