

CITY OF EAST PROVIDENCE

STATE OF RHODE ISLAND

ZONING BOARD OF REVIEW

A meeting of the Zoning Board of Review is scheduled for 2 February 2022, at 6:00 P.M. The meeting is scheduled to be conducted in a hybrid form, thereby permitting applicants, their representatives and general members of the public the opportunity to participate in person or in a Virtual Format via Zoom. The hybrid participation results from an Executive Order of the Mayor of the City East Providence.

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. 1 December 2021

B. 12 January 2022

IV. Zoning Officer's Report

V. Correspondence / Discussions

VI. Staff Reports

A. Planning Department Staff Report.

B. January Complaint List

VII. Continued Items

1. JASON SILVA, seeks permission to retain an above-ground swimming pool, without complying with the minimum accessory rear-yard swimming pool setback requirement, as well as exceeding the maximum impervious lot coverage, for property located at 16 ROUNDS AVENUE, being MAP 512, BLOCK 11, PARCEL 40, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variances - Petition No. 6858)

[NOTE: Continued from 4 August 2021, 3 November 2021, 1 December 2021, and 12 January 2022.]

2. CITY OF EAST PROVIDENCE and ONE NEIGHBORHOOD BUILDERS, seek permission to introduce a multi-unit residential facility containing 16-units, without complying with: the minimum front-yard setback, obstruction setback at an intersection, increased setbacks resulting from introduction of a third-floor, minimum lot density, trash storage setback, off-street parking within the front-yard setback, provision of off-street parking, exceeding maximum number of stories, wall setback separation between buildings, quantity of minimum yard space allotted each townhouse unit, minimum provision of shade trees, provision of landscaping throughout the perimeter of the property, and buffering of parking areas and other site amenities, for property located at 336 BULLOCKS POINT AVENUE, being MAP 312, BLOCK 12, PARCEL 20, in the RIVERSIDE SQUARE MIXED USE / DOWNTOWN OVERLAY DISTRICT. (Dimensional Variance(s) - Petition No. 6886)

[NOTE: Continued from 1 December 2021, and 12 January 2022.]

3. RS ASSOCIATES, seeks permission 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. (Use Variance - Petition No. 6889)

[NOTE: Continued from 12 January 2022.]

VIII. New Items

1. MAURO HANTMAN, seeks permission to add a dormer to the third-floor attic space, thereby realizing true living space, resulting in an excessive number of stories, and failing to comply with the increased front and side-yard setback requirements, for property located at 62 CEDAR AVENUE, being MAP 312, BLOCK 42, PARCEL 16, in a RESIDENTIAL 4 DISTRICT. (Dimensional Variances - Petition No. 6890)

2. DAVI D M. SISSON and ITOHAN I. OSAYIMWESE, seek permission 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 a RESIDENTIAL 4 DISTRICT. (Dimensional Variances - Petition No. 6891)

3. PETER and MARIE CONHEENEY, seek permission to construct an addition onto a single-family dwelling, without complying with the minimum side and rear-yard setback requirements, as well as exceeding the maximum building coverage requirement, for property located at 31 POKANOKET AVENUE, being MAP 513, BLOCK 43, PARCEL 7, in a RESIDENTIAL 4 DISTRICT. (Dimensional Variances - Petition No. 6892)

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.

B. Discussion on the prepared Zoning Application Instructional Package.

X. Announcements

A. The next regularly scheduled hearing of the Zoning Board of Review will be held on 2 March 2022, potentially in a similar hybrid form once again.

XI. Adjournment

A hybrid meeting format, to include Virtual Meeting via Zoom, is being engaged for purposes of protecting the health, safety, and well-being of all citizens. The Virtual Meeting component will be available to the public by video or telephone conference.

HOW CAN I PARTICIPATE AT THIS MEETING VIRTUALLY?

This is a public meeting and you can view or participate in the in person or via the following manner.

(1) Joining the meeting as a webinar participant by going to the following website: www.zoom.com, and then on the homepage clicking the tab at the top entitled 'Join a Meeting', and then entering the following information

MEETING ID: 971-8482-7200

PASSWORD: 448738

Or telephone (AUDIO ONLY) by calling the following number: 1 (877) 853-5247. After dialing in, you will be asked to enter the Meeting ID Number listed above.

At the appropriate time during the meeting, you will have the right to give testimony in favor of or against the application which may be subject to rebuttal or cross-examination by the applicant at the applicant's option.

(2) Emailing comments to: epimentel@eastprovidenceri.gov. Include your name, address, and statement. Only comments including all required information will be read into the record.

Please note that should you have an interest in participating, but are either unable or incapable of doing so because of the lack of access to the technology listed above, please contact the Zoning Officer at 401-435-7722, Ext. 3, immediately upon receiving the subject notice to determine if further alternative arrangements can be made.

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 Official via email at epimentel@eastprovidenceri.gov and/or call the Zoning Official at (401) 435-7722, Ext. 3.

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, regular mail by mailing to Ed Pimentel, Zoning Officer, 145 Taunton Avenue, East Providence, RI 02914 by 28 January 2022.

EDWARD PIMENTEL, AICP

ZONING OFFICER / CLERK

“INDIVIDUALS REQUESTING INTERPRETER SERVICES FOR THE HEARING IMPAIRED MUST CALL 435-7500 OR 431-1633 (V/TDD), FORTY-EIGHT(48) HOURS IN ADVANCE OF THE MEETING DATE.”