

# CITY OF EAST PROVIDENCE

## STATE OF RHODE ISLAND

### ZONING BOARD OF REVIEW

A meeting of the Zoning Board of Review is scheduled for 13 April 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. 2 March 2022

#### **IV. Zoning Officer's Report**

#### **V. Correspondence / Discussions**

A. Request for a six-month extension – 21 Arlington Street, 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.

#### **VI. Staff Reports**

A. Planning Department Staff Report.

B. March Complaint List

#### **VII. Continued Items**

1. RSASSOCIATES, 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 2 February 2022.]

2. DAVID 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  
[NOTE: Continued from 2 February 2022.]

#### **VIII. New Items**

1. DAVID and ISABEL CHRISTIE, seek permission 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. (Dimensional Variance - Petition No. 6896)

2. PETER NASSOIT, seeks permission 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. (Dimensional Variance - Petition No. 6897)

3. WELLINGTON DE OLIVEIRA, seeks permission 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. (Dimensional Variances - Petition No. 6898)

4. COSMOPROPERTIES, LLC, seeks permission 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. (Dimensional Variances - Petition No. 6899)

## **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 4 May 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](http://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](mailto: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](mailto: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](mailto:epimentel@eastprovidenceri.gov), regular mail by mailing to Ed Pimentel, Zoning Officer, 145 Taunton Avenue, East Providence, RI 02914 by 8 April 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.”