



# *City of East Providence*

## **DEPARTMENT OF PUBLIC WORKS**

CITY HALL

145 TAUNTON AVENUE

EAST PROVIDENCE, RHODE ISLAND 02914-4505

ZONING OFFICER

### **CITY OF EAST PROVIDENCE STATE OF RHODE ISLAND ZONING BOARD OF REVIEW**

A special meeting of the Zoning Board of Review is scheduled for **14 December 2020**. The referenced meeting will consider several separate and distinct petitions, each of which will be scheduled and heard at a specified hour, as expressly noted below. The meeting will be held in the City Council Chambers, City of East Providence City Hall, 145 Taunton Avenue, East Providence, Rhode Island, 02914. However, due to the current executive order limiting the number of individuals that may congregate in a singular location, this office must be informed of the physical number of persons that will be attending. If you could please contact the City of East Providence Zoning Officer, as soon as possible, at (401) 435-7722, Ext. 3, to acknowledge that you will be attending the Zoning Board of Review hearing in person, regarding the specific zoning petition(s) referenced below.

The referenced hearing is solely to discuss the agenda item(s) listed below. This hearing is being expressly scheduled by appointment, said appointment time commencing at 6:00 PM, and recurring as expressly detailed below. You will be permitted physical access to the City Hall at the prescribed time. Should you arrive while a prior zoning petition is still in discussion, you will be required to wait in the outer foyer. Please be advised that you will be required to bring a mask and worn throughout the proceedings in accordance with social distancing guidelines.

### **AGENDA ITEM(S)**

### **SCHEDULED TO BE HEARD AT 6:00 PM**

**1. JOSEPH PAIVA**, seeks permission to construct a multi-tenant commercial facility, without complying with requisite setbacks off of the rear / residential district boundary line, minimum aisle width, provision of off-street parking and loading, and minimum side-yard setback, for property located at 501 WARREN AVENUE, being MAP 307, BLOCK 36, PARCEL 14, in a COMMERCIAL 4 DISTRICT. (Dimensional Variance(s) - Petition No. 6826)

**[NOTE: Initial approval expired. Requesting approval of the exact same proposal.]**



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### **AGENDA ITEM(S)**

#### **SCHEDULED TO BE HEARD AT 6:15 PM**

**2.** MICHAEL C. and CHRISTINA A. MACIEL, seek permission to construct an addition onto a single-family residence, without complying with the minimum side-yard setback requirement, for property located at 31 UPLAND ROAD, being MAP 309, BLOCK 17, PARCEL 7, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variance(s) - Petition No. 6827).

**[NOTE: THIS IS A CORRECTIVE NOTICE. THE INITIAL NOTICE DETAILED INCORRECT RELIEF INFORMATION. THE SUBJECT PETITION SIMPLY NECCESITATES A VERY MINOR SIDE-YARD SETBACK DIMENSIONAL DEVIATION.]**

#### **SCHEDULED TO BE HEARD AT 6:30 PM**

**3.** MARGARET FARLEY, JOSEPH BEAGEN, and TABATHA GLAVIN, seek permission to retain excessive off-street parking within the requisite front-yard setback, for property located at 57, 59 and 61 WHITE AVENUE, being MAP 313, BLOCK 7, PARCEL(S) 3, 4, and 5, in a RESIDENTIAL 4 DISTRICT. (Dimensional Variance - Petition No. 6828)

#### **SCHEDULED TO BE HEARD AT 6:45 PM**

**4.** SANDRA MUSIAL, seeks permission to construct several additions onto a single-family residence, without complying with the minimum side-yard setback requirement, and resulting in exceeding the maximum building coverage requirement, for property located at 161 TERRACE AVENUE, being MAP 414, BLOCK 16, PARCEL 6, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variance(s) - Petition No. 6829)

#### **SCHEDULED TO BE HEARD AT 7:00 PM**

**5A.** BANK OF AMERICA, NATIONAL ASSOCIATION, seeks permission to introduce wind turbines, otherwise deemed a prohibited land use because it is not expressly defined in the City's Zoning Ordinance, for property located at 3400 PAWTUCKET AVENUE, being MAP 310, BLOCK 5, PARCEL 9, in an INDUSTRIAL 1 DISTRICT. (Use Variance - Petition No. 6830)

**5B.** BANK OF AMERICA, NATIONAL ASSOCIATION, seeks permission to introduce wind turbines, resulting in a slight increase in overall impervious lot coverage (present conditions already being excessive, albeit pre-existing), for property located at 3400 PAWTUCKET AVENUE, being MAP 310, BLOCK 5, PARCEL 9, in an INDUSTRIAL 1 DISTRICT. (Dimensional Variance - Petition No. 6831)



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### **SCHEDULED TO BE HEARD AT 7:30 PM**

**6A.** HATTIE IDE CHAFFEE HOME, seeks permission to expand an existing nursing home operation, otherwise defined as a prohibited land use, for property located at 200 WAMPANOAG TRAIL, being MAP 408, BLOCK 23, PARCEL 1, in a RESIDENTIAL 2 DISTRICT. (Use Variance - Petition No. 6832)

**6B.** HATTIE IDE CHAFFEE HOME, seeks permission to expand an existing nursing home operation, resulting in proposed off-street parking failing to comply with the requisite side and rear-yard setbacks, for property located at 200 WAMPANOAG TRAIL, being MAP 408, BLOCK 23, PARCEL 1, in a RESIDENTIAL 2 DISTRICT. (Dimensional Variance(s) - Petition No. 6833)

### **SCHEDULED TO BE HEARD AT 8:00 PM**

**7.** RANDALL ROMANOFF, seeks permission to retain a prohibited three-unit residential facility, otherwise defined as a prohibited land use, for property located at 216 NARRAGANSETT AVENUE, being MAP 313, BLOCK 1, PARCEL 6, in a RESIDENTIAL 4 DISTRICT. (Use Variance - Petition No. 6789)

**To participate, you must either appear in person, as described above, or you can participate using one of the following options:**

1. Call the toll free number: 1-877-853-5247 (audio only) and enter the following information:

Meeting ID: 971 8482 7200

You will then be asked for the meeting passcode:

Enter the following passcode number:

PASSCODE: 448738

2. To participate visually (with audio) you will need to log into the following from your computer or smart phone, go to: [www.zoom.us](http://www.zoom.us)

Enter the following information when prompted:

MEETING ID: 971 8482 7200



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You will then be asked for the meeting passcode.

Enter the following passcode number:

PASSCODE: 448738

Once entered you will be able to view and listen to the meeting. At the appropriate time for public comment the moderator of the meeting will allow you to provide comment at the meeting.

3. You can also copy and paste the link below to join the webinar:

<https://zoom.us/j/97184827200?pwd=SEIJNERmOUNoQ3BNb2NwckR1bk55Zz09>

Passcode: 448738

Please be advised that this is a public meeting and you can likewise participate by emailing comments to: [epimentel@eastprovidenceri.gov](mailto:epimentel@eastprovidenceri.gov). Include your name, address, petition in question, and statement. Only comments including all required information will be read into the record. Please email comments by 11 December 2020.

### HOW CAN I LEARN ABOUT THIS PROPOSAL PRIOR TO THE MEETING?

**APPLICATION/DOCUMENTS:** As part of the request for the above-referenced relief, the applicant(s) have submitted material which is a public record. All materials are available for review at the City of East Providence City Hall, Building Department on the second-floor. The City Zoning Official may be contacted via email at [epimentel@eastprovidenceri.gov](mailto:epimentel@eastprovidenceri.gov) and/or by call at (401) 435-7722, Ext. 3.



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### 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 a specified application, you can do so by email to [epimentel@eastprovidenceri.gov](mailto:epimentel@eastprovidenceri.gov), or regular mail by mailing to Ed Pimentel, Zoning Officer, 145 Taunton Avenue, East Providence, RI 02914 by 11 December 2020.

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.”