

PAWTUCKET BOARD OF APPEALS

BOARD OF APPEALS

Notice is hereby given that Zoning Board of Review of the City of Pawtucket will be in session in City Hall, Pawtucket, Rhode Island at 6:30 P.M., on Monday, March 27, 2006 in the City Council Chambers, and any continuation thereof when all persons will be heard for or against the granting of the following applications for variance or exceptions to the Zoning Ordinance of the City of Pawtucket.

1. David Edgerton, managing partner and applicant, and Phil McGovern, as agent for BB&L Realty Partners, owners of property located at 10-12 Armistice Boulevard, Pawtucket, RI, further identified as Tax Assessor's Plat 21 Lot 173, located in a Residential Multi-Family (RM) zone, appeals the decision of the Zoning Official to deny the use of a seventh apartment under Section 410-115 of the city zoning ordinance.

2. Lourdes Garcia, applicant, and Ramon and Lourdes Garcia, owners of property located at 130-132 Summit Street, Pawtucket, RI, further identified as Tax Assessor's Plat 24 Lot 570, located in a Residential Multi-Family zone (RM) zone requests a dimensional variance under Section 410-77.B.(3). to pave more than 50 percent of the rear yard for parking of vehicles, not in conformance with regulations.

3. Manasse Payen, applicant and owner of property located at 31 Trenton Street, Pawtucket, RI, further identified as Tax Assessor's Plat 63 Lot 130, located in a Residential Multi-Family (RM) zone requests a dimensional variance under Section 410-44 for front and rear setbacks, Section 410-44 for frontage requirements, and Section 410-76 for parking requirements, not in conformance with regulations required for conversion into a three family dwelling from a mixed use of two residential units and one commercial unit.

4. John Dubuc, applicant and owner of property located at 86 Paul Street, Pawtucket, RI, further identified as Tax Assessor's Plat 40 Lot 718, located in a Residential Single Family (RS) zone, requests a dimensional variance under Section 410-44 for rear yard setbacks to construct an addition to an attached garage, not in conformance with regulations.

5. Joseph W. Hall, applicant, and Laraine H. Rawnsley, owner, of property located at 556 Armistice Boulevard, Pawtucket, RI, further identified as Tax Assessor's Plat 17 Lot 322, located in a Residential Single Family (RS) zone appeals the decision of the Zoning Officer under Section 410-115 for his denial of the proposed sign, and further request a use variance under Section 410-88.A. to erect a new sign and support pole of ten (10) square feet, not in conformance with the regulations.

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6. Lavallee Bros. Construction applicant, and Leo A. Larivee, owner of property located at 494 Columbus Avenue, Pawtucket, RI, further identified as Tax Assessor's Plat 33 Lot 202 located in a Residential Single Family (RS) zone requests a dimensional variance under Section 410-44 for height and rear yard setback requirements to construct an addition to a single family dwelling, not in conformance with regulations.

7. Catherine E. Adams, applicant, and Nancy M. Dufresne, owner of property located at 88 Edgemere Road, Pawtucket, RI, further identified as Tax Assessor's Plat 33 Lots 640 and 548, located in a Residential Single Family (RS) zone, requests a dimensional variance under Section 410-44 for right side yard setback to maintain an attached carport, not in conformance with regulations.

8. Doreen Peirce, applicant, and Manuel Quintal, Jr., owner of property located at 62 York Avenue, Pawtucket, RI, further identified as Tax Assessor's Plat 38 Lot 393, located in a Residential Single Family zone (RS) zone, requests a dimensional variance under Section 410-44 for a rear yard setback of 17.5 feet on the west side of parcel B (newly created lot) with existing Single Family dwelling, and a dimensional variance under Section 410-44 for a front and rear yard setback requirement for a proposed Single Family dwelling on parcel A (newly created lot), not in conformance with regulations.

9. Brian McKinnon, applicant and Brian and Laurie McKinnon, owners of property located at 260 Lafayette Street, Pawtucket, RI, further identified as Tax Assessor's Plat 63 Lot 317 and 320 located in a Residential Two Family (RT) zone, requests a dimensional variance under Section 410-44, for frontage, lot area, and east side yard requirements to construct a two family dwelling on Lot 317, and maintain the existing west side yard setback for the dwelling located on Lot 320, not in conformance with regulations, and a variance under Section 410-76.B. for parking area requirements.

10. Michael Winitsky, applicant, and Lily Pad Development, LLC owner of property located at 629 Prospect Street, Pawtucket, RI, further identified as Tax Assessor's Plat 37 Lot 435, located in a Commercial Local (CL) zone, requests a dimensional variance under Section 410-76.B. for parking requirements and a variance to convert the building to ten (10) artist studio, display and sales under Section

410-12.1.O. not in conformance with regulations.

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11. Michelle Rondeau, applicant and owner of property located at 163 Liberty Street and Fuller Street, Pawtucket, RI, further identified as Tax Assessor's Plat 28 Lots 55 and 29, located in a Residential Single Family (RS) zoning district, requests a dimensional variance under Section 410-44 for lot area to construct a Single Family dwelling on Lot 55, not in conformance with the regulations.

**Raymond Gannon
Chairperson
Board of Appeals**

City Hall is accessible to people with disabilities. Individuals requesting services of an interpreter for the hearing impaired must

notify the City Clerk at 728-0500 (TDD #722-8239) 72 hours before the meeting date.