

PAWTUCKET 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 31, 2008 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. Applicant Hope Artiste Village Proprietor, LLC and Timothy J. Bernadette Maynard Trust, owner of property located at 1037 Main Street further identified as Tax Assessor's Plat 62 Lots 104 and 105 located in a "RM" Residential Multi-Family Zone seek a Special Use Permit under Section 410-12(15)(C) for a parking area within 100 feet of a commercial zone, not in compliance with regulations.

2. Ildo Goncalves applicant and owner of property located at 28 Cherry Street further identified as Tax Assessor's Plat 44 Lot 543 located in a "RM" Residential Multi-Family Zone, requests a Dimensional Variance under Section 410-44 to exceed 30 percent lot coverage for an 8'x 10' shed not in compliance with the regulations.

3. Gary Johnson applicant and Thomas Provost owner of property located at 279 Beverage Hill Avenue further identified as Tax Assessor's Plat 38 Lot 402 located in a "MO" Manufacturing Open

Zone, request a Dimensional Variances under Section 410-44 for a side yard set back of 6' and 3' , frontage of 51' and a lot size of 17,260 square feet under Section 410-77(B)(1)&(3) for front yard paving of 100 percent and rear yard paving of 100 percent not in compliance with regulations.

4. Applicant Re-Focus, Inc. and New Interiors Inc. owners of property located at 609 Pawtucket Avenue further identified as Tax Assessor's Plat 62 Lot 316 located in a "CG" Commercial General Zone, request a Dimensional Variance under Section 410-76 for 36 parking spaces where 89 are required.

5. Farietta and Sanchez Realty applicant and owner of property located at 23 Broad Street further identified as Tax Assessor's Plat 43 Lot 560 located in a "CD" Commercial Downtown Zone request a Special Use Permit under Section 410-12.5 for a karate school in a multi-tenant commercial structure not in compliance with regulations.

6. Applicant Blackstone Massage Therapy, LLC and Middle Street Realty, Inc., owner located at 72 East Street further identified as Tax Assessor's Plat 6 Lot 546 located in a "CG" Commercial General Zone request a Special Use Permit under Section 410-12(8)(J) for massage therapy not in conformance with regulations.

7. Emmanuel Vieira applicant and owner of property located at 144 Webster Avenue further identified as Tax Assessor's Plat 9 Lot 83

located in a “RT” Residential Two Family Zone requests Dimensional Variances under Section 410-44 for frontage of 50’, lot size of 5,000 sq/ft, lot coverage of 32 percent, side yard set back of 6’, and front yard setback of 10’ for a Two Family Dwelling not in compliance with regulations.

8. Hector Cardona applicant and owner of property located at 1066 Roosevelt Avenue, further identified as Tax Assessor’s Plat 5 Lot 208 located in a “RT” Residential Two Family Zone, request a Dimensional Variance under Section 410-44 and Section 410-53 for a front yard setback of 4 feet where 15 feet is required. (Continued from January 28, 2008)

9. Applicant Joanne Duarte and Daniel and Matilda DaSilveira owners of property located at 110 Mineral Spring Avenue further identified as Tax Assessor’s Plat 52 Lot 860 located in a “RM” Residential Multi-Family Zone seek a use variance under Section 410-67 and Section 410-12 for a beauty salon/barber shop not in compliance 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.