

## **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, September 26, 2011 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. Manuel P. Goncalves, Jr. applicant and owner of property located at 56 Baxter Street further identified as Tax Assessor's Plat 9 Lot 185 located in a "RT" Residential Two Family Zone requests a dimensional variance under Section 410-44 for an enclosed porch with a 12' front setback not in compliance with the regulations.**
- 2. Shanthi Muthu applicant and owner of property located at 11 Bristol Avenue further identified as Tax Assessor's Plat 12 Lots 534 and 535 located in a "RT" Residential Two Family Zone requests special use permit under Section 410-12.2.G and Section 410-60.E for a wellness consulting home occupation.**
- 3. Eric Costa applicant and owner of property located at 20 Seneca Avenue further identified as Tax Assessor's Plat 60 Lots 44 and 45**

located in a “RS” Residential Single Family Zone requests a dimensional variance under Section 410-46(A)6 for a shed with a 28” setback not in compliance with the regulations.

4. Applicant Auto Zone, Incorporated and Inland Western Pawtucket Boulevard, LLC, owners of property located at 305 Armistice Boulevard further identified as Tax Assessor’s Plat 27 Lot 906 located in a “CG” Commercial General Zone requests a special use permit under Section 410-12.7(F) to expand a legal non-conforming use.

5. Applicants Newport Division Donuts, Incorporated and E.R.S. Realty, Incorporated, applicants and Philip A. Ayoub, Bette A. Ayoub, PGA Realty LP and E.R.S. Realty, Incorporated, owners of property located at 1404 Newport Avenue/421 Benefit Street and 80 Slade Street further identified as Tax Assessor’s Plat 4 Lots 1119, 286 and 384 located in a “CG” Commercial General Zone and a “RT” Residential Two Family Zone seek a special use permit under Section 410-12.7(E) for a commercial space with a drive-thru window. Also, a dimensional variance under Section 410-88 for signage not in compliance with the regulations.

6. Joseph E. Koppelman, Inc. applicant and owner of property located at 727 East Avenue further identified as Tax Assessor’s Plat 63 Lot 743 located in a “CL” Commercial Local Zone and a “RT” Residential Two Family Zone request a use variance under Section 410-114 for special conditions imposed by a previous Zoning Board

**decision.**

**7. Pawtucket Citizens Development Corporation applicant and Louis and Teresa Belanger owners of property located at 6 Cherry Street further identified as Tax Assessor's Plat 44 Lot 146 located in a "RM" Residential Multi-Family Zone request a dimensional variance under Section 410-44 for a side yard setback and Section 410-77 for rear yard paving not in compliance with the regulations.**

**8. Pawtucket Citizens Development Corporation and Pawtucket Redevelopment Agency owner of property located at 335 Main Street further identified as Tax Assessor's Plat 53 Lot 640 located in a "CG" Commercial Downtown Zone request a special use permit under Section 410-12.1.L for a mixed residential/commercial building and a dimensional variance under Section 410-60.F(2) for density not in compliance with regulations.**

**9. Pawtucket Citizens Development Corporation applicant and owner of property located at 123 Montgomery Street further identified as Tax Assessor's Plat 43 Lot 350 located in a "RM" Residential Multi-Family Zone requests a dimensional variance under Section 410-44 for lot size, building height and setbacks and Section 410-76 and Section 410-78 for parking not in compliance with the regulations.**

**10. Pawtucket Citizens Development Corporation applicant and owner of property located at 101 Barton Street further identified as Tax**

**Assessor's Plat 44 Lot 260 located in a "RM" Residential Multi-Family Zone requests dimensional variances under Section 410-77, Section 410-78 and Section 410-76 for parking spaces not in compliance with the regulations.**

**11. Arex Realty, LLC applicant and owner of property located at 1101 Newport Avenue further identified as Tax Assessor's Plat 12 Lot 738 located in a "RT" Residential Two Family Zone requests a use variance under Section 410-12(11)(E) for a car wash facility. Also, dimensional variances under Section 410-78 and Section 410-86 for signage and parking not in conformance with the regulations.**

**12. Ronald P. Girouard applicant and Ronald P. Girouard and Estelle H. Girouard owners of property located at 25 Wilton Avenue further identified as Tax Assessor's Plat 29 Lot 545 located in a "RS" Residential Single Family Zone requests a special use permit under Section 410-12(2)(C) and a dimensional variance under Section 410-46.A.6 for a shed larger than 150 sq/ft and less than 4' away from the property lines.**

**13. T-Mobile Northeast, LLC applicant and The Church of St. John the Baptist owner located at 69 Quincy Avenue further identified as Tax Assessor's Plat 52 Lot 790 located in a "RM" Residential Multi-Family Zone requests a special use permit under Section 410-12(16)(H) for personal communications antenna.**

**Douglas McKinnon**  
**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.**

**AND POSSIBLY VOTE ON THIS AGENDA**