

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, October 31, 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. Basaam Kiriaki applicant and Claudia Zayat owner of property located at 1352 Newport Avenue further identified as Tax Assessor's Plat 10 Lot 221 located in a "RT" Residential Two Family Zone requests a use variance under Section 410-12(10) for a office and a dimensional variance under Section 410-88.C for a freestanding sign not in compliance with the regulations.

2. Manuel A. Fonseca applicant and owner of property located at 27 Foster Street further identified as Tax Assessor's Plat 4 Lot 1106 located in a "RT" Residential Two Family Zone request to amend special conditions imposed in a previous zoning board decision.

3. Sean Marchionte applicant and owner of property located at 755 Mineral Spring Avenue further identified as Tax Assessor's Plat 50

Lots 1537 and 856 located in a “RT” Residential Two Family Zone requests a dimensional variance under Section 410-44 for lot size for a single family home not in compliance with the regulations.

4. Jerry Prete applicant and owner of property located on Grace Street further identified as Tax Assessor’s Plat 54 Lot 818 located in a “RM” Residential Multi-Family Zone requests a dimensional variance under Section 410-44 for setbacks, lot size, and Section 410-76.C for parking spaces for a two family dwelling not in compliance with regulations.

5. One Thousand and One United, Inc. applicant and owner of property located at 122 Benefit Street further identified as Tax Assessor’s Plat 5 Lots 62 and 63 located in a “CL” Commercial Local Zone request a dimensional variance under Section 410-76.C for number of parking spaces required for a place of worship.

6. 435 West Avenue, LLC applicant and owner of property located at 435 West Avenue further identified as Tax Assessor’s Plat 56 Lot 701 located in a “RM” Residential Multi-Family Zone request a use variance under Section 410-12(11)(G) for a used automobile sales and service facility.

7. Naomi Amill applicant and owner of property located at 191-193 Carnation Street further identified as Tax Assessor’s Plat 20 Lot 205 located in a “RM” Residential Multi-Family Zone request a

dimensional variance under Section 410-44 for a side yard setback for a basement entrance not in compliance with the regulations.

8. Clifford D. Nulman applicant and Maurice A. and Carolyn R. Roy owners of property located at 661 Cottage Street Building #1 further identified as Tax Assessor's Plat 4 Lot 771 located in a "RT" Residential Two Family Zone request a use variance under Section 410-12.8(F) for a barber shop/salon and a dimensional variance under Section 410-76.C for parking not in compliance with regulations.

9. Jeanne and Daniel DeRoy applicants and owners of property located at 40 Slade Street further identified as Tax Assessor's Plat 4 Lot 805 located in a "RT" Residential Two Family Zone request a dimensional variance under Section 410-44 for lot coverage of 38% and a side yard setback of 5' not in compliance with the regulations.

**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.