

## **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, January 30, 2012 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. Linda M. Silva applicant and owner of property located at 55 Grosvenor Avenue further identified as Tax Assessor's Plat 50 Lot 1412 located in a "RS" Residential Single Family Zone requests a use variance under Section 410-12.1.B for a second dwelling unit not in compliance with the regulations.**

**2. Agnieszka and Grzegorz Szpala applicants and owners of property located at 63 Cole Street further identified as Tax Assessor's Plat 6 Lot 251 located in a "RM" Residential Multi-Family Zone request a dimensional variance under Section 410-44 for lot size and Section 410-76.C for parking to convert a two (2) family structure into a three (3) family not in compliance with the regulations.**

**3. Cabbage Inns of New England, LLC applicants and owners of property located at 422-424 Weeden Street further identified as Tax Assessor's Plat 46 Lot 211 located in a "RM" Residential Multi-Family**

**Zone requests a dimensional variance under Section 410-44 for lot size and frontage and Section 410-76 for parking for a four (4) unit dwelling not in compliance with the regulations.**

**4. Jonathan Niland applicant and owner of property located at 33 Martin Street further identified as Tax Assessor's Plat 33 Lot 612 located in a "RS" Residential Single Family Zone seek a dimensional variance under Section 410-44 to enclose an existing open front porch with front setback not in compliance with regulations.**

**5. Metz Realty LLC, applicant and owner of property located at 96-98 Sabin Street and 174-178 Woodbine Street further identified as Tax Assessor's Plat 8 Lot 235 located in a "RM" Residential Multi-Family Zone requests dimensional variance under Section 410-44 for lot size and rear setback and Section 410-76 for parking not in compliance with the regulations.**

**6. Riverside Burial Society of Pawtucket applicant and owner of property located at 724 Pleasant Street further identified as Tax Assessor's Plat 67 Lot 15 located in a "PC" Public Cemetery Zone seek an appeal of the Zoning Officials ruling that an illegal business is being operated.**

**7. Angelo and Anastacia Kapsimalis applicants and owners of property located at 435 Power Road further identified as Tax Assessor's Plat 49 Lot 983 located in a "RT" Residential Two Family**

**Zone request a use variance under Section 410-12.6(B) for a restaurant less than 2,500 square feet not in compliance with regulations.**

**8. Cumplido Painting and Renovations applicant and owner of property located at 118 Slater Street further identified as Tax Assessor's Plat 52 Lot 229 located in a "RM" Residential Multi-Family Zone request dimensional variances under Section 410-44 for lot size, frontage, and side yard setbacks and Section 410-76 for parking for a two (2) family dwelling not in compliance with regulations.**

**9. Luz M. Barrios applicant and owner of property located at 47 Carpenter Street further identified as Tax Assessor's Plat 45 Lot 460 located in a "RM" Residential Multi-Family Zone requests a dimensional variances under Section 410-44 for a front setback not in compliance with regulations.**

**10. Applicant 123 Associates, LLC, and Tim Horton's New England, Inc. owner of property located at 1242 Newport Avenue further identified as Tax Assessor's Plat 10 Lot 920 located in a "CG" Commercial General Zone request a dimensional variance under Section 410-78(A) and (F) for parking spaces not in compliance with the regulations.**

**11. Kevin L. Miniati owner of property located at 468-472 Newport Avenue further identified as Tax Assessor's Plat 33 Lot 525 has had**

**Decision #08-027 remanded back to the Zoning Board for further findings of fact and conclusions of law.**

**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.**