

**Chairperson**  
Ronald Montecalvo

**Vice-Chairperson**  
Peter Taraborelli

**Recording Secretary**  
Holli Stott

**Counsel for the Board**  
Kelley Morris



**Zoning Official**  
Bernard J. Nascenzi, C.B.O.

**Zoning Board Members**  
Charles Pollock, Jr.  
Ralph Wilkes  
Lino Cambio

**Alternate Board Members**  
Brendan Snodgrass  
Edward Catone

## **North Providence Zoning Board of Review**

**1951 Mineral Spring Avenue, North Providence  
Rhode Island 02904**

### **AGENDA** **June 18, 2015**

**NOTICE IS HEREBY GIVEN THAT THE ZONING BOARD OF REVIEW WILL HOLD A REGULARLY SCHEDULED MONTHLY MEETING AT 7:00 PM AT THE NORTH PROVIDENCE TOWN HALL, COUNCIL CHAMBERS, 2000 SMITH STREET, NORTH PROVIDENCE, RI, 02911.** All persons interested in the following proposals are requested to be present at this time. The assembly facilities are accessible to the handicapped. Persons requiring special accommodations shall call the Zoning Office at least 48 hours in advance of the meeting (401) 233-1419 the agenda for the evening will be as follows, subject to change:

#### **I. Roll Call**

#### **II. Minutes**

#### **III. Old Business**

##### **A. File 2015-04**

LOCATION: 212 High Service Avenue  
OWNER/ APPLICANT: Country View Holding, LLC and Arielle, LLC  
LOT: AP 18 — Lots 38, 39, 40, 51 and 52; 65,520 sq. ft.; IS Zone  
EXISTING USE: Single Family Dwelling on lot 52 and vacant lots  
PROPOSAL: Demo existing SFD and build five single family dwellings, one on each lot.  
**Dimensional Variance** petitioned under Article II § 204 District Dimensional Regulations and Article V Variance and Special Use Permit section § 503

#### **IV. New Business**

##### **A. File 2015-05**

LOCATION: 1931 Smith Street  
OWNER: 1931 Smith Street, LLC  
APPLICANT: Zaremba Program Development, LLC  
LOT: AP 15 — Lot 416; 52,998 sq. ft.; CV and RL-10 Zone  
EXISTING USE: Used car lot and single family dwelling  
PROPOSAL: One story variety store with parking, sidewalks and landscaping  
**Dimensional Variance** petitioned under Article III §308 Commercial districts abutting residential districts, Art VI §608 Size of permitted signs by zone and Art VII §710 Minimum off-street parking requirements

**B. File 2015-08**

LOCATION: Goldsmith Street  
OWNER/ APPLICANT: Country View Holding, LLC  
LOT: AP 5 — Lots 704, 705 and 706; 15,055.20 sq. ft.; RG Zone  
EXISTING USE: Vacant  
PROPOSAL: Build two single family dwellings

**Dimensional Variance** petitioned under Article II section 204 District Dimensional Regulations and Art V Variance and Special Use Permits sections §504, 505 and 506

**C. File 2015-09**

LOCATION: Elena Street  
OWNER: Colletti Farm Enterprises, LLC  
APPLICANT: Carlos Mendes  
LOT: AP 4 — Lots 220, 221, 219 and 258; RG Zone  
EXISTING USE: Vacant  
PROPOSAL: Change four substandard lots into two single family lots and build two single family dwellings

**Dimensional Variance** petitioned under Article II section 203 District of Use Regulations subsection B.1 and section 204 District Dimensional Regulations

**D. File 2015-10**

LOCATION: Elena Street  
OWNER: Colletti Farm Enterprises, LLC  
APPLICANT: Carlos Mendes  
LOT: AP 4 — Lots 182, 183, 184, 185 and 186; RG Zone  
EXISTING USE: Vacant  
PROPOSAL: Change five substandard lots into three single family lots and build three single family dwellings

**Special Use Permit** petitioned under Article II section 203 District of Use Regulations subsection B.1

**E. File 2015-11**

LOCATION: 2080 Mineral Spring Avenue  
OWNER: JAB Realty LLC  
APPLICANT: Happily Ever After Realty LLC  
LOT: AP 15 — Lot 149; 10,000 sq. ft.; RL-10 Zone  
EXISTING USE: Commercial Building  
PROPOSAL: Daycare

**Use Variance** Petitioned under Article II §203 District of Use Regulations sect G.21

**V. Adjourn**

*Per order of the Zoning Board of Review  
Ronald Montecalvo*