

CITY OF PROVIDENCE

PUBLIC NOTICE

ZONING BOARD OF REVIEW

190 DYER STREET

PROVIDENCE, RHODE ISLAND 02903

JULY 12, 2005

Notice is hereby given that the Zoning Board of Review will be in session in the Probate Court Room, fifth floor, City Hall, Tuesday, July 26, 2005, at 5:00 p.m., when all persons interested will be heard for or against the granting of the following applications for variances and special use permits under Section 902 of the Zoning Ordinance:

ROBERTO & ADRIANA DELGADO: 862-864 Broad Street & 319 Oxford Street, Lots 837 & 904 on the Tax Assessor's Plat 48 located in a General Commercial C-2 Zone and Residential R-3 Three-Family Zone; to be relieved from Section 701 in the proposed development of lot 837 (319 Oxford St.) as an accessory parking lot that would service the existing restaurant located on lot 904 (862-864 Broad St.). The applicant is requesting a special use permit for lot 837, located in the R-3 zone, pursuant to Section 701, whereby parking facilities may be

permitted to extend not more than 100 feet into an adjacent R zone through Board action only. The lots in question contain approximately 4,561-sq. ft. of land area.

KAROLYE WHITE, OWNER AND COBBLE HILL DEVELOPMENT, LLC, APPLICANT: 44 Pungansett Street, Lot 500 on the Tax Assessor's Plat 70 located in a Residential R-3 Three-Family Zone; to be relieved from Sections 204.2, 419.7 and 704.2(A) in the proposed construction of a 30' x 40' two-family dwelling on lot 500. As per Section 204.2 of the Zoning Ordinance, if two or more contiguous lawfully established substandard lots of record, where one or more of the lots are less than 4,000 square feet and are under the same ownership on or anytime after October 24, 1991, such lots shall be considered to be one lot and undivided for the purpose of the Ordinance. Lot 500 is substandard in size and was previously recorded under the same ownership as a contiguous lot, therefore, the applicant is requesting a dimensional variance in order to construct the new dwelling and seeks relief from regulations governing undersized lots and access driveways, whereby the new driveway is restricted to 15 feet wide, the applicant is requesting a 25 foot wide driveway. The lot in question contains approximately 3,893-sq. ft. of land area.

ANDREW ANNALDO: 1046 Douglas Avenue (corner Burns St.), Lot 597 on the Tax Assessor's Plat 79 located in a Residential R-2 Two-Family Zone; to be relieved from Section 303-use code 14 in the proposed change in the use of the building from a beauty salon,

office and two (2) dwelling units to four dwelling units only. The commercial uses would be removed from the property. The applicant is requesting a use variance in order to create the additional two dwelling units. The lot in question contains approximately 6,250-sq. ft. of land area.

WEBERT BRETON, OWNER AND MARITZA PARADA, APPLICANT:

962-964 Atwells Avenue (corner Steuben St.), Lot 76 on the Tax Assessor's Plat 63 located in a Residential R-3 Three-Family Zone; to be relieved from Sections 201.7 and 303-use codes 56 & 56.1. This building is legally being utilized for a restaurant, bar and one dwelling unit. The applicant is requesting a use variance and seeks to add baking to the restaurant as an ancillary use. The bar and dwelling unit would remain unchanged. Also proposed is a 13'9" x 2' canopy sign at the front of the building, which requires a dimensional variance. The lot in question contains approximately 3,200-sq. ft. of land area.

PABLO CABRERA: 46 & 50-52 Leah Street (corner Yale Ave.), Lots 590 & 591 on the Tax Assessor's Plat 95 located in a Residential R-2 Two-Family Zone; to be relieved from Sections 204.2 and 304 in the proposed construction of a 22' x 30' single-family dwelling on lot 590 (46 Leah St.). The existing two-family dwelling on lot 591 (50-52 Leah St.) will remain unchanged. Each lot contains 3,200 square feet of land area. As per Section 204.2 of the Zoning Ordinance, if two or

more contiguous lawfully established substandard lots of record, where one or more of the lots are less than 4,000 square feet and are under the same ownership on or anytime after October 24, 1991, such lots shall be considered to be one lot and undivided for the purpose of the Ordinance. In this instance, both lots are substandard in size and are recorded under the same ownership. The applicant is requesting a dimensional variance in order to retain the lots separately and construct a one-family dwelling on lot 590, which also requires relief from the height restriction, whereby the height restriction in this R-2 district is 30 feet, the height of the new single-family dwelling would be 34 feet.

FREDDY SANCHEZ: 102-104 & 106 Sassafras Street, Lots 292 & 293 on the Tax Assessor's Plat 53 located in a Residential R-2 Two-Family Zone; to be relieved from Sections 204.2 and 304 in the proposed construction of a 26' x 36' single-family dwelling on lot 293 (106 Sassafras St.). The existing two-family dwelling on lot 292 (102-104 Sassafras St.) will remain unchanged. Each lot contains 3,678 square feet of land area. As per Section 204.2 of the Zoning Ordinance, if two or more contiguous lawfully established substandard lots of record, where one or more of the lots are less than 4,000 square feet and are under the same ownership on or anytime after October 24, 1991, such lots shall be considered to be one lot and undivided for the purpose of the Ordinance. In this instance, both lots are substandard in size and are recorded under the same ownership. The applicant is requesting a dimensional variance in order to retain the lots

separately and construct a one-family dwelling on lot 293, which also requires relief from the height restriction, which is 30 feet, the height of the new single-family dwelling would be 34 feet.

CITY OF PROVIDENCE, OWNER AND CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS, APPLICANT: 434 Mount Pleasant Avenue, Lot 2 on the Tax Assessor's Plat 128 located in a PS Public Space Zone; to be relieved from Sections 303-use code 65.1 and 304 in the proposed installation of 12 panel communications antennas attached to the façade of the existing high school. Related equipment would be installed at rooftop and within the building. The applicant is requesting a special use permit for the telecommunications equipment and a dimensional variance relating to the height restriction, whereby in this PS public space zone the maximum height is restricted to 30 feet, the existing school building sits at a height of 97 feet, the antennas would be installed at a height of approximately 75 feet. The lot in question contains approximately 1,259,610-sq. ft. of land area.

6:30 P.M.

MERLENE A. SAMUELS: 511 Hope Street, Lot 52 on the Tax Assessor's Plat 6 located in a Residential R-2 Two-Family Zone; to be relieved from Sections 105.3 and 304 in the proposed subdivision of lot 52 into two (2) lots. One lot would contain approximately 4,669 square feet of land area upon which the existing two-family dwelling

would remain at 511 Hope Street. A second lot would be created on the south side of the existing structure that would contain approximately 4,864-sq. ft. of land area upon which a 24' x 46' two-family dwelling would be constructed. The existing 2-car garage would remain on the proposed new lot. In this residential R-2 district, newly created lots must have a minimum of 5,000-sq. ft. of land area to support a two-family use. The lot in question contains approximately 9,534-sq. ft. of land area.

PATRICK NEE: 365-369 Hope Street, Lot 428 on the Tax Assessor's Plat 8 located in a Residential R-3 Three-Family Zone; to be relieved from Sections 303-use code 14 and 417 pursuant to Section 200 in the proposed change in the use of the carriage house from an artist's studio to a single-family dwelling. The main structure will remain as three-dwelling units. The applicant is requesting a use variance for the dwelling unit in the carriage house and a dimensional variance relating to regulations restricting the number of principal residential buildings on a lot to one only. The lot in question contains approximately 8,996-sq. ft. of land area.

JANET ENGELHART: 548 Lloyd Avenue (corner Slater Ave.), Lot 75 on the Tax Assessor's Plat 39 located in a Residential R-1 One-Family Zone; to be relieved from Section 304 in the proposed construction of two additions that would expand the existing kitchen within this existing single-family dwelling. One 10'10" x 2' addition would be constructed at the north side of the kitchen and one addition 2'8" x

9'6" would be constructed at the east side. The applicant is requesting a dimensional variance and seeks relief from regulations governing rear yard setback. The lot in question contains approximately 5,362-sq. ft. of land area.

ALAN & MARIANNE LITWIN: 42 Intervale Road (corner Cole Ave.), Lot 260 on the Tax Assessor's Plat 93 located in a Residential R-1 One-Family Zone; to be relieved from Section 304 in the proposed construction of a 720 square foot two-car garage attached to the northeast corner of the existing single-family dwelling. The applicant is requesting a dimensional variance and seeks relief from regulations governing the side and rear yard setbacks. The lot in question contains approximately 10,000-sq. ft. of land area.

DAISY RODRIGUEZ: 37 Rutherglen Avenue, Lot 405 on the Tax Assessor's Plat 61 located in a Residential R-1 One-Family Zone; to be relieved from Section 704.2(C). The applicant proposes to increase the amount of paving in the rear yard to over 50 percent. No change is proposed for the existing two-family structure. The applicant is requesting a dimensional variance in order to pave up to 94 percent of the rear yard. The lot in question contains approximately 5,625-sq. ft. of land area.

STEVEN MERESI, ET AL: 121-125 Wilson Street, Lot 677 on the Tax Assessor's Plat 30 located in a Residential R-3 Three-Family Zone; to be relieved from Section 419.7 in the proposed construction of a 27.6'

x 42' two-family dwelling. In a residential R-3 zone, a lawfully established lot which has less than the minimum area requirement for the R-3 district (5,000-sq. ft.) may be used for two dwelling units provided that such lot shall have a width of at least 35 feet and an area of at least 3,200-sq. ft. and receives a special use permit from the Board. The lot in question contains approximately 3,660-sq. ft. of land area.

THIS MEETING MAY BE CONTINUED FROM DAY TO DAY AND TIME TO TIME AT THE DISCRETION OF THE ZONING BOARD OF REVIEW.

THIS MEETING IS ACCESSIBLE TO ALL PERSONS. INDIVIDUALS REQUESTING INTERPRETER SERVICES MUST NOTIFY THE OFFICE OF NEIGHBORHOOD SERVICES AT 401-421-7768, 48 HOURS IN ADVANCE OF THE HEARING DATE.

ESTA REUNION PUEDE SER CONTINUADA EN CUALQUIER MOMENTO BAJO LA DISCRECION DE LA JUNTA DE REVISIONES DE ZONA.

LA INFORMACION DE ESTA REUNION ESTA DISPONIBLE PARA TODAS LAS PERSONAS E INDIVIDUOS QUE REQUIERAN SERVICIOS DE INTERPRETE, LLAME A LA OFICINA DE SERVICIOS VECINDALES AL (401) 421-7768, POR LO MEMOS 48 HORAS ANTES DE SU FECHA

DE JUICIO.

PETER D. CARNEVALE, SECRETARY

401-421-7740 EXT. 376