

CITY OF PROVIDENCE

PUBLIC NOTICE

ZONING BOARD OF REVIEW

190 DYER STREET

PROVIDENCE, RHODE ISLAND 02903

AUGUST 30, 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, September 13, 2005, at 5:00 p.m., and 7:00 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:

5:00 P.M.

WALTER L. BRONHARD: 72 Orange Street (corner Pine St.), Lots 185 & 186 on the Tax Assessor's Plat 20 located in a DOWNCITY D-1 Zone; to be relieved from Section 502.2(A) in the proposed change in the use of the first floor from office space to residential use. The applicant is requesting a use variance, whereby residential uses are

not permitted at first floor levels in a D-1 Downcity District. The lots in question total 4,425-sq. ft. of land area.

PAUL M. & REGINA M. MOURA: 142-146 George M. Cohan Boulevard (corner of Ann St.), Lot 277 on the Tax Assessor's Plat 18 located in a Residential R-2 Two-Family Zone; to be relieved from Sections 105.3 and 304 in the proposed subdivision of lot 277 into two lots. One lot would contain approximately 3,017.5 square feet upon which the existing three-family dwelling would remain at the corner of Ann St. and a second lot would be created containing approximately 3,017.31-sq. ft. upon which the existing five-family dwelling would remain. The applicant is requesting a dimensional variance and seeks relief from regulations governing lot area conformance, lot width & frontage, lot area, side yard setbacks and lot coverage. The lot in question contains approximately 6,034.81-sq. ft. of land area.

ARAMIAN ENTERPRISES, L.P.: 134-156 Douglas Avenue & 447 Chalkstone Avenue, Lots 50 & 816 on the Tax Assessor's Plat 68 located in a General Commercial C-2 Zone; to be relieved from Section 303-use code 57.2 in the proposed construction of a new restaurant. A restaurant is a permitted use within this commercial C-2 district. The applicant is requesting a special use permit in order to provide a drive-thru window. The lots in question total approximately 24,180-sq. ft. of land area.

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, which is a permitted use only when located on a 5,000-sq. ft. lot. The lot in question contains approximately 9,534-sq. ft. of land area.

JUSTIN NATALE: 17-19 & 21-23 Jenkins Street, Lots 106 & 450 on the Tax Assessor's Plat 8 located in a Residential R-3 Three-Family Zone; to be relieved from Sections 105.2, 105.3, 304 and Sections 703.2 and 704.2 (C) pursuant to Section 707.1 in the proposed construction of a three-story 30' x 50' three-family dwelling on each lot. The subject lots currently sit vacant of structures. The applicant

is requesting a dimensional variance in order to bring these previously recorded undersized lots into conformance, and further seeks relief from regulations governing lot area conformance; building height; lot area per dwelling unit; minimum lot width & frontage; requirements for front, side & rear yard setbacks, the front & rear yard paving restrictions; and Sections 703.2 & 704.2 (C), a special use permit pursuant to Section 707. Lot 106 contains approximately 3,690-sq. ft. of land area and lot 450 contains 3,960-sq. ft. of land area.

JEROME JIVOIN & JOHN HOGUE: 170 Fourth Street, Lot 50 on the Tax Assessor's Plat 73 located in a Residential R-2 Two-Family Zone; to be relieved from Sections 704.2(A), 704.2(B) and 704.2(C) in the proposed addition of a second driveway at the southerly side of this existing three-family dwelling that would provide for two parking spaces and further to pave over 50% of the rear yard (56.5%) in order to provide parking for two automobiles. The existing two-car garage at the northerly corner of the property would remain. The applicant is requesting a dimensional variance relating to regulations restricting the number of driveways to one, and the front, side & rear yard paving restrictions. The lot in question contains approximately 5,150-sq. ft. of land area.

STEVEN & ANTHONY MERESI, LINCOLN CENTER: 86 Grove Street, Lot 326 on the Tax Assessor's Plat 33 located in a Residential R-3 Three-Family Zone; to be relieved from Sections 304, 414 and 414.4 in

the proposed construction of a new 26' x 32' two-family dwelling. The remains of the existing fire damaged structure will be removed. A two-family dwelling is a permitted use in this residential R-3 district. The applicant is requesting a dimensional variance relating to regulations governing the height restriction, front & side yards and the minimum front yard setback for garages. The lot in question contains approximately 1,920-sq. ft. of land area.

GUILLERMO VARGAS: 74 Abbott Street, Lot 131 on the Tax Assessor's Plat 5 located in a Residential R-3 Three-Family Zone; to be relieved from Sections 304 and 704.2(A) in the proposed construction of a 46' x 43' three-family dwelling. A three-family dwelling is a permitted use in this residential R-3 district. The applicant is requesting a dimensional variance in order to provide 3 driveways, one for each dwelling unit. Only one driveway is permitted per street frontage. Further relief is being sought from the height restriction, whereby the allowed height is 2-stories not to exceed 30 feet, the proposed structure would be 3 stories at 38 feet. The lot in question contains approximately 7,582-sq. ft. of land area.

IMORTAL LAND DEVELOPMENT, LLC, OWNER AND OMNIPOINT HOLDINGS, INC., APPLICANT: 1117 Douglas Avenue, Lots 370, 378, 379, 380, 381, 382 and 392 on the Tax Assessor's Plat 78 located in a Manufacturing M-1 Zone; to be relieved from Section 305 in the proposed installation of 9 panel antennas to the façade of the existing smokestack. The current legal use of the property is storage,

warehousing and office space. The antennas are permitted within this industrial M-1 zone. The applicant is requesting a dimensional variance relating to the height restriction, whereby the permitted height within this M-1 district is 75 feet, the existing smokestack sits at a height of 124'10", and the antennas would be installed at a height to 93 feet measured from grade to the peak of the proposed antenna installation. The lot in question contains approximately 132,919-sq. ft. of land area. The majority of the lots sit in the Town of North Providence; the smokestack is anchored in Providence.

7:00 P.M.

MAURICE R. CARRIERE: 43 Governor Street, Lot 517 on the Tax Assessor's Plat 17 located in a Residential R-2 Two-Family Zone; to be relieved from Sections 425.1(A)(1) and 704.2(C) in the proposed creation of one additional parking space accessible from East Transit Street. The existing three-family dwelling would remain unchanged. The applicant is requesting a dimensional variance relating to the paving restriction. Rear yard paving is limited to 50 percent of the total rear yard. There are two existing paved parking spaces at the northeast corner of the property, the proposed additional parking space would increase the amount of rear yard paving to approximately 55 percent. The lot in question contains approximately 2,500-sq. ft. of land area.

RHODE ISLAND PHILHARMONIC ORCHESTRA: 61-67 Angell Street

& 178 Butler Avenue, Lot 370 on the Tax Assessor's Plat 15 located in a Residential R-3 Three-Family Zone; to be relieved from Sections 303-use code 14, 304, 414.3, 704.2(C) and 1000.75 pursuant to Section 200 in the proposed demolition of the existing building previously used for a school and the construction of a new 4-story building housing 11 residential dwelling units. The applicant is requesting a use variance, whereby this R-3 district restricts the number of dwelling units to three. Further relief is being sought from regulations governing the height restriction, front yard setback, corner lots, the rear yard paving restriction and the definition of garage. The lot in question contains approximately 17,577-sq. ft. of land area.

MG REALTY, LLC: 10 Elmgrove Avenue, Lot 285 on the Tax Assessor's Plat 39 located in a Residential R-M Multi-Family Zone; to be relieved from Sections 303-use codes 31, 43 & 46 and 607.1 pursuant to Section 200 in the proposed change in the use of the building from 5 medical offices and one-dwelling unit to: use code 41 – limited to a real estate office and developer; use code 43 - limited to an advertising agency, business office, stenographic service and employment service; and use code 46 - limited to an architectural & engineering service and legal service. One existing medical office and the existing one-dwelling unit would remain. The applicant is requesting a use variance for the proposed commercial uses and a dimensional variance relating to regulations governing freestanding signs. The lot in question contains approximately 11,500-sq. ft. of

land area.

PROPERTY MANAGEMENT GROUP, LTD., OWNER AND CIRILO A. JIMENEZ, APPLICANT: 100 Reservoir Avenue (corner Narragansett Avenue) Lot 1 on the Tax Assessor's Plat 125 located in a General Commercial C-2 Zone; to be relieved from Section 303-use codes 45 & 59 in the proposed change in the use of the property from a gasoline station to an automobile sales and repair business. The applicant is requesting a use variance, whereby; automobile sales and service are not permitted within this commercial C-2 district. The lot in question contains approximately 3,428-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 DISCRETION 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