

**CITY OF PROVIDENCE**

**PUBLIC NOTICE**

**ZONING BOARD OF REVIEW**

**190 DYER STREET**

**PROVIDENCE, RHODE ISLAND 02903**

**DECEMBER 14, 2005**

**Notice is hereby given that the Zoning Board of Review will be in session in the Probate Court Room, fifth floor City Hall, Wednesday, December 28, 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:**

**MARTIN SALVADOR & ZOBEDIA RAMOS: 39 Dewey Street & 136 Laban Street, Lots 329 & 330 on the Tax Assessor's Plat 107 located in a Residential R-2 Zone; to be relieved from Sections 105.3, 304 and 425.1(A)(1) in the proposed reconfiguration of lots 329 and 330 into two new lots. The total land area for both lots combined is 8,000 square feet. The applicant proposes to create two 4,000 square foot lots. One 4,000 square foot would be created at the corner of Dewey**

and Laban Streets upon which the existing two-family dwelling would remain at 136 Laban Street. A second lot would be created upon which a new 38' x 28' single-family dwelling would be constructed at 39 Dewey Street. The applicant is requesting a dimensional variance concerning regulations governing minimum lot area, whereby new lots located in a residential R-2 zone must have a minimum land area of 5,000-sq. ft. and 50' of frontage. The proposed lots would have the required frontage but lack the minimum land area. Further relief is being sought from the canopy coverage requirement (the amount of trees).

**JOHN & YVONNE GIRAGOSIAN: 32-34 Pungansett Street, Lot 497 on the Tax Assessor's Plat 70 located in a Residential R-3 Zone; to be relieved from Sections 204.2, 304, 704.2(C) and 415.1(A) in the proposed construction of a 38' x 26' two-family dwelling on lot 497. 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 in area 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 497 is substandard in size and was previously recorded under the same ownership as a contiguous lot. The applicant is requesting a dimensional variance order to construct the new two-family dwelling and seeks relief from regulations governing undersized lots, minimum lot area per dwelling unit, the rear yard paving restriction which is no more than 50 percent pavement (the**

proposal seeks to pave 100 percent of the rear yard), and canopy coverage (amount of required trees). The lot in question contains approximately 3,893-sq. ft. of land area.

**MODESTO & ROSEMARIE MERCADO:** 71-73 Pemberton Street (corner Amity Street & Fairview Avenue), Lot 114 on the Tax Assessor's Plat 64 located in a Residential R-2 Zone; to be relieved from Section 304 in the proposed construction of a 5' x 9.58' bulkhead addition to the existing two-family dwelling. The applicant is requesting a dimensional variance and seeks relief from regulations governing corner lot minimum front yard setback. The lot in question contains approximately 6,505-sq. ft. of land area.

**ERNEST PISCOPIELLO:** 15 Beetle Street & 14 Sybaris Street, Lot 45 on the Tax Assessor's Plat 95 located in a Residential R-2 Zone; to be relieved from Sections 105.3 and 304 in the proposed subdivision of lot 45 into 2 lots. One new lot would consist of 3,480 square feet of land area upon which the existing single-family dwelling would remain at 15 Beetle Street and a second lot containing 3,238-sq. ft. of land area would be created at 14 Sybaris Street upon which a new 25' x 40' single-family dwelling would be constructed. The applicant is requesting a dimensional variance and seeks relief from regulations governing lot area conformance, whereby newly created lots must have a minimum lot area of 5,000-sq. ft. Further relief is being sought from the front yard setback requirement, which is 12 feet; the proposed new structure would be set back 10 feet. The lot in

**question contains approximately 6,718-sq. ft. of land area.**

**REX REALTY, LLC, REX REALTY CORPORATION-OWNERS & WESTMINSTER CROSSING, LLC-APPLICANT: 369-391 West Fountain Street & 21-33 Cargill Street, Lots 441, 442 & 512 on the Tax Assessor's Plat 29 located in a C-4 Heavy Commercial Zone; to be relieved from Sections 305, 414.4, 418 and 703.2 in the proposed demolition of the existing manufacturing building and the construction of a new 6-story 164,511 square foot mixed use building that would contain 82 residential units, commercial space and parking. Exterior surface parking would also be provided. The applicant is requesting a dimensional variance and seeks relief from regulations governing the height restriction, which is 3-stories not to exceed 45 feet, the maximum height of the proposed building would be 6-stories at 72 feet. Further relief is being sought relating to the lot area per dwelling unit requirement, corner setback, front yard setback for the garage, and the parking requirement, whereby, 139 parking spaces are required, 125 spaces would be provided. The lots in question contain approximately 55,965-sq. ft. of land area.**

**LEONICIO RODRIGUEZ, OWNER AND JOSE TAVARES, APPLICANT & LESSEE: 963-965 Broad Street & 6 Lenox Avenue, Lot 515 on the Tax Assessor's Plat 53 located in a Commercial C-2 Zone and the commercial corridor Overlay District; to be relieved from Section 303-use code 45 in the proposed use of the building in the rear (6 Lenox Ave.) for an automobile muffler shop. The applicant is**

requesting a use variance, whereby auto repair is not permitted in this commercial C-2 zone. No changes are proposed for the existing restaurant/nightclub. The lot in question contains approximately 11,587-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**