

**CITY OF PROVIDENCE  
PUBLIC NOTICE  
ZONING BOARD OF REVIEW  
190 DYER STREET  
PROVIDENCE, RHODE ISLAND 02903  
APRIL 4, 2006**

**Notice is hereby given that the Zoning Board of Review will be in session in the Probate Court Room, fifth floor City Hall, on Tuesday, April 18, 2006, at 5:00 P.M. and 6:30 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.**

**MONICA H. LAURANS, OWNER: 35 Barberry Hill Road, Lot 474 on the Tax Assessor's Plat 86 located in a Residential R-1 Single-Family Zone; to be relieved from Section 304 pursuant to Section 200 in the proposed construction of an 11.5 square foot first floor addition and a 221 sq. ft. second floor addition to this existing single-family dwelling. The applicant proposes to construct the second floor addition in order to provide a closet for the existing bedroom. The closet would be constructed above the existing sunroom at the east elevation. The 11.5 sq. ft. first floor addition/extension would be provided in order to meet the new wall/façade of the second floor**

**addition, and will not provide any additional floor area to the first floor. The applicant is requesting a dimensional variance from regulations governing side yards. The lot in question contains approximately 9,674 square feet of land area.**

**DOGWOOD PROPERTIES, LLC, OWNER: 254 Slater Avenue, Lot 112 on the Tax Assessor's Plat 40 located in a Residential R-1 Single-Family Zone; to be relieved from Section 304 in the proposed construction of a new single-family dwelling. The applicant is requesting a dimensional variance and seeks relief from regulations governing the rear yard setback, whereby the rear yard setback requirement is 25 feet, 15.19 feet is proposed, and the maximum lot coverage, which is restricted to 35 percent, proposed is approximately 41.2 percent. The lot in question contains approximately 5,000 square feet of land area.**

**GINA LOPES, OWNER AND JOHN SILVA, APPLICANT:  
483 Union Avenue, Lot 441 on the Tax Assessor's Plat 109 located in a Residential R-3 Three-Family Zone; to be relieved from Section 204.2 in the proposed construction of a 26' x 40' single-family dwelling on lot 441. 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 441 is substandard**

**in size and was previously recorded under the same ownership as a contiguous lot. The applicant is requesting a dimensional variance in order to construct the new single-family dwelling and seeks relief from regulations governing undersized lots. The lot in question contains approximately 3,200 square feet of land area.**

**KARNIG BEDROSIAN & EDNA BEDROSIAN, OWNERS AND HOUR'S AUTO SERVICE, INC., APPLICANT: 270 Reservoir Avenue, Lot 604 on the Tax Assessor's Plat 61 located in a Residential R-1 Single-Family Zone; to be relieved from Section 303-use code 45 in the proposed change in the use of the property from used automobile sales to repair services-automotive service station excluding the sale of gasoline. The applicant is requesting a use variance and seeks relief from regulations governing permitted uses, whereby heavy commercial uses are not allowed within this residential R-1 single-family district. The lot in question contains approximately 6,047 square feet of land area.**

**52 VALLEY STREET, LLC, OWNER AND THE ARMORY REVIVAL COMPANY, APPLICANT: 52 Valley Street, Lot 573 on the Tax Assessor's Plat 35 located in an Industrial M-1 Zone; to be relieved from Sections 305 and 703.2 pursuant to Section 200 in the proposed conversion of this existing manufacturing building into 25 loft style residential units and 1,996 square feet of commercial space. The proposed uses are allowed within this industrial M-1 district. The applicant is requesting a dimensional variance and seeks relief from**

regulations governing lot area per dwelling unit, and the parking requirement, whereby 42 parking spaces are required, 14 on-site spaces would be provided. The lot in question contains approximately 25,271 square feet of land area.

**AMANCIA RAMIREZ, OWNER: 50 Terrace Avenue, Lot 294 on the Tax Assessor's Plat 104 located in a Residential R-3 Three-Family Zone; to be relieved from Sections 304 and 417. Lot 294 contains two buildings. One structure is being utilized as a two-family dwelling and one building contains a store. The applicant proposes to convert the commercial space into one dwelling unit and maintaining the two-family structure. Relief is being sought from regulations governing lot area per dwelling unit, whereby three-dwelling units are permitted in this residential R-3 district only when located on a lot having 6,000 square feet of land area. The lot in question contains approximately 4,592 square feet of land area. Further relief is being sought from regulations restricting the number of principal residential buildings on a lot to one only.**

**6:30 P.M.**

**LAUREANO J. & MARIE A. MOURATO, OWNERS: 189 & 193 New York Avenue, Lots 215 & 216 on the Tax Assessor's Plat 101 located in a Residential R-2 Two-Family Zone; to be relieved from Sections 204.2, 425.1 and 704.2(C) in the proposed construction of a 40' x 26'**

**single-family dwelling on lot 215 (193 New York Ave.). The existing two-family dwelling on lot 216 (189 New York Avenue) will remain unchanged. Each lot contains 3,520 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 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 single-family dwelling on lot 215, and further relief from regulations governing canopy coverage (amount of trees), and the rear yard paving restriction for lot 216.**

**JOHNNY SUAREZ & SEVERINA JAVIER, OWNERS: 300-304 Public Street, Lot 937 on the Tax Assessor's Plat 48 located in a Residential R-3 Three-Family Zone; to be relieved from Sections 105.3 and 304 in the proposed subdivision of lot 937 into two new lots. One lot would contain approximately 2,850 square feet of land area upon which the existing three-family dwelling would remain at 300 Public Street. A second new lot would consist of 3,587 square feet of land area upon which the existing two-family dwelling would remain at 33 Saratoga Street. The applicant is requesting a dimensional variance and seeks relief from regulations governing minimum lot area, lot area per dwelling unit, and the rear yard setbacks for both existing structures.**

**Current records indicate that the lot in question contains approximately 6,450 square feet of land area.**

**STORAGE CENTER PROVIDENCE, LLC, OWNER, LAMAR ADVERTISING COMPANY, APPLICANT AND RAYMOND LaBELLE, LESSEE: 125 Poe Street, Lot 802 on the Assessor's Plat 47 located in a Heavy Industrial M-2 Zone; to be relieved from Section 603.3 in the proposed installation of a new billboard in "V" style having two faces, each measuring 14 feet by 48 feet, and 75 feet in height measured from grade to the peak of the proposed new structure. The applicant proposes to demolish its existing billboard located on lot 800, which is contiguous to the subject property at 141 Poe Street. The north-facing panel of the new billboard would be a tri-vision panel and the south-facing panel would be a fixed bulletin type as currently exists on lot 800, 141 Poe Street. The applicant is requesting a use variance, whereby new billboards are not allowed within the City. Lot 802 contains approximately 42,742 square feet of land area.**

**DOMINICAN INVESTMENTS, LLC, OWNER: 51-53, 55 & 57-59 Columbus Street, Lots 378, 379 & 380 on the Tax Assessor's Plat 99 located in a Residential R-2 Two-Family Zone; to be relieved from Sections 105.3 and 304 in the proposed reconfiguration of the lots 378, 379 & 380 into two new lots. One new lot would contain approximately 4,740 square feet of land area upon which the existing two-family dwelling would remain at 51-53 Columbus Street and a second new lot would also contain 4,740 square feet of land area**

upon which a new 36' x 38' two-family dwelling would be constructed at 57-59 Columbus Street. The applicant is requesting a dimensional variance and seeks relief from regulations governing lot area conformance, whereby in a residential R-3 district new lots must contain a minimum of 5,000 square feet of land area. Further relief is being requested from regulations governing lot size and minimum lot area per dwelling unit for the existing two-family structure and the proposed new two-family dwelling. The existing lots contain approximately 9,280 square feet of land area.

**BROWN & IVES LAND COMPANY, LLC, OWNER AND THE ASPEN GROUP, INC., APPLICANT: 21 East River Street, Lot 483 on the Tax Assessor's Plat 15 located in a Waterfront Commercial/Residential W-1 Zone; to be relieved from Sections 307, 412, and 420.2 in the proposed construction of an eight-story multi-family residential building containing 74 dwelling units with structured parking. The applicant is requesting a dimensional variance and seeks relief from regulations governing the maximum height restriction, which is three-stories at 45 feet, the applicant proposes eight-stories at 106 feet; regulations governing roof structures, whereby, the proposed roof structures would not exceed 50 percent of the roof area, regulations limit roof structures to cover not more than 33 percent of the roof area; and the lot coverage restriction, which is 40 percent, the new structure would occupy no more than 55 percent of the lot. The lot in question contains approximately 88,973 square feet 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**