

**CITY OF PROVIDENCE  
PUBLIC NOTICE  
ZONING BOARD OF REVIEW  
190 DYER STREET  
PROVIDENCE, RHODE ISLAND 02903  
MAY 23, 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, June 6, 2006, at 5:00 P.M. and 6:30 P.M. and Tuesday, June 27, 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:**

**Tuesday, June 6, 2006, 5:00 P.M.**

**KOFFLER REALTY ASSOCIATES V, LLC.: 131-133 Pitman Street, Lot 591 on the Tax Assessor's Plat 15 located in a Waterfront W-1 Zone; to be relieved from Section 303-use code 57 in the proposed construction of a one-story approximately 20,000 square foot building that would house commercial/retail space. The uses proposed for this new building are permitted within the W-1 zone. The applicant is requesting a special use permit, whereby in a W-1 district the gross floor area of a new commercial structure is limited to 2,500 square feet. The lot in question contains approximately 1,444,086 square feet of land area.**

**ESSEX RICHMOND II, LLC & ESSEX RICHMOND III, LLC: 281 Pitman Street (a/k/a 3 Richmond Street & 291 East George Street), Lots 6 & 451 on the Tax Assessor's Plat 15 located in a Waterfront W-1 Zone; to be relieved from Sections 303-use code 57, 307 & 420.2. The applicant proposes to demolish an existing building located on Lot 451 (3 Richmond Square) and build two new buildings for 36-40 residential units and commercial space with accessory parking on site. The proposed uses are permitted within this W-1 district. The applicant is requesting a dimensional variance relating to the height restriction and a special use permit, whereby in a W-1 zone new commercial space cannot exceed 2,500 square feet of floor area. The lot in question contains approximately 90,763 square feet of land area.**

**FRANCESCO M. SCOTTI: 136-138 Governor Street, Lot 10 on the Tax Assessor's Plat 13 located in a Residence R-1 One-Family Zone; to be relieved from Sections 201.8(A) 303-use code 12 & 704.2(A) in the proposed conversion of the existing building previously used as a rooming house and legally being utilized as a single-family dwelling to include a second dwelling unit. The applicant is requesting a use variance for the additional dwelling unit within the single-family district. The lot in question contains approximately 5,763 square feet of land area.**

**BROWN UNIVERSITY: 104 South Water Street & 121 South Main Street, Lot 50 on the Tax Assessor's Plat 12 located in a General Commercial C-2 Zone and the Commercial Corridor Overlay District; to be relieved from Section 303-use code 21.1, 503.2 & 503.5(C) in the proposed use of this existing building for higher educational institutional purposes. The applicant is requesting a use variance for the institutional use within this commercial C-2 district and a special use permit pursuant to Section 503.5(C) regulating institutional use outside of the institutional zone. The lot in question contains approximately 29,707 square feet of land area.**

**BARBARA A. DeROBBIO: 168-170 Congdon Street, Lot 147 on the Tax Assessor's Plat 9 located in a Residential R-3 Three-Family Zone and the College Hill Historic District; to be relieved from Sections 105.3, 304 & 704.2 in the proposed subdivision of lot 147 into two new lots. One new lot would contain 2,929 square feet of land area upon which the existing single-family dwelling would remain at 168 Congdon Street. A second new lot would contain 4,714 square feet upon which the structure in the rear where the manufacturing use of the carriage house will be abandoned and its future use will be limited to one single-family dwelling. The applicant is requesting a dimensional variance and seeks relief from regulations governing lot area conformance, lot width & frontage and the paving restriction, whereby one lot would have two driveways. The lot in question contains approximately 7,643 square feet of land area.**

**IRIS SHUEY, MD: 125 Lloyd Avenue, Lot 415 on the Tax Assessor's Plat 10 located in a Residential R-1 One-Family Zone; to be relieved from Section 419.2 in the proposed inclusion of a home occupation within the existing single-family dwelling. The applicant is requesting a special use permit in order to provide a professional psychiatrist's service her residence. The lot in question contains approximately 5,341 square feet of land area.**

**DOGWOOD PROPERTIES, LLC: 254 Slater Avenue, Lot 112 on the Tax Assessor's Plat 40 located in a Residential R-1 One-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.**

**TEMPLE EMANUEL, OWNER AND OMNIPOINT HOLDINGS, INC., APPLICANT: 99 Taft Avenue, Lot 360 on the Tax Assessor's Plat 7 located in a Residence R-2 Two-Family Zone; to be relieved from Sections 303-use code 65.1 and 304 pursuant to Section 200 in the proposed installation of 9 façade mounted telecommunication antennas with related equipment installed at grade. The applicant is requesting a special use permit for the antenna installation within this R-2 district and a dimensional variance related to the height**

restriction, whereby in this R-2 zone the height is restricted to 30 feet, the building sits at a height of 77'3" the antennas would be installed at a height of 61'-9" measured from grade to the peak. The lot in question contains approximately 58,626 square feet of land area.

**Tuesday, June 6, 2006, 6:30 P.M.**

**MOUNT HOPE DEVELOPMENT, LLC: 72 Pleasant Street & 2, 4 & 8 McCann Place, Lots 188, 195 196 & 439 on the Tax Assessor's Plat 8 located in a Residential R-3 Three-Family Zone; to be relieved from Section 204.2 in the proposed construction of a new 26' x 40' single-family dwelling on each of these existing lots. 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. In this instance, both lots are substandard in size, each containing 3,938 square feet of land area, and are recorded under the same ownership. The applicant is requesting a dimensional variance in order to retain the lots separately in order to construct a single-family dwelling on each of the aforementioned lots. Lots 188 & 196 each contain approximately 3,200 square feet of land area, lot 195 contains 3,120 square feet of land area and lot 439 contains 3,379 square feet of land area.**

**RALPH COLA: 8 Marconi Street & 10 Galileo Avenue, Lot 252 on the Tax Assessor's Plat 129 located in a Residential R-1 One-Family Zone; to be relieved from Section 105.3 in the proposed subdivision of lot 252 into two new lots. The applicant is requesting a dimensional variance. One lot would contain approximately 4,800 square feet upon which the existing single-family dwelling at 8 Marconi Street and a second new lot consisting of 4,800 square feet would be created at 10 Galileo Avenue upon which a new single-family dwelling would be constructed. The lot in question contains approximately 9,600 square feet of land area.**

**GERARD J. COREY: 82-84 Armington Avenue, Lot 783 on the Tax Assessor's Plat 64 located in a Residential R-2 Two-Family Zone; to be relieved from Sections 105.3 and 304. The applicant is requesting a dimensional variance and proposes to divide lot 783 into two lots. The subdivision would create a 3,837 square feet lot in which the applicant proposes to construct a new 33' x 28' single-family dwelling with a 10' x 12' deck. The existing two-family dwelling would remain on a 5,391 square foot lot. The lot in question contains approximately 9,228 square feet of land area.**

**ANTHONY RUSSO, OWNER AND AMERADA HESS CORPORATION, APPLICANT: 442 Manton Avenue, Lots 113, 312 & 320 on the Tax Assessor's Plat 96 located in a General Commercial C-2 Zone; to be relieved from Sections 303-use code 45, 409.2(B) and 607.3 pursuant**

**to Section 200. The applicant proposes to demolish the existing structures and construct a new building, 2,480 square feet, to be used for a service station with gasoline sales, convenience store and pizza shop without seating, also a 3,150 square foot canopy would be installed above the pumping station. The applicant is requesting a use variance for the gasoline sales and a dimensional variance relating to the side yard setback and the sign regulations, whereby C-2 district freestanding signs are restricted to 20 square feet, a new 99 square foot freestanding sign is proposed. The lots in question contain approximately 26,377 square feet of land area.**

**JS CONSTRUCTION: 136 Academy Avenue, Lot 271 on the Tax Assessor's Plat 64 located in a Limited Commercial C-1 Zone; to be relieved from Section 305(footnotes 3 & 10) in the proposed construction of a 26' x 52' two-family dwelling. The applicant is requesting a dimensional variance and seeks relief from regulations governing minimum lot area, whereby in a C-2 district the minimum lot size is 5,000 square feet and new structures shall be constructed coincident with the front lot line without setback. The lot in question contains approximately 3,800 square feet of land area.**

**THOMAS & HELEN HUNSU: 533 Union Avenue, Lot 427 on the Tax Assessor's Plat 109 located in a Residential R-3 Three-Family Zone; to be relieved from Section 202.4 & 304 in the proposed construction of one 23' x 19' and one 19' x 17' second story additions that would provide added area for a new bedroom and the expansion of the**

existing bedroom within this existing single-family dwelling. The applicant is requesting a dimensional variance relating to regulations governing the addition & enlargement of a building non-conforming by dimension and the side yard setback requirement. The lot in question contains approximately 3,200 square feet of land area.

**RADHAMES PERALTA:** 659 Hartford Avenue, Lot 139 on the Tax Assessor's Plat 114 located in a General Commercial C-2 Zone; to be relieved from Section 304(footnotes 3 & 10) in the proposed construction of an approximately 54' x 26' two-family dwelling. A two-family dwelling is a permitted use within this C-2 district, the applicant is requesting a dimensional variance and seeks relief from regulations governing minimum lot area, whereby in a C-2 zone the minimum lot size requirement is 5,000 square feet and new buildings must be constructed coincident with the front lot line without setback. Further relief is being sought from regulations governing the parking area. The lot in question contains approximately 4,942 square feet of land area.

**RONALD CORBETT:** 235 Killingly Street, Lot 86 on the Tax Assessor's Plat 115 located in a Residential R-1 One-Family Zone; to be relieved from Section 304 in the proposed subdivision of lot 86 into two new lots. One new lot would contain 8,628 square feet of land area upon which the existing two-family dwelling would remain at 235 Killingly Street and a second new lot containing 6,006 square feet of land area upon which a new 48' x 26' single-family dwelling

would be constructed at 231 Killingly Street.

**DOMINICAN INVESTMENTS, LLC:** 51 & 55 Lowell Avenue, Lots 12 & 13 on the Tax Assessor's Plat 108 located in a Residential R-3 Three-Family Zone; to be relieved from Sections 204.2 and 304 in the proposed construction of a 24' x 48' single-family dwelling on lot 13. 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. In this instance, both lots are substandard in size, each containing 3,938 square feet of land area, 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 13, which also requires relief from regulations governing minimum lot area per dwelling unit.

**MAYA GUATEMALA, INC.:** 264 Pocasset Avenue, Lot 361 on the Tax Assessor's Plat 109 located in a Limited Commercial C-1 Zone; to be relieved from Section 303-use code 58 in the proposed inclusion of entertainment within the existing restaurant. The applicant is requesting a use variance for the entertainment. The lot in question contains approximately 4,202 square feet of land area.

**PPG HILL, LLC:** 333 Atwells Avenue, Lots 437, 438, 439, 459, 463, 465, 544 and 829 on the Tax Assessor's Plat 28 located in a General

**Commercial C-2 Zone; to be relieved from Sections 303-use code 57.1 & 708.3 in the proposed alteration of the existing building and construction of additions that would provide for a mixed use development containing parking, commercial space and 24 residential units. The applicant is requesting a special use permit for a new restaurant having over 2,500 square feet of gross floor area, and a dimensional variance relating to the length of the loading space. The lots in question contain approximately 43,548 square feet of land area.**

**PPG HILL, LLC: 333 Atwells Avenue, Lots 437, 438, 439, 459, 463, 465, 544 and 829 on the Tax Assessor's Plat 28 located in a General Commercial C-2 Zone; to be relieved from Sections 303-use code 57.1 & 708.3 in the proposed alteration of the existing building and construction of additions that would provide for a mixed use development containing parking, commercial space and 24 residential units. The applicant is requesting a special use permit for a new restaurant having over 2,500 square feet of gross floor area, and a dimensional variance relating to the length of the loading space. The lots in question contain approximately 43,548 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 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**