

**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 27, 2006, 5:00 P.M.**

**GREATER ELMWOOD NEIGHBORHOOD SERVICES, INC.: 21, 25 & 37-39 Parkis Avenue, Lots 442, 443 & 631 on the Tax Assessor's Plat 30 located in a General Residence R-G Zone; to be relieved from Section 304 in the proposed reconfiguration of the aforementioned lots into two lots. One new lot would contain approximately 11,562 square feet of land area upon which the existing structure would remain and be reduced from 14 dwelling units to six units at 37-39 Parkis Avenue. The second new lot containing approximately 9,170 square feet of land area would be created upon which new three-story 38' x 64' five unit dwelling would be constructed at 21-25 Parkis**

**Avenue. The proposed use is allowed within this R-G district, the applicant is requesting a dimensional variance and seeks relief from regulations governing lot area per dwelling unit and the height restriction, whereby the height of the new building is restricted to 30 feet, the proposed structure would be built at 39 feet. The lots in question contain approximately 20,717 square feet of land area.**

**GREATER ELMWOOD NEIGHBORHOOD SERVICES, INC.: 42 Parkis Avenue, Lot 37 on the Tax Assessor's Plat 30 located in a General Residence R-G Zone: to be relieved from Sections 304 & 703.2 in the proposed construction of a new 40' x 65'2" building contain 10 dwelling units. The applicant is requesting a dimensional variance and seeks relief from regulations governing lot area per dwelling unit and the parking requirement, whereby 15 parking spaces are required, 8 spaces would be provided. The lot in question contains approximately 10,000 square feet of land area.**

**GREATER ELMWOOD NEIGHBORHOOD SERVICES, INC.: 47 Parkis Avenue, Lot 529 on the Tax Assessor's Plat 30 located in a General Residence R-G Zone; to be relieved from Sections 304 and 704.2(A) in the proposed sub-division of lot 529 into two new lots. One new lot would contain approximately 12,790 square feet of land area upon which the existing structure that currently houses 12 dwelling units would be reduced to 9 units at 47 Parkis Street. A second new lot containing approximately 5,784 square feet of land area would be created upon which a new 24' x 40' building would be constructed**

containing 4 dwelling units at 45 Parkis Avenue. The applicant is requesting a dimensional variance and seeks relief from regulations governing lot area per dwelling unit, the rear yard setback and the front yard paving restriction. The lot in question contains approximately 18,574 square feet of land area.

**GREATER ELMWOOD NEIGHBORHOOD SERVICES, INC.:** 57 Parkis Avenue (corner of Elmwood Avenue), Lot 417 on the Tax Assessor's Plat 30 located in a General Commercial C-2 Zone and the Commercial Corridor Overlay District; to be relieved from Sections 305, 507.4(A), 507.4(O). The applicant proposes to demolish the existing building and construct a new three-story 3,795 square foot building consisting of commercial space and 4 dwelling units. The proposed uses are permitted within this C-2 zone and the overlay district, the applicant is requesting a dimensional variance and seeks relief from regulations governing the demolition of a building within the Commercial Corridor Overlay District, lot area per dwelling unit, and the utilities & services would be located in the side yard rather than underground. The lot in question contains approximately 1,673 square feet of land area.

**MARINO De La CRUZ:** 352, 356 & 360 Blackstone Street, Lots 616, 617 & 618 on the Tax Assessor's Plat 45 located in a Residence R-3 Three-Family Zone; to be relieved from Section 204.2 in the proposed construction of a new 24' x 36' one-family dwelling on lot 616 at 360 Blackstone Street. The existing two-family dwelling on lot 617 (356

**Blackstone Street) will remain unchanged and lot 618 which currently sits vacant of structures at 352 Blackstone Street will also remain unchanged. 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, the subject 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 new one-family structure on lot 616. The lots in question contain approximately 7,994 square feet of land area.**

**CIRILO E. VELEZ: 616 Broad Street, Lot 7 on the Tax Assessor's Plat 45 located in a Limited Commercial C-1 Zone and the Commercial Corridor Overlay District; to be relieved from Sections 201.7 & 303-use code 45 in the proposed inclusion of automobile repair within this existing building being used for automobile sales and offices. The applicant is requesting a use variance so that vehicles not sold on the premises may also be repaired. The lot in question contains approximately 16,503 square feet of land area.**

**ESTEBAN MORA: 688-690 Public Street, Lot 83 on the Tax Assessor's Plat 49 located in a Residence R-3 Three-Family Zone; to be relieved from Sections 201.8 & 303-use codes 41, 42, 43 & 56 in the**

**proposed renovation of the existing building (previously used for manufacturing) that would be used for commercial and retail space that would include use code 41 that would be limited to: insurance carrier & real estate agent; use code 42 limited to: barber & beauty service; use code 43 limited to: business office & private employment service; and use code 56 limited to: retail trade of dairy products, fruits & vegetables, groceries & delicatessen, television, audio/video & computer equipment. The applicant is requesting a use variance for the commercial and retail space within this R-3 district. The lot in question contains approximately 2,681 square feet of land area.**

**Tuesday, June 27, 2006, 6:30 P.M.**

**VINCENT R. VOLPE, OWNER AND JORGE W. PIMENTEL, APPLICANT: 113-117 Harold Street, Lots 200, 705 & 921 on the Tax Assessor's Plat 65 located in a Residence R-3 Three-Family Zone; to be relieved from Sections 201.5, 201.7, 202.4 & 303-use code 59 pursuant to Section 200 in the proposed construction of a 484 square foot addition to the existing building that would be utilized as office space related to the existing used car sales. The applicant requested a dimensional variance and seeks relief from regulations governing expansion of a legal non-conforming use. The lots in question contain approximately 9,741 square feet of land area.**

**CAPITAL PROPERTIES, INC., OWNER AND CAPITAL COVE, LLC,**

**APPLICANT: 80 Smith Street, Lot 247 on the Tax Assessor's Plat 4 located in a Downtown D-1 Zone and the Capital Center District (Parcel 6); to be relieved from Section 306.1(footnote 2) pursuant to Section 200 in the proposed construction of two new buildings totaling 300,000 square feet of gross floor area, housing commercial space, 260 residential dwelling units and underground parking. The proposed uses are permitted within this D-1 district. The applicant is requesting a dimensional variance, whereby D-1 regulations require that new structures be built to the property line at the street level. The applicant proposes a setback for the structure at the Smith Street property line and requests to taper the setback of the building face from the property line along Park Row West. The lot in question contains approximately 276,037 square feet of land area.**

**REBECA CASTELAR, MILCO A. UGARTE & ARMANDO UGARTE: 655-657 Chalkstone Avenue, Lot 35 on the Tax Assessor's Plat 82 located in a Residential R-3 Three-Family Zone; to be relieved from Section 304 in the proposed construction of a 28' x 46' two-family dwelling. The applicant is requesting a dimensional variance and seeks relief from regulations governing lot area per dwelling unit. The lot in question contains approximately 3,039 square feet of land area.**

**SINA LY SINN: 185 Messer Street, Lot 132 on the Tax Assessor's Plat 37 located in a Residence R-3 Three-Family Zone; to be relieved from Sections 201.5, 201.7, 201.8, 202.4, 303-use code 57, 304 & 703.2 in**

**the proposed construction of a 15' x 40' addition to the existing convenience store/market. The applicant is requesting a use variance for the expansion of the use in this R-3 district and a dimensional variance relating to the rear yard set back requirement. The lot in question contains approximately 4,800 square feet of land area.**

**JOHNSON & OLUFUNMILAYO AKINNAGBE: 8 Cutler Street & 105 Amherst Street, Lots 267 & 268 on the Tax Assessor's Plat 62 located in a Residence R-M Multi-Family Zone; to be relieved from Sections 105.3, 304, 414.3 & 416.1 in the proposed reconfiguration of the lots into two new lots. One new lot would contain the existing two-family dwelling at 8 Cutler Street and a second new lot would contain a new single-family dwelling at 105 Amherst Street. The applicant is requesting a dimensional variance and seeks relief from regulations governing lot area conformance, lot area per dwelling unit, corner setback and carport in the side yard. The reconfiguration of each new lot will remain at 3,800 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 DISCRECTION 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**