

**CITY OF PROVIDENCE**

**PUBLIC NOTICE**

**ZONING BOARD OF REVIEW**

**190 DYER STREET**

**PROVIDENCE, RHODE ISLAND 02903**

**AUGUST 15, 2006**

**Notice is hereby given that the Zoning Board of Review will be in session in the Probate Court Room, fifth floor City Hall, Tuesday, August 29, 2006, at 5:00 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.**

**JOHN & HELENA SANTOS: 73 Wilna Street, Lot 884 on the Tax Assessor's Plat 77 located in a Residential R-1 One-Family Zone; to be relieved from Sections 304 and 403(E) in the proposed construction of a 16' x 25' attached garage to the existing single-family dwelling. The applicant is requesting a dimensional variance and seeks relief from regulations governing private garages**

and the side yard requirement. The lot in question contains approximately 6,403 square feet of land area.

**WILLIAM O. VARGAS, OWNER AND ADVANTAGE INVESTMENT GROUP, INC., APPLICANT: 60 & 64 Flora Street, Lots 382 & 381 on the Tax Assessor's Plat 72 located in a Residential R-3 Three-Family Zone; to be relieved from Section 204.2 in the proposed construction of a 22' x 40' one-family dwelling on lot 382. The existing two-family dwelling on lot 381 will 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 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 (3,200-sq. ft. of land area each) 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 382.**

**LINDA DeFALCO: 13 & 15 Touro Street, Lots 340 & 339 on the Tax Assessor's Plat 71 located in a Residential R-3 Zone; to be relieved from Section 204.2 in the proposed construction of a 26' x 30' one-family dwelling on lot 340. The existing single-family dwelling on lot 339 will 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 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 (lot 340 contains 2,550-sq. ft. of land area & lot 339 contains 2,610-sq. ft. 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 340.

**HARRINGTON CONSTRUCTION, INC.:** 45 Nellie Street, Lot 384 on the Tax Assessor's Plat 77 located in a Residential Two-Family Zone; to be relieved from Sections 304 and 704.2(B) in the proposed construction of a 30' x 40' two-family dwelling on the above-described premises. The proposal is a permitted use in this R-2 district, however only when located on a lot having no less than 5,000 square feet of land area. The subject lot contains 4,800-sq. ft. in area. The applicant is requesting a dimensional variance and seeks relief from regulations governing substandard size lots, the height restriction and this proposal provides for 2 driveways, one driveway is permitted per street frontage.

**ROBERT GARAFANO, OWNER AND FRANK GAGLIONE, APPLICANT:**

17 & 19 Ophelia Street, Lots 384 & 385 on the Tax Assessor's Plat 115 located in a Residential One-Family Zone; to be relieved from Section 204.2 in the proposed construction of a 24' x 42' single-family

**dwelling on each of the aforementioned 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 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, each containing 3,200 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 each lot.**

**RENEGADE, INC., OWNER AND FRANK GAGLIONE, APPLICANT:**

**18 & 20 Ophelia Street, Lots 334 & 335 on the Tax Assessor's Plat 115 located in a Residential R-1 One-Family Zone; to be relieved from Section 204.2 in the proposed construction of a 24' x 42' single-family dwelling on each of the aforementioned 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 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, each containing 3,200 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 each lot.**

**JAMES AND LORI LASKEY, OWNER AND FRANK GAGLIONE,  
APPLICANT:**

**30 & 32 Ophelia Street, Lots 340 & 341 on the Tax Assessor's Plat 115 located in a Residential R-1 One-Family Zone; to be relieved from Section 204.2 in the proposed construction of a 24' x 42' single-family dwelling on each of the aforementioned 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 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, each containing 3,200 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 each lot.**

**RONMEL SIERRA: 30 & 32 Anthony Avenue, Lot 316 & 317 on the Tax Assessor's Plat 43 located in a Residential R-3 Three-Family Zone; to be relieved from Sections 204.2 and 425.1(A) in the proposed construction of a 22' x 40' one-family dwelling on lot 316. The existing single-family dwelling on lot 317 will remain unchanged. Each of the aforementioned lots contains 3,200 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, each containing 3,200 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 316 where further relief is being requested from the canopy coverage requirement (amount of trees).**

**JUPITER MORTGAGE & DEVELOPMENT: 84 Wadsworth Street, Lot 640 on the Tax Assessor's Plat 43 located in a Residential R-3 Three-Family Zone. The applicant is requesting a special use permit pursuant to Section 419.7 in the proposed construction of a 26' x 36' two-family dwelling. Section 419.7 states that a lawfully established lot which has less than the minimum area requirement for the R-3 zone may be used for 2 dwelling units, provided that such lot shall have a width of at least 35 feet and an area of at least 3,200 square feet and receives a special use permit from the Board. The subject property has a width of 40 feet and contains approximately 3,376 square feet of land area.**

**6:30 P.M.**

**STEPHON LAY: 174 Alabama Avenue, Lot 574 on the Tax Assessor's Plat 87 located in a Residential R-2 Two-Family Zone; to be relieved from Sections 304 and 425.1(A) in the proposed construction of a 26'**

**x 54' two-family dwelling. A two-family dwelling is a permitted use within this R-2 district, only when located on a lot having no less than 5,000 square feet of land area. The subject lot has an area of 4,800-sq. ft. The applicant is requesting a dimensional variance and seeks relief from regulations governing lot area per dwelling unit and canopy coverage (amount of trees).**

**SWAP, INC.: 278-280 Public Street (corner Plain St.), Lot 7 on the Tax Assessor's Plat 48 located in a Residential R-3 Three-Family Dwelling; to be relieved from Sections 202.5, 304 and 304.1.1 in the proposed rehabilitation of the existing building previously used for one retail space and 2 dwelling units. The applicant seeks to convert the first floor retail space into one dwelling unit, bringing the total number of residential units to three, and is requesting relief from regulations governing lot area per dwelling unit. A three-family dwelling is a permitted use within this R-3 district only when located on a lot having no less than 6,000 square feet of land area; the subject property contains 3,651-sq. ft. of land area.**

**CELESTIAL CHURCH OF CHRIST: 380 Public Street, Lots 398, 397 & 922 on the Tax Assessor's Plat 48 located in a Residential R-3 Three-Family Zone; to be relieved from Sections 304, 425.1(A)(1) and 704.2 in the proposed demolition of the existing church building and the construction of a 92'6" x 50' new church building with support parking. The church use is permitted within this R-3 district. The applicant is requesting a dimensional variance and seeks relief from**

regulations governing side & rear yards, canopy coverage (amount of trees) and the front yard paving limitation for the parking area. The lots in question contain approximately 14,421 square feet of land area.

**MARK VAN NOPPEN & JULIA K. IKAI:** 78-80 Dexter Street, Lot 244 on the Tax Assessor's Plat 32 located in a Residential R-3 Three-Family Zone; to be relieved from Section 304 in the proposed construction of an 11' x 21' deck at the second level of this existing three-family dwelling. The applicant is requesting a dimensional variance and seeks relief from regulations governing side yards and maximum lot coverage. The lot in question contains approximately 5,524 square feet of land area.

**PRI I, L.P.:** 21 Atwells Avenue, Lot 347 on the Tax Assessor's Plat 26 located in a Downtown D-1 Zone and the Douncity Overlay District; to be relieved from Sections 502.2(C) and 603.2. The applicant proposes to install an electronic "reader-board" type sign on the three (3) exposed faces of the new 3-story function room, the sign measuring 32 inches in height and the south face of the sign would contain 62 square feet, the east face at 99-sq. ft., and the north face at 62-sq. ft. Such signage is considered a "sign that moves" under Section 603.2 of the Zoning Ordinance due to its scrolling of a message via LED lighting. The proposed signage would be internally illuminated and constructed of metal and glass. The applicant further proposes to

**install a 38 square foot sign on the south face of the existing structure and a 50.3-sq. ft. sign on the west face of the existing building. These signs are internally illuminated and constructed of metal and plastic. The lot in question contains approximately 48,395 square feet of land area.**

**ARTISTE LOFTS, LLC., 817 HOBART INVESTMENTS, OXFORD RESTORATION PARTNERSHIP & WORCESTER MILLS ARTISTE, LLC, OWNERS AND URBAN SMART GROWTH, APPLICANT: 355-375, 376 & 384 Valley Street & 11 Eagle Street, Lots 195, 935, 832 & 834 on the Tax Assessor's Plat 65 located in an Industrial M-1 Zone; to be relieved from Sections 305, 425.2 and 703.2 in the proposed renovation of the existing buildings located on lots 195 and 935 (355-375 Valley St. & 11 Eagle St.) (previously used for manufacturing) for 156 residential apartments for artist lofts. Lots 832 and 834 (376 & 384 Valley St.) would support the parking requirements of the project. The proposal is a permitted use within this M-1 district. The applicant is requesting a dimensional variance and seeks relief from regulations governing lot area per dwelling unit; the parking requirement, whereby 234 parking spaces are required, 156 spaces would be provided; and the requisite landscaping & canopy coverage (amount of trees). Lots 195 & 935 total 133,813 square feet of land area, lot 832 contains 4,024-sq. ft in area, and lot 834 contains 6,321-sq. ft. of land area.**

**OLNEYVILLE URBAN LOFTS, LLC: 33 Magnolia Street & 244 Oak**

**Street (a/k/a 61-71 Troy St.), Lots 1 and 9 on the Tax Assessor's Plat 37 located in an Industrial M-1 Zone; to be relieved from Section 305 (lot area per dwelling unit) and Sections 703.2 and 705.1 (parking requirements) pursuant to Section 707.1 in the proposed renovations to the existing buildings (previously used for manufacturing) for 4 residential units on lot 1 (33 Magnolia St.), and 60 residential units & 2 commercial units on lot 9 (244 Oak St.). The proposed uses are permitted within this M-1 district. The applicant is requesting a dimensional variance and seeks relief from regulations governing lot area per dwelling unit; the parking requirement, whereby 96 parking spaces are required, 65 spaces would be provided; and the minimum dimensional requirements for parking spaces. Lot 1 contains approximately 12,145 square feet of land area and lot 9 contains 30,405-sq. ft. in 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**