

**CITY OF PROVIDENCE**

**PUBLIC NOTICE**

**ZONING BOARD OF REVIEW**

**190 DYER STREET**

**PROVIDENCE RHODE ISLAND 02903**

**NOVEMBER 14, 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, November 28, 2006 at 5:30 P.M. and 7:00 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:**

**5:30 P.M.**

**DR. NORMAN BERKOWITZ: 130 Elmgrove Avenue, also known as Lot 57 on the Tax Assessor's Plat 39 located in a Residential R-2 Two-Family Zone. This matter was continued from the November 1, 2006 public meeting.**

**PICO DEVELOPMENT, INC./STEVEN MERESI: 15-17 Hewitt Street also known as Lots 537 & 543 on the Tax Assessor's Plat 28 located in a Residential R-3 Three-Family Zone. This matter was continued from the November 1, 2006 public hearing.**

**ONE ATHENAEUM ROW ASSOCIATES, LLC: 257 Benefit Street also known as Lot 462 on the Tax Assessor's Plat 12 located in a Residential R-1 One-Family Zone and the College Hill Historic District; to be relieved from Sections 201.7, 304 and 704.2(C). The property is part of 5 historic townhouses known as Athenaeum Row, with each townhouse separated from its neighbor by a common party wall. Each townhouse is on a separate lot. This property is legally non-conforming for 4 dwelling units, and is nonconforming to all R-1 dimensional requirements. The owner proposes to construct a parking deck for 3 cars in the rear of the property, accessing a private gangway. Relief is sought from Section 304, minimum side yard dimensions, which exist at zero, but will also extend to the proposed parking deck accessory structure, and from the minimum rear yard, which will remain as to the main structure, but will be zero as to the proposed parking deck accessory structure, and from maximum lot coverage, which will be further increased by the parking deck accessory structure. Relief is sought from Section 704.2(C) to "pave" the rear yard area for the parking deck accessory structure. The applicant is requesting a dimensional variance from all of the above referenced sections. The lot in question contains approximately 2,400 square feet of land area.**

**ATHENAEUM ROW CONDOMINIUM ASSOCIATION: 259 Benefit Street, also known as Lot 237 on the Tax Assessor's Plat 12 located in a Residential R-1 One-Family Zone. This matter was continued from the November 1, 2006 public hearing.**

**BENEFIT PARTNERSHIP, LLC: 261 Benefit Street, also known as Lot 461 on the Tax Assessor's Plat 12 located in a Residential R-1 One-Family Zone. This matter was continued from the November 1, 2006 public hearing.**

**7:00 P.M.**

**ATIQUE M. MIAN & MARGARET A. MIAN: 380 Atwells Avenue, also known as Lot 160 on the Tax Assessor's Plat 28 located in a Residential R-3 Zone; to be relieved from Sections 303-use code 56.1, 607.1 and 703.2 pursuant to Section 200 in the proposed change in the use of the building from a dry cleaning establishment to a pizza restaurant. The applicant is requesting a use variance for the restaurant in the R-3 district, and a dimensional variance relative to signs, whereby the existing freestanding sign located in the front**

yard would remain and the existing extensions removed, and a new wall sign, 14' x 3' would be installed on the front façade of the existing building. The applicant is seeking relief from regulations governing maximum total area of all signs, a dimensional variance. Further, a dimensional variance from the parking provisions is also being sought relative to the number of parking spaces, whereby 6 parking spaces, 3 on-site spaces would be provided. The lot in question contains approximately 3,487 square feet of land area.

**PROVIDENCE PUBLIC LIBRARY: 708 Hope Street, also known as Lot 609 on the Tax Assessor's Plat 6 located in a Residential R-2 Two-Family Zone; to be relieved from Section 607.1 pursuant to Section 200 in the proposed installation of a 2.5' x 15' wall sign attached to the front façade of the existing library. The applicant is requesting a dimensional variance relative to the maximum total area of signs. The lot in question contains approximately 15,696 square feet of land area.**

**HERITAGE HARBOR CORPORATION, OWNER & DYNAMO HOUSE, LLC, APPLICANT: 350 Eddy Street, also known as Lot 430 on the Tax Assessor's Plat 21 located in a DOWNCITY D-2 Zone. The applicant proposes to redevelop this existing structure to be used for a museum, hotel, multi-tenant commercial spaces, and a restaurant/café. The proposed uses are all permitted within this D-2 district. The applicant seeks to be relieved from Sections 306, 412, 412.1, 412.2, 412.3, 606.1, 605.5, 607.5 & 609 pursuant to Section 200.**

**The applicant is requesting dimensional relief for the rooftop elements of the project of 18 feet for the proposed mechanical equipment, and 90 feet 4 inches for the height of the proposed rooftop smokestacks and further relief for proposed signage of 1.912 square feet for the area of the roof signs, 58 feet 9 inches for the height of the roof signs, 27,596 of additional square feet for the area of the smokestacks that will be integral to the roof signs, 116 feet for the height of the smokestacks that would be integral to the roof signs. The applicant is also seeking relief for internal illumination for the signage, smokestacks that will be integral to the roof signs, and a clock. The lot in question contains approximately 76,842 square feet of land area.**

**SHAWN HARRINGTON: 250 & 256 River Avenue, also known as Lots 37 & 38 on the Tax Assessor's Plat 84 located in a Residential R-2 Zone; to be relieved from Section 204.2 in the proposed construction of a 28' x 44' single-family dwelling on lot 38, which contains approximately 3,715 square feet of land area. The existing single-family dwelling on lot 37 containing 3,993 square feet of land area 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 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 38.**

**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**