

CITY OF PROVIDENCE

PUBLIC NOTICE

ZONING BOARD OF REVIEW

190 DYER STREET

PROVIDENCE, RHODE ISLAND 02903-3902

OCTOBER 30, 2007

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 13, 2007 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.

On October 23, 2007, the following members voted to continue the following matter for decision:

KELLY, STROTHER, EGAN, WOLF & VARIN

JOHN H. READEY, JR., OWNER AND 02903 REALTY PARTNERS, LLC, APPLICANT: 332 Washington Street and 39, 43 & 49 Lyman Street (at Service Road No. 7), Lots 244, 245, 412, 413 & 414 on the Tax Assessor's Plat 25 located in a Commercial C-2 Zone and the West Side Overlay District; to be relieved from Sections 305

(maximum height), 305.1(10) (buildings at street level shall be coincident with the lot line without setback), 506.3 (new buildings in C zones overlaid by the WSOD shall be built with zero setback from the front lot line), 506.4(H) (building materials & finishes), and 420.2 in the proposed demolition of the existing structures and the construction of a new 12-story building, measuring approximately 160 feet in height. The uses proposed within the building are 94 residential units with retail and health club space measuring 11,100 square feet of floor area and 100 parking spaces. The proposed uses are permitted within this C-2 commercial district, the applicant is requesting a dimensional variance from regulations governing the maximum height permitted, which is 45 feet, and the proposed building will be approximately 160 feet in height. The proposed 94 dwelling units, requires a minimum lot requirement of 112,800 square feet and the lots together contain approximately 20,396 square feet of land area. The proposal further seeks a 5-foot setback along Service Road and the exterior wall materials for the new structure comprise composite metal panels.

On October 9, 2007, the following members voted to continue the following matter to this docket:

KELLY, STROTHER, VARIN, WOLF & UNDERWOOD

The Board will meet as an Appellate Board concerning the following matter regarding a decision rendered by the Director of the Department of Inspection and Standards:

APPEAL FROM THE DECISION OF THE DIRECTOR OF THE DEPARTMENT OF INSPECTION AND STANDARDS:

Appellant: Anastasia Williams

Property Owner: Anastasia Williams

Subject Property: 32 Hammond Street, also known as the Tax Assessor's Plat 32, Lot 590 (formerly lot 305) located within a Residential R-3 Three-Family Zone. The Director has determined that a bulkhead has been constructed in violation of Section 304 of the Zoning Ordinance (regulation governing rear yard setback), in violation of the Board's decision under Resolution No. 8120 dated February 2, 1998, and in violation of Permit No. 1255 dated March 26, 1998. The Appellant contends that said bulkhead was constructed in accordance with City regulations. This appeal is taken pursuant to Section 902.1 of the Zoning Ordinance.

NEW MATTERS

IGLESIA DE DIOS EMMANUEL: 123 Eastwood Avenue, Lot 261 on the Tax Assessor's Plat 107 located in a Residential R-2 Two-Family

Zone; to be relieved from Sections 703.2 and 705.3 in the proposed change in the use of the existing building from a laundry to a church. Religious services are permitted within this R-2 district, however there is a shortfall in the number of required parking spaces. The applicant is requesting a dimensional variance from the parking provisions, whereby 9 on-site parking spaces are required, 6 spaces would be provided however 2 spaces would be readily accessible due to several parking spaces that are designed in tandem. The lot in question contains approximately 4,500 square feet of land area.

WAT-THORMAKARAM OF RI, INC.: 178 Hanover Street, Lot 592 on the Tax Assessor's Plat 31 located in a Residential R-3 Three-Family Zone; to be relieved from Sections 304 and 703.2 in the proposed construction of a 36' x 46' addition to the existing garage and to use the expanded structure for religious services. Religious services are permitted within this R-3 district, however there is a shortfall in the number of required parking spaces. The applicant is requesting a dimensional variance from the parking provisions, whereby 45 parking spaces are required, 40 off-site parking spaces would be provided on legally existing parking lots within close proximity to the proposed use. The lot in question contains approximately 8,112 square feet of land area.

7:00 P.M.

QUALITY FIRST BUILDERS, INC.: 673 Rear, 677 & 685-Rear Manton Avenue, Lots 276, 277 & 288 on the Tax Assessor's Plat 34 located in a Residential R-2 Two-Family Zone; to be relieved from Sections 304 and 704.2(A) in the proposed reconfiguration of the existing 3 lots into 2 new lots. Currently, lots 276 and 277 have no street frontage. Lot 288 has 60 feet of street frontage and the rear of said lot abuts both lots 276 and 277. Lot 288 would be divided thereby providing 15 feet of street frontage for lots 276 and 277. One new lot would contain approximately 8,544 square feet of land area upon which a new 26' x 54' two-family structure would be constructed at 677-679 Manton Avenue, and a second new lot would be created containing approximately 9,826 square feet of land area upon which a new 26' x 54' two-family structure would be constructed at 681-683 Manton Avenue. The lots in question total approximately 18,370 square feet of land area.

OMAR R. DIAZ: 172-174 Admiral Street, Lot 557 on the Tax Assessor's Plat 70 located in a Residential R-3 Three-Family Zone; to be relieved from Sections 204.3(B) and 304 in the proposed change in the use of the building presently under construction from a one-family to a two-family dwelling. The applicant is requesting a dimensional variance from regulations governing substandard lots of record and minimum lot area, whereby Section 204.3(B) permits a two-family use on a substandard lot consisting of no less than 4,000 square feet of land area. The lot in question contains approximately

3,947 square feet of land area.

EMANUELE DI MUNDO, OWNER AND SAHI, LCC, APPLICANT:

218-222 Admiral Street & 109 Berkshire Street, Lots 567 and 568 on the Tax Assessor's Plat 70 located in a Residential R-3 Three-Family Zone; to be relieved from Sections 200.3, 201, 201.1, 201.5, 201.7, 201.8(A), 303-use codes 45 & 57, 418, 425.2 and 607.1 in the proposed alteration of the existing building containing an automobile service station with retail gasoline dispensing. This proposal would remove the automobile service bays within the structure, and a new convenience store would be created within the confines of said structure. The retail dispensing of gasoline and the existing office space would remain. Additionally, a new roof sign (not permitted in residential zones) is proposed at the Admiral Street elevation of the building measuring 21'2" x 2'4". A new 10' x 4'10" freestanding sign that would stand 21'10" above grade (as per Section 605.2, measured from the grade directly below the sign to the highest point of the sign) with a 4'8" x 2'10" sub-sign attached to the support pole of said freestanding sign, said support pole having a diameter of 8.9" installed at the northerly corner of the property within the corner setback. As per Section 418, poles supporting signs that are located within the required corner setback are restricted to 8" in outside diameter. The applicant is requesting a use variance for the convenience store within this R-3 district, and a dimensional variance for the signs, whereby in residential zones the maximum sign area permitted is 6 square feet; the proposed signage would total

approximately 103 square feet in area. Further, the freestanding sign would contain 51.8 square feet in area; the R-3 district restricts said sign to 4 square feet. This proposal meets the parking requirement and does not meet the landscaping regulations. The lots in question together total approximately 12,000 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