

CITY OF PROVIDENCE

PUBLIC NOTICE

ZONING BOARD OF REVIEW

190 DYER STREET

PROVIDENCE, RHODE ISLAND 02903-3902

NOVEMBER 13, 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 27, 2007 at 5:30 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:

5:30 P.M.

REQUEST FOR SECOND SIX-MONTH EXTENSION PURSUANT TO SECTION 906:

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 of land area.

REQUEST FOR SECOND SIX-MONTH EXTENSION PURSUANT TO SECTION 906:

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 & 284 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.

STONEHENGE PARTNERS, LLC: 183 Angell Street, Lot 10 on the Tax Assessor's Plat 12 located in a General Commercial C-2 Zone; to be relieved from Sections 202.6, 205.1, 305 and 703.2. The legal uses for the existing building are a beauty shop, 2 dwelling units and 2 rooming units. The applicant proposes to retain the existing beauty salon, add 2 retail stores, remove the existing rooming units and add one dwelling unit. The proposed uses are permitted within this C-2 district; the applicant is requesting a dimensional variance from regulations governing lot area per dwelling unit, whereby the additional dwelling unit would require the lot size to be 3,600 square feet of land area. Further, 4 parking spaces are required; there is no land area available for on-site parking. Additionally, this proposal requires relief from the applicable sign regulations. The lot in question contains approximately 3,013 square feet of land area.

SOKHAN EM: 89-91 & 93 Langdon Street, Lot 181 on the Tax Assessor's Plat 98 located in a Residential R-2 Two-Family Zone; to be relieved from Sections 303-use code 13, 304 and 417 pursuant to Section 200 in the proposed renovation of the building (previously used as a store) located to the north of the main structure for use as a

single-family dwelling (93 Langdon St.) No change is proposed for the existing 2-family dwelling (89-91 Langdon St.) The applicant is requesting a use variance, whereby R-2 regulations provide for a maximum of two-dwelling units on a lot having no less than 5,000 square feet of land area. Further relief is sought from regulations restricting the number of principal residential buildings to one per lot, and additional relief from the front and side yard requirements. The lot in question contains approximately 7,551 square feet of land area.

BROWN & IVES LAND COMPANY, LLC, OWNER AND THE ASPEN GROUP, INC., APPLICANT: 21 East River Street, Lot 483 on the Tax Assessor's Plat 15 located in a Waterfront Commercial-Residential W-1 Zone; to be relieved from Sections 307, 412 and 420.2 in the proposed construction of an eight-story multi-family residential building containing 74 dwelling units with structured parking. The applicant is requesting a dimensional variance and seeks relief from regulations governing the maximum height restriction, which is three-stories at 45 feet, the applicant proposes eight-stories at 106 feet; regulations governing roof structures, whereby, the proposed roof structures would not exceed 50 percent of the roof area, regulations limit roof structures to cover not more than 33 percent of the roof area; and the lot coverage restriction, which is 40 percent, the new structure would occupy no more than 55 percent of the lot. The lot in question contains approximately 88,973 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