

**PUBLIC NOTICE  
CITY OF PROVIDENCE  
ZONING BOARD OF REVIEW  
190 DYER STREET  
PROVIDENCE, RHODE ISLAND 02903-3902**

**MARCH 25, 2008**

**Notice is hereby given that the Zoning Board of Review will be in session in the Probate Court Room, fifth floor, City Hall (25 Dorrance Street) on Tuesday, April 8, 2008 at 5:30, 7:00 and 7:30 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.**

**YADIRA, JOSELYN & RAFAEL TAVAREZ, OWNERS/APPLICANTS:  
342-344 Hartford Avenue, Lot 460 on the Tax Assessor's Plat 107 located in a Residential R-2 Two-Family Zone; to be relieved from Sections 105.1, 201.5, 201.6, 201.7, 202.4, 303-use codes 41 & 57, 304, 425 and 704.2(C) pursuant to Section 200 in the proposed construction of a 1,486 square foot addition to the existing building which contains a variety store. The addition would increase the floor area of the existing store from 1,600 square feet to 2,474.5 gross floor**

area. The remaining 611.5 square feet of floor space within the new addition would be devoted to an office use. The applicant is requesting a use variance, whereby the expansion of the nonconforming use (variety store) and the introduction of the office use are not permitted within the R-2 district. The lot in question contains approximately 8,000 square feet of land area.

**ROGER WILLIAMS GENERAL HOSPITAL, OWNER AND SPRINT/NEXTEL, APPLICANT: 825 Chalkstone Avenue, Lot 283 on the Tax Assessor's Plat 82 located in a Residential R-3 Three-Family Zone and within the I-1 Institutional Overlay District. The applicant is requesting a special use permit pursuant to Section 303-use code 65.1 in the proposed installation of 12 panel antennas, 8 antennas would be façade mounted on the penthouse, 4 antennas would be mounted behind a new stealth enclosure. Additionally, 3 GPS antennas would also be mounted to the penthouse. Supporting equipment would be installed within the penthouse. The lot in question contains approximately 367,359 square feet of land area.**

**QUALITY FIRST BUILDERS, INC., OWNER/APPLICANT: 673 (Rear) Manton Avenue, 677 Manton Avenue and 685 (Rear) Manton Avenue,**

**Lots 276, 277 & 278 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 30.25 feet of street frontage and the rear of said lot abuts both lots 276 and 277. The land area of Lot 288 would be divided in half and each half would be added to lots 276 and 277 in order to create 2 lots each having 15 feet of street frontage. One new lot would contain approximately 8,544 square feet of land area upon which a new 26' x 50' 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 50' two-family structure would be constructed at 681-683 Manton Avenue. The proposed uses are permitted; the applicant is requesting a dimensional variance from regulations governing side yards, minimum lot frontage and front yard paving. The subject lots, as currently recorded, total approximately 18,370 square feet of land area.**

**POCASSET PRESERVATION ASSOCIATES, LP, OWNER AND PRESERVATION OF AFFORDABLE HOUSING, APPLICANT: 20 Kelly Street, Lot 299 on the Tax Assessor's Plat 105 located in a Residential R-3 Three-Family Zone; to be relieved from Sections 602.3, 604.1 and 607.1 in the proposed installation of a 10 square foot sign attached to a canopy at the front entrance of the existing building being utilized as 82 residential units of elderly housing. Signs are permitted within**

**the R-3 district, however a wall sign can be no larger than 4 square feet, therefore, the applicant is requesting a dimensional variance from regulations governing sign area. The lot in question contains approximately 27,915 square feet of land area.**

**7:00 P.M.**

**LIBERTY COMMONS, LLC, OWNER/APPLICANT: 2 Esten Street (Lot 54), 4 & 4½ Esten Street and 363 Orms Street (Lot 55), and 349 Orms Street (Lot 57) on the Tax Assessor's Plat 67 located in a Residential R-3 Three-Family Zone; to be relieved from Section 417 in the proposed merger of lots 54 and 55 into one lot. Lot 54 has one existing residential building and lot 55 has three existing residential buildings. The proposed merger would create four residential structures on one lot. The applicant is requesting a dimensional variance from Section 417, which restricts the number of residential buildings on a lot to one building only. Separate and apart from the aforesaid request, the applicant proposes to develop lot 57 for parking to support the aforementioned existing residential structures, which said parking lot requires a special use permit pursuant to Section 419.6. Further relief is requested from Section 425 for the parking lot, provisions governing landscaping and tree preservation. It should be noted that the special use permit for the parking lot is not dependent upon the dimensional variance required for the merger. Lots 54 and 55 total approximately 7,170 square feet of land area, and lot 57 contains approximately 3,934 square feet of land area.**

**KEITH & OLGA BERNSTEIN, OWNERS/APPLICANTS: 195 Waterman Street, Lot 535 on the Tax Assessor's Plat 14 located in a Residential R-3 Three-Family Zone; to be relieved from Sections 201.6 and 303-use code 14. The existing legal use of the property is 5 dwelling units. The applicant is requesting a use variance in order to expand the first floor dwelling unit into the floor area previously used as a porch. This space would provide for a bedroom. The lot in question contains approximately 6,019 square feet of land area.**

**7:30 P.M.**

**TALON REALTY LIMITED PARTNERSHIP AND THE PROVIDENCE HOUSING AUTHORITY, PROPERTY OWNERS AND TALON REALTY LIMITED PARTNERSHIP, APPLICANT: 21 & 32 Federal Street at Bradford Street. The applicant is requesting relief from Sections 305, 305.1(10), 418, 420.2 and 425, a dimensional variance, and seeks relief from regulations governing maximum height, minimum lot area per dwelling unit, building lines and articulations and corner setback in order to construct a new building measuring 250 feet in height on the Tax Assessor's Plat 25, Lot 7 and Parcel B-1 of a previously obtained subdivision (formerly a 4,206 square foot portion of land on the Tax Assessor's Plat 26, Lot 59) and over that portion of Federal Street between the two lots. This proposal is for 174 residential units with approximately 4,100 square feet of retail space predominately to**

support the residences, a function room and fitness center for the residents only and 345 parking spaces, 50 of which will be reserved for the Dominica Manor (Lot 59). The maximum height permitted is 45 feet and the minimum lot area per dwelling unit requirement is 1,200 square feet per unit, therefore the requirement for 174 units is 208,800 square feet of land area. The subject property measures a total of 9,626 square feet of land area, not counting the 4,748 square feet air rights component. The applicant proposes to meet the requirements of Section 425 (canopy coverage) off site.

**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**