

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

**JULY 29, 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, August 12, 2008 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:**

**On July 22, 2008, the following members continued the following matter for further proceedings:**

**YORK, STROTHER, EGAN, WOLF & VARIN**

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

**Owners/Appellants: Manuel F. & Cecilia Cigarrilha**

**Property Location: 24-26 Farragut Avenue**

**Zoning District: Residential R-2 Two-Family Zone**

**The Director has determined that the legal use of the subject property is a two-family structure. The Appellants contend that property is a legal non-conforming use pursuant to Section 200.1 of the Zoning Ordinance. The lot in question contains approximately 3,216 square feet of land area.**

**On July 8, 2008, the following members continued the following matter for hearing:**

**YORK, STROTHER, EGAN, WOLF & VARIN**

**ACELIA & ISAIAS TERRERO: 1137 Broad Street (corner Corinth St.) Lots 196 & 197 on the Tax Assessor's Plat 53 located in a General Commercial C-2 Zone and Commercial Corridor Overlay District. The applicant is requesting a special use permit pursuant to Section 303-use code 58 in the proposed inclusion of entertainment within the existing restaurant and function facility. On July 10, 2007, the Board granted a special use permit for entertainment within the existing restaurant and function facility for a period of one year only under Resolution No. 9237 dated September 20, 2007. The original grant for the entertainment expires September 20, 2008. The lots in question contain approximately 10,792 square feet of land area.**

## **NEW MATTERS**

**DAVID VOLLUCCI: 1143-1145 Chalkstone Avenue, Lot 334 on the Tax Assessor's Plat 84 located in a Residential R-2 Two-Family Zone, to be relieved from Sections 303-use code 13, 304 and 703.2 in the proposed change in the use of the existing building from a two-family to a three-family dwelling. The applicant seeks a use variance, whereby a three-family use is not permitted within an R-2 district, and a dimensional variance relating to the minimum lot area per dwelling unit provision. Further relief is being sought from the parking requirement, whereby 4 parking spaces are required, 3 spaces would be provided. The lot in question contains approximately 3,770 square feet of land area.**

**AMT HOLDINGS, LLC: 236-238 Atwells Avenue (corner Falls Place), Lot 644 on the Tax Assessor's Plat 28 located in a General Commercial C-2 Zone; to be relieved from Sections 303-use code 57.1, 305.1(8) and 703.2 pursuant to Section 200 in the proposed expansion of the existing restaurant by constructing a single-story, 21' x 31'10" addition to the southeast corner of the building. The applicant is requesting a special use permit in order to expand the restaurant beyond the maximum permitted floor area of 2500 square feet. Further, the proposal seeks to increase the seating capacity to 135 seats, thereby requiring 33 parking spaces, this request provides for no on-site parking. The lot in question contains approximately**

**4,103 square feet of land area.**

**25 CONCORD STREET, LLC, OWNER AND PAWTUCKET ASPHALT CORP, APPLICANT: 1, 7 & 11 Selkirk Street, Lots 71, 73 & 77 on the Tax Assessor's Plat 1 located in a Heavy Commercial C-4 Zone; to be relieved from Section 303-use code 77.3 in the proposed use of the aforementioned property for the storage of materials. The applicant proposes to erect cement block and metal storage bins to hold the aggregate materials with conveyor that would be used in the operation of the adjacent bituminous concrete plant located in the City of Pawtucket. Relief is being sought from regulations governing permitted uses, whereby the proposed use is permitted in an Industrial Zone only. The lots in question together contain approximately 27,610 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**