

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

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 Monday, February 23, 2009 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.

Pursuant to Section 906, correspondence has been received requesting a six-month extension of the following matter:

121-123 GOVERNOR STREET CONDOMINIUMS, OWNER AND DEBORAH A. LEA, OWNER OF UNIT 121: 121-123 Governor Street, Lot 370 on the Tax Assessor's Plat 14 located in a Residential R-3 Three-Family Zone; to be relieved from Section 704.2(B) in the proposed installation of a second driveway at the southwest corner of the property. A two-family structure occupies the property. The applicant is requesting a dimensional variance; whereby as per Section 704.2(B), only one side yard is permitted to be paved. There

is an existing paved area at the northwest side yard. The lot in question contains approximately 7,341 square feet of land area.

NEW MATTERS

WILLIAM BRIAN KRAUSE: 82 Gano Street, Lot 467 on the Tax Assessor's Plat 17 located in a Residential R-2 Two-Family Zone; to be relieved from Section 304 in the proposed alteration of the existing garage to be changed into a single-family dwelling. A single-family use is permitted within the R-2 district, the applicant is requesting a dimensional variance from regulations governing the front, side and rear yard requirements. The lot in question contains approximately 5,000 square feet of land area.

CARROLLYN E. GRACE, OWNER AND DONNA B. FRANK, APPLICANT:

266 Fifth Street and 668 Elmgrove Avenue, Lots 18 and 160 respectively on the Tax Assessor's Plat 93 located in a Residential R-1 One-Family Zone; to be relieved from Section 304 in the proposed subtraction of 2,295.86 square feet of land area from Lot 18 (266 Fifth St.) and conveying said land to Lot 160 (668 Elmgrove Ave.); thereby reducing the land area of Lot 18 from 5,712.55 square feet of land to 3,416.69 square feet of land area. Lot 160 would be increased from 8,020 square feet of land to 10,315.86 square feet of land area. The proposed increase in land area of Lot 160 requires no Board action. Relief is being sought in order to reduce the lot size of Lot 18 only,

which requires relief from regulations governing the minimum land area requirement within an R-1 district, which is 6,000 square feet.

DAVID T. SHWAERY AND GERALD P. HAMMEL, OWNERS AND NARAH, INC., APPLICANT: 245 Meeting Street, Lot 241 on the Tax Assessor's Plat 13 located in a Residential R-3 Three-Family Zone; to be relieved from Sections 303-use code 56.1 and 703.2 pursuant to Section 200 in the proposed change in use of the first floor of the existing structure from a retail store to a smoking lounge with incidental soft drinks, coffee, tea, prepared snacks and food. The existing second floor dwelling unit will remain unchanged. The applicant is requesting a use variance for this proposal within the R-3 district, and a dimensional variance related to the parking requirement; whereby, 7 parking spaces are required, 3 on-site parking spaces would be provided. The lot in question contains approximately 3,347 square feet of land area.

7:00 P.M.

LUCILLA CARASCO: 543-549 Broad Street (corner Parkis Ave.) Lot 32 on the Tax Assessor's Plat 30 located in a Limited Commercial C-1 Zone and the Commercial Corridor Overlay District; to be relieved from Sections 303-use code 58 (entertainment), 507.6(B) (parking - CCOD) and 703.2 (parking). The existing building contains 4 commercial spaces on the first floor and open unoccupied space on the second floor. The applicant proposes to expand the existing restaurant (containing 10 seats, permitted) located within the southeast corner of the building into the currently vacant - middle space on the first floor. The applicant further proposes to increase

the number of seats from 10 to 114 seats in order to provide a banquet facility within the restaurant. There is another existing restaurant located within the northwest corner of the structure, which will remain unchanged. The applicant seeks a use variance from regulations governing the inclusion of entertainment within the restaurant located within the C-1 zone, and a dimensional variance relating to the parking requirement; whereby, the on-site parking obligation for the entire structure located within the CCOD (subtracting the vacant space) requires 16 parking spaces, the existing parking area in the rear supports 14 spaces. The lot in question contains approximately 12,092 square feet of land area.

WALTER L. BRONHARD: 140 Pitman Street, Lot 244 on the Tax Assessor's Plat 15 located in a Residential R-3 Three-Family Zone; to be relieved from Section 303-use code 14 in the proposed alteration of the existing building and change in its use from a nursing home to a multi-family apartment building containing 30 residential units. The applicant is requesting a use variance for the proposal within the R-3 district, and a dimensional variance relating to the parking requirement; whereby, 45 parking spaces are required, 39 spaces would be provided. The lot in question contains approximately 26,357 square feet of land area.

THE CHURCH OF GOD OF PROPHECY, OWNER AND VANITA REEDY, APPLICANT: 1193-1195 Eddy Street and 120-124 Johnson Street, Lots 157 & 158 on the Tax Assessor's Plat 58 located in a Residential

R-2 Two-Family Zone; to be relieved from Sections 304, 607.1 and 703.2 in the proposed construction of a new 2,415 square foot single-story building that would be used for religious services. Further proposed is the installation of one 6' x 4' sign identifying the use and that said sign would be placed either as a wall sign on the new building or a freestanding sign in the front yard. In an R-2 district wall signs and freestanding signs are restricted to 4 square feet each and that the total area of all such signs shall not exceed 6 square feet on any lot. The applicant is requesting a dimensional variance from regulations governing sign area; the front, side and rear yard requirements; and regulations governing the parking requirement; whereby, the required number of parking spaces for this proposal is 15 spaces, 10 on-site parking spaces would be provided. The lots in question together contain approximately 8,000 square feet of land area.

THE FOLLOWING MATTER IS AN APPEAL FROM THE DECISION OF THE DIRECTOR OF THE DEPARTMENT OF INSPECTION AND STANDARDS OR OTHER AUTHORIZED AGENT:

OWNER/APPELLANT: Deborah Beaudoin-Zaki

PROPERTY LOCATION: 150 Lloyd Avenue, a/k/a Lot 422 on the Tax Assessor's Plat 10

ZONING DISTRICT: Residential R-1 Single-Family Zone

The Director or Other Authorized Agent has determined that the legal

use of the subject property is two (2) doctors' offices on the first floor, one (1) apartment on the second floor, and one (1) apartment on the third floor and that the Director or Other Authorized Agent found that the first floor is also being used as a day-spa. The Appellant contends that the spa is used within the context of medicine and medical use.

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