

**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, July 20, 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:**

**BARRISTERS HALL, LLC: 31 Brighton Street (Lot 13) and 362 Broadway (Lot 3), Lots 13 & 3 on the Tax Assessor's Plat 32 located within a Residential R-3 Three-Family Zone (Lot 13), and a Residential Professional R-P Zone and the Broadway Historic District (Lot 3); to be relieved from Section 303-use code 46 pursuant to Section 200 in the proposed conversion of the structure on Lot 13 (31 Brighton St.) from a single-family residence to a professional office related to the use at 362 Broadway (Lot 3). The applicant is requesting a use variance (Lot 13) for the proposed professional office within the R-3 district. This proposal meets the parking requirement. The lots in**

**question together total approximately 20,120 square feet of land area.**

**On June 22, 2009, the following members continued the following matter to July 20, 2009 for further details:**

**YORK, STROTHER, EGAN, WOLF, VARIN AND UNDERWOOD**

**PAUL LYONS, OWNER AND GINA MAHONEY, APPLICANT: 133 Mercy Street, Lot 193 on the Tax Assessor's Plat 109 located in a Residential R-3 Three-Family Zone; to be relieved from Section 204.2 in the proposed construction of a 26' x 42' one-family dwelling on the aforementioned property. As per Section 204.2, if two or more contiguous lawfully established substandard lots of record, where one or more of the lots are less than 4,000 square feet and are under the same ownership on or anytime after October 24, 1991, such lots shall be considered one lot and undivided for the purpose of the Ordinance. In this instance, an adjacent lot was under the same ownership as the subject property and both lots are substandard in lot area. The applicant is requesting a dimensional variance in order to retain the subject property separate and apart from the adjacent lot and construct a one-family dwelling. The lot in question contains approximately 3,200 square feet of land area.**

**On June 22, 2009, the following members continued the following matters to July 20, 2009 for hearing:**

**YORK, STROTHER, EGAN, WOLF, VARIN AND UNDERWOOD**

**A-47 CHRISTIAN INTERDENOMINATIONAL ASSEMBLY: 483-485 Washington Street, Lot 39 on the Tax Assessor's Plat 29 located in a Heavy Commercial C-4 Zone; to be relieved from Sections 305.1(4), 305.1(8) and 703.2. The applicant proposes to demolish the existing building and construct a new 24' x 71'6" building that would be used for a church. Religious services are permitted within the C-4 district. The applicant is requesting a dimensional variance relating to the front and rear yard setbacks and provisions for parking; whereby 16 parking spaces are required, no on-site parking would be provided. The lot in question contains approximately 3,400 square feet of land area.**

**ARC REAL ESTATE HOLDINGS, LLC: 85-91 DePasquale Avenue & 5-11 Africa Street, Lots 789, 790, 791 & 865 on the Tax Assessor's Plat 28 located in a Residential R-3 Three-Family Zone; to be relieved from Sections 303-use code 64.1, 425.2(A) and 425.2(C) in the proposed use of Lot 789, which is located within the R-3 district for parking. Lots 791 and 790 (81-83 & 85-87 DePasquale Ave. respectively) are located within a C-2 district, which permits parking lots as of right; therefore, requiring no Board action, and Lot 865 is located within an R-3 district and is approved for residential parking. Lots 790, 791 and**

**865 are included within this application because vehicles entering onto the Africa Street lots will be permitted to exit through Lots 790 and 791 onto DePasquale Avenue. The applicant is requesting a use variance for Lot 789 only, which contains approximately 2,008 square feet of land area, and a dimensional variance relating to regulations governing landscaping and canopy coverage.**

**LILIAN PENAFIEL: 589 Plainfield Street, Lot 126 on the Tax Assessor's Plat 112 located in a Residential R-2 Two-Family Zone. The subject property contains two dwelling units. The applicant is requesting a special use permit pursuant to Section 419.2 in order to create one office for a home occupation that would include multi-services for insurance, credit repair orientation, translations, etc. and said office would be restricted to 50 percent of the gross floor area within the first floor dwelling unit only. The lot in question contains approximately 4,055 square feet of land area.**

#### **NEW MATTER**

**CHARLESGATE EAST AFFORDABLE HOUSING PARTNERS, LP, OWNER AND CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS, APPLICANT AND LESSEE: 50 Randall Street, Lot 620 on the Tax Assessor's Plat 2 located in a Heavy Commercial C-4 Zone; to be relieved from Section 305 in the proposed installation of 12 ballast mounted telecommunications panel antennas to the roof of the existing building, with related equipment enclosed within a new shelter also to be located at roof level of the existing building**

containing housing for the elderly. The height restriction in the C-4 district is 45 feet. The existing building (with its roof top structures) sits at a height of 117 feet (measured from average grade to building peak height) and the proposed installations would not exceed 114 feet. The applicant is requesting a dimensional variance from regulations governing the height restriction. The lot in question contains approximately 50,921 square feet of land area.

## **NEW MATTERS**

**7:00 P.M.**

**GARY SALZILLO, OWNER (LOT 275) AND ESTATE OF MARY DISPIGNO, OWNER (LOT 274):** 613 Hartford Avenue and 8 Kinfield Street, Lots 275 & 274 on the Tax Assessor's Plat 114 located in a General Commercial C-2 Zone; to be relieved from Sections 201.5, 201.6, 201.7, 303-use code 45, 305, 305.1 (footnote #7) and 305.1 (footnote # 8) in the proposed construction of a 24' x 45' single-story addition to the existing automobile service facility located on Lot 275. Lot 274 would support parking for the repair facility. The applicant is requesting a use variance. The lots in question together contain approximately 17,000 square feet of land area.

**CYNTHIA LANGLYKKE:** 62-64 Moore Street, Lot 96 on the Tax Assessor's Plat 44 located in a Residential R-2 Two-Family Zone and the North Elmwood Historic District; to be relieved from Section 304

**in proposed inclusion a second dwelling unit within the existing building. A two-family structure is permitted as of right within the R-2 district; however, only when located on a lot having no less than 5,000 square feet of land area. The applicant is requesting a dimensional variance because the subject property contains 3,600 square feet of land area.**

**PROVIDENCE ECONOMIC DEVELOPMENT PARTNERSHIP, INC, OWNER AND OMNI DEVELOPMENT CORPORATION, APPLICANT: 1380 Broad Street (corner Morton St.) Lots 446 & 19 on the Tax Assessor's Plat 58 located in a Limited Commercial C-1 Zone and the Commercial Corridor Overlay District (CCOD). The applicant is requesting a special use permit pursuant to Section 507.4(A) in the proposed demolition of the existing building. A new structure is proposed for the site that would meet the use and dimensional regulations for the C-1 zone and the CCOD district. The lots in question contain approximately 14,859 square feet of land area.**

**BOYSIE FORTEZ: 702-710 Potters Avenue (bounded by Seabury St. & Chambers St.), Lots 411, 412 & 1000 on the Tax Assessor's Plat 43 located in a Residential R-3 Three-Family Zone; to be relieved from Section 303-use codes 51, 52 & 55 and 304 pursuant to Section 200 in the proposed construction of a 24' x 70' addition to the existing building being used for plumbing supply warehouse, wholesale and retail with accessory storage. The applicant is requesting use and dimensional variances for the new construction within the R-3**

**district. The lots in question contain approximately 12,800 square feet of land area.**

**JIMCO REDEVELOPMENT, OWNER AND ARGENTINA COLLADO, APPLICANT AND LESSEE: 1095 Eddy Street, Lot 338 on the Tax Assessor's Plat 57 located in a General Commercial C-2 Zone. 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. The lot in question contains approximately 7,725 square feet of land area.**

**THE ZONING BOARD OF REVIEW WILL BE INSPECTING THE ABOVE PROPERTIES STARTING AT 9:30 A.M. ON MONDAY, JULY 20, 2009.**

**LA JUNTA DE REVISIONES DE ZONA ESTARA HACIENDO INSPECCIONES SOBRE ESTAS PROPIEDADES EMPESANDO A LAS 9:30 A.M. EL LUNES, JULIO 20, 2009.**

**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 DISCRETION 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**

**YEAR 2009**

**SCHEDULE OF MONTHLY MEETINGS**

**LOCATION OF MEETINGS (UNLESS OTHERWISE ANNOUNCED)**

**PROBATE COURT CHAMBER, FIFTH FLOOR, PROVIDENCE CITY HALL**

**25 DORRANCE STREET**

**PROVIDENCE, RHODE ISLAND**

**Wednesday, January 14, 2009 at 5:30 P.M.**

**Monday, February 23, 2009 at 5:30 P.M.**

**Monday, March 23, 2009 at 5:30 P.M.**

**Monday, April 27, 2009 at 5:30 P.M.**

**Tuesday, May 26, 2009 at 5:30 P.M.**

**Monday, June 22, 2009 at 5:30 P.M.**

**Monday, July 20, 2009 at 5:30 P.M.**

**Wednesday, September 9, 2009 at 5:30 P.M.**

**Monday, October 5, 2009 at 5:30 P.M.**

**Monday, October 26, at 5:30 P.M.**

**Monday, November 23, 2009 at 5:30 P.M.**

**Monday, December 28, 2009 at 5:30 P.M.**

**Any change in dates will be noticed in writing and/or e-mailed to the Office of the Providence City Clerk and the Office of the Rhode Island Secretary of State.**

**The Office of the Zoning Board of Review is located at**

**190 Dyer Street, Providence, RI 02903-3902**

**Board Meetings are held at the Probate Court Chamber, Providence  
City Hall.**

**Peter D. Carnevale**

**Secretary**

**(401) 421-7740 ext. 376**