

**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, December 28, 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.**

**PROVIDENCE COLLEGE, OWNER AND CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS, APPLICANT: 177 Eaton Street (corner Huxley Ave.) (Raymond Hall), Lot 1 on the Tax Assessor's Plat 119 located in an Educational Institution I-2 Zone and a Residential R-1 One-Family Zone. A special use permit is being sought pursuant to Sections 303-use code 65.1, 419, 503 and 503.2, and a dimensional variance from Sections 304 and 420 in the proposed installation of 13 telecommunications antennas to the roof of the existing building. The applicant is requesting relief from the height restriction, which is 30 feet in the underlying R-1 district (75 feet in the I-2 overlay district).**

**The roof of the existing building sits at 62'4" above grade, the proposed installations would be at a height of 71 feet, the existing rooftop penthouse is 71'8" above grade. The lot in question contains**

approximately 20.04 acres of land area.

**MOSES BROWN SCHOOL: 317-319 Hope Street, Lot 10 on the Tax Assessor's Plat 11 located in a Residential R-3 Three-Family Zone, to be relieved from Section 303-use codes 24.5, 41, 43 and 46 pursuant to Section 200. This is a re-application for the same relief (use variance for a wider variety of office uses) as applied for and granted by the Zoning Board on October 1, 2002. That variance expired because a new building permit was not issued. This re-application is for the proposed use of the building (currently containing offices) for use code 24.5 (medical or dental offices limited to physicians, surgeons, dentists, nurses or other medical, paramedical and para-dental personnel, not owned by or operated in conjunction with a hospital); use code 41 (finance, insurance and real estate services limited to insurance carrier, personal credit agency, real estate agent, real estate developer, security and commodity trading service); use code 43 (limited business services restricted to advertising agency, business office, credit reporting and collection service, interior designer, stenographic service, private employment service, research and development of related activities, watch/clock and jewelry repair service); and use code 46 (professional services limited to architectural and engineering service, legal service, veterinarian service excluding the boarding of animals, trade or professional school for the instruction of said professional services including accountants). No changes to the exterior or interior of the existing structure are contemplated. The lot in question contains**

**approximately 6,250 square feet of land area.**

**CITY OF PROVIDENCE, OWNER AND PROVIDENCE DEPARTMENT OF PARKS, APPLICANT: 404 Dexter Street & 109 Bucklin Street (also known as 221 Daboll St.), Lots 663 and 968 on the Tax Assessor's Plat 43 located in an OS Open Space Zone, to be relieved from Section 304 in the proposed installation of 6 new poles 70 feet in height that would support lighting for the athletic fields within the existing public park. The applicant is requesting a dimensional variance from the height restriction, whereby new structures within the OS district are limited to 30 feet in height. The lots in question contain approximately 308,744 square feet of land area.**

**AT&T, OWNER AND COX TMI WIRELESS, LLC, APPLICANT: 24 Allens Avenue (corner Crary St.), Lot 11 on the Tax Assessor's Plat 22 located in a Heavy Industrial M-2 Zone, to be relieved from Section 305 in the proposed installation of 3 telecommunications panel antennas on the existing tower. The antenna installation is a permitted use within the M-2 district; however, the height restriction in the M-2 district is 90 feet. The tower sits at a height of 180 feet and the antennas would be installed at a maximum height of 100 feet. The applicant is requesting a dimensional variance from the height restriction. The lot in question contains approximately 3,704 square feet of land area.**

**Pursuant to Section 902.2, the Board will meet as an Appellate Board concerning the following matter:**

**Appeal from the Decision of the Director of the Department of Inspection and Standards**

**APPELLANT: Stonehenge Partners, LLC**

**PROPERTY OWNER: Stonehenge Partners, LLC**

**PROPERTY LOCATION: 235 Thayer Street, also known as 178-180 Angell Street further identified as Lot 51 on the Tax Assessor's Plat 13 (Property) located within a General Commercial C-2 Zone. The Appellant contends that the legal use of the Property is a restaurant with seating. The Director contends that a restaurant with seating is not permitted.**

**7:00 P.M.**

**HOLDSWORTH PROPERTIES, LLC: 297-309 Friendship Street, Lots 228, 229, 230 and 231 on the Tax Assessor's Plat 24 located in a Residential R-3 Three-Family Zone, to be relieved from Sections 201.5, 303-use codes 43 & 64.1 and 304 pursuant to Section 200 in the proposed construction of an 11'2" x 24'6" loading dock at the southwesterly side of the existing building containing an office located on Lot 230 (301-303 Friendship St.). The proposed expansion requires a use variance. Further, the applicant is seeking a use variance in order to develop Lots 228 and 229 (305 & 309 Friendship**

**St.) and 231 for parking to support the existing office use. The Zoning Board previously approved Lot 231 (297 Friendship St.) for parking on November 9, 1984; however, the use variance expired because a permit was not issued. The lots in question together contain approximately 13,426 square feet of land area.**

**JOHN F. GILLESPIE & SARAH R. S. GILLESPIE, OWNERS AND ROBERT J. MACCINI, APPLICANT: 402 Angell Street, Lot 433 on the Tax Assessor's Plat 39 located in a Residential Professional R-P Zone. The applicant is requesting a special use permit pursuant to Section 303-use code 43 in the proposed change in the use of the existing building from a single-family dwelling to an office on the first floor and retaining the second floor for bedrooms. Further, relief is being sought from the parking requirement whereby, the subject property supports one parking space and 3 parking spaces are required. The lot in question contains approximately 3,954 square feet of land area.**

**MICHAEL J. NASTARI & PAUL R. MENARD: 56 Dedham Street, Lot 68 on the Tax Assessor's Plat 112 located in a Residential R-1 One-Family Zone, to be relieved from Section 304 in the proposed**

**construction of a new 24' x 29' two-car garage attached to the northerly side of the existing single-family structure. The applicant is requesting a dimensional variance and seeks relief from the side yard provision. The lot in question contains approximately 5,600 square feet of land area.**

**CITY LOFTS, LLC: 179-189 Weybosset Street, 177-199 & 201-213 Union Street, 256 & 260 Westminster Street and 90-94 & 84-88 Clemence Street, Lots 178, 179, 177, 165 and 164 on the Tax Assessor's Plat 20 located in a Downtown D-1 Central Business District, to be relieved from Section 502.5(F) in the proposed continued use of Lots 178 and 179 for parking as a transitional use for an extended 2 year term. Lot 177 is legally permitted as a parking lot as of right. This request concerns Lot 178 and 179 only. Lots 164, 165 and 177 are included for functional purposes only. The lots in question together contain approximately 33,193 square feet of land area.**

**THE ZONING BOARD OF REVIEW WILL BE INSPECTING THE ABOVE PROPERTIES STARTING AT 9:30 A.M. ON MONDAY, DECEMBER 28, 2009.**

**LA JUNTA DE REVISIONES DE ZONA ESTARA HACIENDO INSPECCIONES SOBRE ESTAS PROPIEDADES EMPESANDO A LAS 9:30 A.M. EL LUNES, DICIEMBRE 28, 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 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**