

**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, June 28, 2010, 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.**

**On April 26, 2010, the Board continued the following matter for further details. The Applicant revised his original proposal and reduced the addition from what had been originally proposed to only include the 13.5' x 25' second story addition on the rear wing of the existing single-family structure:**

**JUSTIN B. SAVAGE: 96 Arnold Street, Lot 206 on the Tax Assessor's Plat 17 located in a Residential R-2 Two-Family Zone; to be relieved from Sections 202.4 and 304 in the proposed construction of a 13.5 x 25' second level addition above the rear wing of the existing single-family structure that would provide for one bedroom and one bathroom. The applicant is requesting a dimensional variance and**

**seeks relief from regulations governing the addition and enlargement of a structure nonconforming by dimension and the side and rear yard setback requirements. The lot in question contains approximately 4,000 square feet of land area.**

## **NEW MATTERS**

**BRANCH REALTY COMPANY, OWNER AND CLEAR WIRELESS, LLC, APPLICANT: 765 Branch Avenue (aka 725 Branch Ave.), Lot 432 on the Tax Assessor's Plat 98 located in an Industrial M-1 Zone; to be relieved from Section 305 pursuant to Section 303-use code 65.1 in the proposed installation of 6 telecommunication antennas attached to the existing smokestack, which supports existing telecom facilities. The antennas are permitted within the M-1 district; however, the height restriction is 75 feet. The existing smokestack sits at the height of 160 feet (measured from average grade to the smokestack's peak height) and the proposed installation would not exceed 3 panel antennas mounted at no more than 151 feet 9 inches above grade, and 3 dish antennas mounted at no more than 156 feet above grade. Related equipment would be installed at ground level. The Applicant seeks relief from the height restriction, a dimensional variance. The lot in question contains approximately 195,148 square feet of land area.**

**SOFIA GRAND REALTY, LLC, OWNER AND CLEAR WIRELESS, LLC, APPLICANT: 1117 Douglas Avenue, Lot 379 on the Tax Assessor's Plat 78 located in an Industrial M-1 Zone; to be relieved from Section 203, 305 and 503 in the proposed installation of 6 telecommunication antennas attached to the existing smokestack, which supports existing telecom facilities. The antennas are permitted within the M-1 district; however, the height restriction is 75 feet. The existing smokestack sits at the height of 122 feet (measured from average grade to the smokestack's peak height) and the proposed installation would not exceed 3 panel antennas mounted at no more than 105 feet 9 inches above grade, and 3 dish antennas mounted at no more than 105 feet above grade. Related equipment would be installed within an existing building abutting the subject property in the Town of North Providence. The Applicant seeks relief from the height restriction, a dimensional variance. The lot in question contains approximately 187,743 square feet of land area. The majority of the lots sit in North Providence; the smokestack is anchored in Providence.**

**RHODE ISLAND HOSPITAL, OWNER AND CLEAR WIRELESS, LLC, APPLICANT: 25 Hoppin Street (corner South St.), Lot 409 on the Tax Assessor's Plat 21 located in a Downtown – Mill District D-2 Zone; to be relieved from Section 305 pursuant to Section 303-use code 65.1 in the proposed installation of 6 telecommunication antennas attached to the existing parking garage. The antennas are permitted within the**

**M-1 district; however, the height restriction is 75 feet. The structure sits at the height of 83 feet 4 inches above grade (measured from the average grade to the structure's peak height). Two panel antennas would be mounted at a total height of 75 feet 9 inches on the façade of the building and would not exceed the height of the parapet wall. One panel antenna would be mounted on a pole attached to the building's penthouse at a total height of 92 feet 9 inches above grade.**

**Three dish antennas would be mounted to the penthouse at a total height of 89 feet. The lot in question contains approximately 33,541 square feet of land area.**

**CALART ASSOCIATES LLC/CALART TOWER CONDOMINIUM ASSOC., INC. OWNER AND COX TMI WIRELESS, LLC, APPLICANT: 400 Reservoir Avenue (at Pontiac Ave.), Lot 7 on the Tax Assessor's Plat 126 located in a General Commercial C-2 Zone; to be relieved from Sections 305 and 412.3 pursuant to Section 303-use code 65.1 in the proposed installation of 3 panel antennas that would be mounted inside the existing building's tower at a centerline height of 75 feet 9 inches with a total top height of 78 feet above ground level. One GPS antenna is also proposed to be attached to the equipment platform on the main roof at a top height of 42 feet above average ground level. All proposed antennas would not extend above the height of the building's tower, which supports existing telecom facilities. The lot in question contains approximately 135,672 square feet of land area.**

**SWAP, INC.: 15 Gordon Avenue, 2 Baxter Street and 458, 462 & 468 Public Street, Lots 1016, 1019, 1091, 417 & 418 on the Tax Assessor's Plat 48 located in a Residential R-3 Three-Family Zone (Lots 1091, 417 & 418) and Industrial M-1 Zone (Lots 1016 & 1019); to be relieved from Section 305 relating to 15 Gordon Ave. (Lot 1016) and 2 Baxter St. (Lot 1019) to renovate the existing manufacturing building (which occupies both lots that would be merged) into 14 residential units. The proposed dwelling units are permitted as of right in the M-1 district; the applicant seeks a dimensional variance from regulations governing minimum lot area per dwelling unit. Lots 417 and 418 sit directly across Saratoga Street from the subject building where the applicant seeks a special use permit pursuant to Section 303-use code 64.1 and Section 419.6 to provide the requisite parking spaces to support the proposed 14 residential units. The existing single-family structure at 458 Public Street (Lot 1091) would be demolished to provide for green space and canopy coverage (trees). Since Lot 1091 is substandard in size, relief from the merger provision at Section 204.2 is required. Lots 1016 and 1019 together contain approximately 9,081 square feet of land area, and Lots 417, 418 and 1091 together contain approximately 11,915 square feet of**

land area.

**MAURY A. RYAN, SARA LOUISE RYAN AND MARY LOUISE RYAN:**

**78-80 East Transit Street (corner Gano St.), Lot 377 on the Tax Assessor's Plat 17 located in a Residential R-2 Two-Family Zone. The applicant is requesting a special use permit pursuant to Section 419.2 to include a home occupation (doctor of acupuncture) within the first floor residence only of this existing three-family structure. The lot in question contains approximately 5,000 square feet of land area.**

**7:00 P.M.**

**WALTER & GENEVIEVE DeSOCIO, OWNER AND SCOTT & ASHLEY GUNN, APPLICANT: 130 Prospect Street (corner Jenckes St.), Lot 99 on the Tax Assessor's Plat 10 located in a Residential R-1 Zone and the College Hill Historic District; to be relieved from Sections 202.4, 304, 403(C), 403(E), 414.3 and 414.4 pursuant to Section 200 in the proposed demolition of the existing garage and to construct a new two-story addition attached to the west side of the existing single-family structure that would provide for a new garage and an additional bedroom. The applicants propose further renovations to the structure that do not require Board action. The applicants are seeking a dimensional variance and request relief from regulations governing a private attached garage, front yard setback and structures on corner lots. The lot in question contains approximately 12,117 square feet of land area.**

**EDWIN G. & AMANDA FISCHER: 95 Freeman Parkway (corner Barberry Hill Road), Lot 477 on the Tax Assessor's Plat 86 located in a Residential R-1 One-Family Zone; to be relieved from Section 304 in the proposed construction of a new garage, 520 square feet, attached to the easterly side of the existing single-family dwelling. The applicant seeks a dimensional variance from the side yard provision. The lot in question contains approximately 7,446 square feet of land area.**

**THERESA PACHECO: 986 Broad Street, Lot 472 on the Tax Assessor's Plat 53 located in a General Commercial C-2 Zone; to be relieved from Sections 205.1, 303-use code 58, 425.1, 425.2 and Section 703.2 and 705.1 pursuant to Sections 707 and 707.1 and Section 200 in the proposed use of the lower level of the existing building for a banquet facility/community center with entertainment. The building also contains 2 stores and a beauty salon. The proposed use is permitted within the C-2 district by special use permit, and further relief is sought from the parking requirement, a special use permit; whereby, 16 parking spaces are required. The existing parking area supports 10 parking spaces and the proposal seeks to create 3 new parking spaces within said parking area, which**

**cannot support the required landscaping at Section 425.1 and canopy coverage (trees) at Section 425.2; thereby, requiring a dimensional variance. The lot in question contains approximately 9,152 square feet of land area.**

**THE ZONING BOARD OF REVIEW WILL BE INSPECTING THE ABOVE PROPERTIES STARTING AT 9:30 A.M. ON MONDAY, JUNE 28, 2010.**

**LA JUNTA DE REVISIONES DE ZONA ESTARA HACIENDO INSPECIONES SOBRE ESTAS PROPIEDADES EMPESANDO A LAS 9:30 A.M. EL LUNES, JUNIO 28, 2010.**

**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  
YEAR 2010**

## **SCHEDULE OF MONTHLY MEETINGS**

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

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

**25 DORRANCE STREET**

**PROVIDENCE, RHODE ISLAND**

**Monday, January 11 and Monday January 25, 2010 at 5:30 P.M.**

**Monday, February 22, 2010 at 5:30 P.M.**

**Monday, March 8 and Monday, March 22, 2010 at 5:30 P.M.**

**Monday, April 26, 2010 at 5:30 P.M.**

**Monday, May 10, 2010 at 5:30 P.M.**

**Monday, June 28, 2010 at 5:30 P.M.**

**Monday, July 26, 2010 at 5:30 P.M.**

**Monday, August 23, 2010 at 5:30 P.M.**

**Monday, September 27, 2010 at 5:30 P.M.**

**Monday, October 25, 2010 at 5:30 P.M.**

**Monday, November 22, 2010 at 5:30 P.M.**

**Monday, December 27, 2010 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.**

**Meetings may be continued from day to day and time to time at the discretion of the Zoning Board of Review.**

**Peter D. Carnevale**

**Secretary**

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