

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, August 16, 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.

STERLING PROPERTIES, LLC, OWNER AND BUTCHER BLOCK MILL, LLC, APPLICANT: 25 Eagle Street, Lot 934 on the Tax Assessor's Plat 65 located in an Industrial M-1 Zone; to be relieved from Sections 425.2 and 705.1 in the proposed renovation of the existing building to be used for live/work, industrial and office space. This proposal is permitted within the M-1 district; the applicant seeks relief from regulations governing the parking requirements and landscaping provisions, a dimensional variance. The lot in question contains approximately 29,500 square feet of land area.

SCHARTNER FLORISTS, LLC, OWNER AND ACREI, INC., APPLICANT: 394-398 Hope Street, also known as Lots 35 and

36 on the Tax Assessor's Plat 9, located in a Residential R-3 Three-Family Zone; filed an application seeking relief from Sections 303-use codes 56.1 & 57.2, 604.2 and 607.1 pursuant to Section 200 in the proposed demolition of the existing flower shop (6,545 square feet) and the construction of a new building (2,475 square feet) for a new coffee shop with drive-thru. The applicant is requesting a use variance for this proposal within the residential district and seeks dimensional relief from regulations governing signs. The lots in question together contain approximately 19,624 square feet of land area.

HARRINGTON CONSTRUCTION, INC.: 21-23 Harkness Street & 17 Slocum Street, Lots 434 & 106 on the Tax Assessor's Plat 32 located in a Residential R-3 Three-Family Zone; to be relieved from Sections 704.2(C) and 704.2(D) in the proposed construction of two parking areas, a driveway on the northerly side of Lot 434 accessed from Harkness Street and a second parking area that would be accessed from Slocum Street. The applicant is requesting a dimensional variance from regulations governing maximum number of driveways and curb cuts for Lot 434. Lot 106 (17 Slocum St.) would provide for a 2.35' x 65' easement to access the proposed parking area from Slocum Street, which requires a special use permit pursuant to Section 419.6. Lot 434 contains approximately 4,320 square feet of land area and Lot 106 contains approximately 4,000 square feet of land area.

ALEXEI SOTSKI: 26 Woodmont Street, Lot 181 on the Tax Assessor's Plat 125 located in a Residential R-2 Two-Family Zone; to be relieved from Sections 303-use code 13, 304 and 416.4 in the proposed change in the use of the existing structure from a two-family to a three-family dwelling. The applicant is requesting a use variance for the additional dwelling unit within the R-2 district, and a dimensional variance from regulations governing front yard setback, porches and decks. The lot in question contains approximately 8,000 square feet of land area.

7:00 P.M.

ALLENA K. BUCHHOLZ: 74 Jenkins Street, Lot 120 on the Tax Assessor's Plat 5 located in a Residential R-3 Three-Family Zone; to be relieved from Sections 202.4, 202.6, 304 and 416.4 in the proposed construction of bay windows at the front of the existing two-family structure and decks attached to the rear of the building. The applicant seeks a dimensional variance from regulations governing front and side yard setbacks and lot coverage. The lot in question contains approximately 2,933 square feet of land area.

116-118 WEBSTER AVENUE CORP: 116-118 Webster Avenue, Lot 462 on the Tax Assessor's Plat 108 located in a Residential R-3

Three-Family Zone; to be relieved from Sections 202.6 and 304 in the proposed change in use of the property from a two-family to the three-family structure. The applicant is seeking a dimensional variance from regulations governing intensification of a nonconforming use by dimensional; whereby, three dwelling units in an R-3 district requires 6,000 square feet of land area. The lot in question contains approximately 3,600 square feet of land area.

O & P INVESTMENTS, LLC, OWNER AND APPLICANT AND SOTIRIO KATSARAS D/B/A SAMMY'S PIZZERIA, LESSEE: 771-A Hope Street (aka 771-773 Hope St.), Lot 153 on the Tax Assessor's Plat 93 located in a Limited Commercial C-1 Zone; to be relieved from Section 703.2 pursuant to Section 200 in the proposed inclusion of 20 seats within the existing pizza shop. This proposal requires 5 parking spaces and there is no available on-site parking; therefore, the applicant is seeking a dimensional variance from the parking requirement. The lot in question contains approximately 4,987 square feet of land area.

ESTRADA INVESTMENTS, OWNER AND ROLAND ESTRADA, APPLICANT: 816 & 819 Douglas Avenue, Lots 147 & 181 on the Tax Assessor's Plats 123 & 102 located in a Residential R-2 Two-Family Zone; to be relieved from Sections 201.5, 303-use code 42 and 304 pursuant to Section 200 in the proposed change in the use of the existing building from a restaurant to a health club. Further, an addition, 9'4" x 19' x 6" is also proposed at the rear of the building. The applicant seeks a use variance for this proposal within the R-2

district, and a dimensional variance from regulations governing addition and enlargement of a building nonconforming by dimension, side and rear setbacks and lot coverage. This proposal meets the parking requirement; whereby, Lot 181 on Plat 102, also known as 819 Douglas Avenue (corner Veazie St.), an existing parking lot located directly across Douglas Avenue from the subject property, supports 7 parking spaces. Lot 147 contains approximately 3,200 square feet of land area, and Lot 181 contains approximately 2,990 square feet of land area.

CERBERUS, LLC: 1380-1384 Westminster Street, Lot 196 on the Tax Assessor's Plat 32, located in a Limited Commercial C-1 Zone and within the West Side Overlay District; to be relieved from Sections 303-use code 58, 506.3(A), 506.3(B) 506.3(D), 506.4(B), 506.4(E), 506.4(H) and 506.5(B) in the proposed construction of two additions to the existing one-story garage structure consisting of a 622 square foot one-story addition and an 808 square foot one-story historic diner that would be brought to the site. The entire building would be used for an eating and drinking establishment with entertainment. The applicant is requesting a use variance for the entertainment within the C-1 district, a special use permit relating to the height of the building; whereby, two-stories are required within the overlay district, and further relief from regulations governing front yard

setback, building frontage, front lot line treatment, front wall transparency, and roof treatment. This proposal meets the parking requirement and sign regulations. The lot in question contains approximately 10,278 square feet of land area.

THE ZONING BOARD OF REVIEW WILL BE INSPECTING THE ABOVE PROPERTIES STARTING AT 9:30 A.M. ON MONDAY, AUGUST 16, 2010.

LA JUNTA DE REVISIONES DE ZONA ESTARA HACIENDO INSPECCIONES SOBRE ESTAS PROPIEDADES EMPESANDO A LAS 9:30 A.M. EL LUNES, AGOSTO 16, 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 16, 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