

**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, October 25, 2010, at 5:30 P.M. when all persons interested will be heard for or against the granting of the following application for variances under Section 902 of the Zoning Ordinance:**

**On April 12, 2010, the Board continued the following matter for further details:**

**ST. MICHAELS CHURCH, OWNER AND CLEAR WIRELESS, LLC, APPLICANT: 61 Croyland Road, Lot 964 on the Tax Assessor's Plat 48 located in a Residential R-G General Residence Zone. The applicant is seeking a special use permit pursuant to Section 65.1 and a dimensional variance for relief from Sections 304 and 420.1 pursuant to Section 200 in the proposed installation of 4 antennas: 3 antennas would be mounted within the existing steeple (behind existing louvers) at the height of 102 feet above average grade, and one GPS antenna attached to the steeple's parapet at 125 feet, 9 inches above grade. The lot in question contains approximately 43,124 square feet of land area.**

## **NEW MATTERS**

**HABITAT FOR HUMANITY OF RHODE ISLAND GREATER PROVIDENCE, INC.:** 30-32 & 34 Seabury Street, Lots 172 and 173 on the Tax Assessor's Plat 43 located in a Residential R-3 Three-Family Zone; to be relieved from Sections 204.2, 304 & 304.1(footnote #4) in the proposed construction of a 21' x 32' single family dwelling on each lot. Each lot contains 3,200 square feet of land area. As per Section 204.2 of the Zoning Ordinance, if two or more contiguous lawfully established substandard lots of record, where one or more of the lot 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, the subject vacant lots are substandard in size and are recorded under the same ownership. The applicant proposes to construct a single-family dwelling on each lot. The applicant is requesting a dimensional variance from the merger provision and for the new construction relating to regulations governing the front yard setback.

**JOSEPH KARAM:** 230-232 Atwells Ave., Lot 337 on the Tax Assessor's Plat 28 located in a General Commercial C-2 Zone. The applicant is seeking a special use permit pursuant to Section 303-use code 58 to include entertainment within the existing restaurant.

The lot in question contains approximately 2,582 square feet of land

area.

**JIMCO REDEVELOPMENT, OWNER AND ARGENTINA COLLADO, APPLICANT: 1095 Eddy Street (corner Byfield St.), Lot 338 on the Tax Assessor's Plat 57 located in a General Commercial C-2 Zone. The applicant is seeking a special use permit pursuant to Section 303-use code 58 to include entertainment within the existing restaurant. The lot in question contains approximately 7,725 square feet of land area.**

**PASSPORT FUNDING, LLC: 64-66 Pitman Street, Lot 78 on the Tax Assessor's Plat 14 located in a Residential R-3 Three-Family Zone; to be relieved from Section 303-use code 14 pursuant to Section 200. This is a re-application for the same relief (except for parking and landscaping, which will comply) as applied for and granted by the Zoning Board on March 18, 2008. That use variance expired because a new building permit was not issued. This re-application is for the proposed use of the existing building for 5 dwelling units. The lot in question contains approximately 7,500 square feet of land area.**

**THE ZONING BOARD OF REVIEW WILL BE INSPECTING THE ABOVE PROPERTIES STARTING AT 9:30 A.M. ON MONDAY, OCTOBER 25, 2010.**

**LA JUNTA DE REVISIONES DE ZONA ESTARA HACIENDO**

**INSPECCIONES SOBRE ESTAS PROPIEDADES EMPESANDO A LAS 9:30 A.M. EL LUNES, OCTUBRE 25, 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.**

**Wednesday, September 1, 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**