

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, March 14, 2011 at 5:30 P.M. and on Wednesday, March 16, 2011 at 5:30 P.M. and 7:00 P.M when all persons interested will be heard concerning the following matters pursuant to Section 902 of the Zoning Ordinance:

The following matter has been rescheduled to Monday, March 14, 2011 at 5:30 P.M.

NARRAGANSETT BAY COMMISSION AND THE CITY OF PROVIDENCE, OWNERS/NARRAGANSETT BAY COMMISSION APPLICANT: 2 Ernest Street, Lot 318 on the Tax Assessor's Plat 56, (a/k/a 44 New York Avenue), 2 Service Road, Lot 323 on the Tax Assessor's Plat 56 (a/k/a 34 New York Avenue); 38 Terminal Road, Lot 8 on the Tax Assessor's Plat 56 and 140 Terminal Road, Lot 283 on

the Tax Assessor's Plat 56 located in a W-3 Waterfront Port/Marine Industrial Zone; filed an application seeking jurisdictional review where the Owner contends that it is a quasi-public corporation; thereby, not subject to municipal zoning ordinances for the installation of three (3) wind turbines, pursuant to Section 302 (Public Utilities and Public Services). Further, if the Board determines that the Owner is subject to municipal zoning review, the Applicant will seek a dimensional variance for relief from Section 307, the height limitation; whereby, the height restriction in the W-3 district is 90 feet and the Applicant proposes 360 feet. Lot 318 contains approximately 169,808 square feet of land area, Lot 323 contains approximately 785,178 square feet of land area, Lot 8 contains approximately 71,849 square feet of land area, and Lot 283 contains approximately 75,688 square feet of land area.

Wednesday, March 16, 2011 at 5:30 P.M.

On December 20, 2010, the Board continued the following matter for hearing:

SURABIAN REALTY COMPANY, INC., OWNER AND ROMA, LLC, APPLICANT & LESSEE: 310 Atwells Avenue, Lot 1051 on the Tax Assessor's Plat 28 located in a General Commercial C-2 Zone. The applicant is requesting a special use permit pursuant to Section 303-use code 58 seeking to provide entertainment in the form of occasional strolling and stationary entertainment such as vocalists

and piano player. The lot in question contains approximately 11,823 square feet of land area.

On December 27, 2010, the Board continued the following matter for further details:

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.

On December 27, 2010, the Board continued the following matter for hearing:

ELMGROVE IMPROVEMENTS, LLC: 183-185 Elmgrove Avenue (corner Everett Ave.), Lot 211 on the Tax Assessor's Plat 86 located in a Residential R-1 One-Family Zone; to be relieved from Sections 704.2(A) and 704.2(D) in the proposed construction of a second

driveway with curb cut at the northwest corner of the front yard of this existing two-family structure in order to provide two additional parking spaces on the property. The applicant is requesting a dimensional variance and seeks relief from regulations governing width of driveways and number of curb cuts per lot. The lot in question contains approximately 4,200 square feet of land area.

NEW MATTER

CHILDREN'S FRIEND AND SERVICE: 255 Lockwood Street, 350 Point Street & 350 Friendship Street (bounded by West Clifford Street), Lot 880 on the Tax Assessor's Plat 23 located in a Residential R-G General Residence Zone; to be relieved from Sections 303-use code 26.3, 304.1(4) and 607.1 pursuant to Section 200 in the proposed construction of a new one-story 1,715 square foot addition to the existing day care facility to support a new entrance and lobby. Further, the applicant proposes to remove an existing 24 square foot sign and seeks to install a new 12 square foot canopy sign and a new 9 square foot wall sign, which requires relief from Section 607.1, a dimensional variance. The applicant is requesting a use variance for the new addition in the R-G district, and a dimensional variance from the front yard setback requirement at Section 304.1(4). The lot in question contains approximately 46,000 square feet of land area.

7:00 P.M.

On September 27, 2010, the Board continued the following matter for hearing:

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.

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 2011**

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 10 and 24, 2011 - cancelled

Monday, February 14 - cancelled and 28, 2011 - rescheduled

Monday, March 14 and 28, 2011

Monday, April 11 and 25, 2011

Monday, May 9 and 23, 2011

Monday, June 13 and 27, 2011

Monday, July 11 and 25, 2011

Tuesday, August 9 and Monday, August 22, 2011

Monday, September 12 and 26, 2011

Tuesday, October 11 and Monday, October 24, 2011

Monday, November 14 and 28, 2011

Monday, December 12 and Tuesday, December 27, 2011

Any change in dates will be noticed in writing and/or e-mail 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 and/or e-mail at pcarnevale@providenceri.com