

ZONING BOARD OF REVIEW

MARCH 16, 2011

DOCKET

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 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:

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.**

**ESTA REUNION PUEDE SER CONTINUADA EN CUALQUIER
MOMENTO BAJO LA DISCRECION DE LA JUNTA DE REVISIONES
DE ZONA.**

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, Wednesday, March 16 and Monday, March 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

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