

**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, April 25, 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 March 28, 2011, the Board continued the following matter for hearing. Subsequent to said date, correspondence has been received seeking withdrawal of the following matter:

VINCENT PISATURO AND JOSEPH PISATURO: 254-280 Plainfield Street, Lots 300, 301 and 302 on the Tax Assessor's Plat 105 located in a General Commercial C-2 Zone; filed an application seeking relief from Sections 303-use code 45, 305, 305.1(8), 305.1(10), 409.1(B), 409.3(A), 409.3(B), 409.3(D) and 425.2(A) in the proposed construction of a new retail gasoline fuel-dispensing station with a convenience store. The subject property sits vacant and unimproved. The applicant is requesting a use variance for the dispensing of fuel within the C-2 district, and a dimensional variance relating to

regulations governing minimum lot depth; minimum distance between access driveways and property lines, and front yard setback.

The convenience store is permitted as of right in the C-2 district; however, said proposed structure requires a dimensional variance relating to provisions for front and rear yard setback. Further relief is being sought from the requirements for landscaping. The Board previously approved an original request under Resolution No. 9447 dated January 25, 2010. Subsequent to that approval it was determined that the proposed convenience store could not be constructed at the southwest corner of the property due to site constraints. The revised proposal seeks to construct the store at the southeast corner of the property. The lots in question together contain approximately 13,891 square feet of land area.

On March 28, 2011, the Board continued the following matter for further details:

CITY OF PROVIDENCE, DEPARTMENT OF PARKS: 237 Jastram Street, a/k/a 25 April Court (at Smith St.), Lot 492 on the Tax Assessor's Plat 81 and Lot 1 on the Tax Assessor's Plat 85 located in an OS Open Space Zone; filed an application seeking relief from Section 304 in the proposed installation of 4 new light poles, 60 feet in height, at the existing ball field on Lot 492 only. The light poles are permitted as of right in the OS district at a height not to exceed 30 feet; therefore, the applicant is requesting a dimensional variance from the height restriction. Lot 492 contains approximately 88,564

square feet of land area.

On March 16, 2011, 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 the 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.

7:00 P.M.

NEW MATTERS

AI ZHONG JIANG AND LIYU LIU: 231 Wickenden Street, Lot 182 on the Tax Assessor's Plat 18 located in a C-2 General Commercial Zone.

The applicant is requesting a special use permit pursuant to Section 303-use code 57.1 to increase the existing restaurant floor area (currently providing 50 seats) by the construction of a new 1,472 square foot addition to the first floor and a 1,408 square foot addition

to the second floor attached to the rear of the existing building. Further, the applicant seeks a dimensional variance from the provisions at Sections 305.1(7), 305.1(8) and 703.2 governing side & rear yard setbacks and the parking requirement; whereby, the proposed additional 60 seats requires 15 parking spaces that cannot be provided on site. The lot in question contains approximately 5,271 square feet of land area.

AMOS HOUSE: 460 Pine Street & 415 Friendship Street (bounded by Somerset St.), Lots 996 & 124 on the Tax Assessor's Plat 23 located in a Residential R-3 Three-Family Zone; to be relieved from Sections 304, 304,1(1), 304,1(2), 304.1(4), 406.1, 701, 703.2 and 708.2 pursuant to Section 200 in the proposed construction of a new 3-story 80' x 100' (footprint) community center with accessory parking. The existing three-family structure and rooming house will remain unchanged. The proposed use is permitted as of right in the R-3 district; the applicant seeks a dimensional variance from regulations governing building height; front, side & rear yard setbacks; lot coverage; location of trash container area; off-street loading; accessory parking; and the parking requirement, whereby 14 parking spaces are required, 8 spaces would be provided; however, the balance of the required parking would be made available on an adjacent lot. The lots in question together contain approximately 24,391 square feet of land area.

RHODE ISLAND HOUSING DEVELOPMENT CORP., OWNER AND

OMNI DEVELOPMENT CORP., APPLICANT: 93-95 Althea Street, Lot 361 on the Tax Assessor's Plat 31 located in a Residential R-3 Three-Family Zone; to be relieved from Sections 304, 304.1, 304.1(1), 304.1(2), 701, 703.2 and 704.2(C) pursuant to Section 200 in the proposed demolition of the existing 8 unit residential structure and to subdivide Lot 361 into 2 lots new lots. A new lot containing 4,000 square feet of land area would be created upon which a new 70' x 28', 3-story, three-family structure would be constructed at 93 Althea Street. A second new lot containing approximately 7,960 square feet of land area would be created upon which a new 70' x 28', 3-story, three-family structure would be constructed at 95 Althea Street. The applicant is requesting a dimensional variance from regulations governing maximum height (both new buildings); the lot area requirement for the proposed new lot at 93 Althea St.; provisions for required frontage (both new lots); lot coverage (93 Althea St.); the rear yard setback (93 Althea St.); lot area per dwelling unit (93 Althea St.); the paving restriction (95 Althea St.); accessory parking (93 Althea St.); relief from the parking requirement at Section 703.2 pursuant to regulations for a special use permit at Sections 707, 707.1 and 707.2 whereby, 93 Althea St. would be provided shared parking at 95 Althea St. Lot 361 currently contains approximately 11,960 square feet of land area.

RHODE ISLAND HOUSING DEVELOPMENT CORP., OWNER AND OMNI DEVELOPMENT CORP., APPLICANT: 179 Althea Street, Lot 108 on the Tax Assessor's Plat 42 located in a Residential R-3

Three-Family Zone; to be relieved from Sections 304 and 704.2(C) pursuant to Section 200 in the proposed demolition of the existing 3-family structure and the construction of a new 54' x 24', 2-story, two-family structure. The applicant seeks a dimensional variance from regulations governing front yard setback and the rear yard paving restriction. The lot in question contains approximately 4,407 square feet of land area.

RHODE ISLAND HOUSING DEVELOPMENT CORP., OWNER AND OMNI DEVELOPMENT CORP., APPLICANT: 540 Cranston Street, Lot 578 on the Tax Assessor's Plat 31 located in a C-1 Limited Commercial Zone and the West Side Overlay District; to be relieved from Section 406.1 pursuant to Section 200 in the proposed location of a new trash enclosed area at the northeast corner of the rear yard having a zero setback from the property line instead of the required 5-foot setback. The subject property contains an existing 6-unit residential structure. The lot in question contains approximately 3,698 square feet of land area.

RHODE ISLAND HOUSING DEVELOPMENT CORP., OWNER AND OMNI DEVELOPMENT CORP., APPLICANT: 566 & 570-572 Cranston Street, Lots 76 & 406 on the Tax Assessor's Plat 31 located in a C-1 Limited Commercial Zone and the West Side Overlay District (WSOD). The applicant is requesting a special use permit pursuant to Section 506.4(A) in the proposed demolition of the existing single-family dwelling located at the rear of Lot 406 (570-572 Cranston St.) being

located within the WSOD. The applicant further seeks a special use permit pursuant to Section 506.4(B) to construct a one-story addition (instead of the required 2-stories per WSOD) to the rear of the existing first floor office. The existing 4 dwelling units will remain. Additionally, relief is sought from Sections 305.1(8) and 406.1, regulations governing rear yard setback for the new office addition and the requirement for a new trash enclosed area at the rear of the property to be one-foot from the property line instead of the required 5-foot setback. Lots 76 & 406 together contain approximately 11,061 square feet of land area and would be merged.

RHODE ISLAND HOUSING DEVELOPMENT CORP., OWNER AND OMNI DEVELOPMENT CORP., APPLICANT: 138 Hanover Street, Lot 28 on the Tax Assessor's Plat 31 located in a Residential R-3 Three-Family Zone. The applicant is requesting a special use permit pursuant to Sections 303-use code 64.1 and 419.6 under Section 200 in the proposed demolition of the existing 3-family structure and to develop Lot 28 for a principal-use parking lot to support off-street parking requirements of residential uses in the area. The lot in question contains approximately 4,048 square feet of land area.

RHODE ISLAND HOUSING DEVELOPMENT CORP., OWNER AND OMNI DEVELOPMENT CORP., APPLICANT: 149 Hanover Street, Lot 494 on the Tax Assessor's Plat 31 located in a Residential R-3 Three-Family Zone; to be relieved from Sections 304, 304.1(2) and 704.2(C) in the proposed demolition of the existing 3-family structure

and the construction of a new 76' x 28', 3-story, three-family structure. The applicant seeks a dimensional variance from regulations governing the height restriction, front yard setback and the rear yard paving restriction. The lot in question contains approximately 7,111 square feet of land area.

RHODE ISLAND HOUSING DEVELOPMENT CORP., OWNER AND OMNI DEVELOPMENT CORP., APPLICANT: 114 Waverly Street, Lot 356 on the Tax Assessor's Plat 31 located in a Residential R-3 Three-Family Zone; to be relieved from Sections 304, 304.1(4) and 704.2(C) in the proposed demolition of the existing 4-family structure and the construction of a new 46' x 24', 3-story, two-family structure. The applicant seeks a dimensional variance from regulations governing the maximum height restriction, lot area per dwelling unit and the rear yard paving restriction. The lot in question contains approximately 3,960 square feet of land area.

RHODE ISLAND HOUSING DEVELOPMENT CORP., OWNER AND OMNI DEVELOPMENT CORP., APPLICANT: 148 Waverly Street, Lot 77 on the Tax Assessor's Plat 31 located in a Residential R-3 Three-Family Zone. The applicant is requesting a special use permit

pursuant to Sections 303-use code 64.1 and 419.6 under Section 200 in the proposed demolition of the existing 3-family structure and to develop Lot 77 for a principal-use parking lot to support off-street parking requirements of residential uses in the area. The lot in question contains approximately 4,950 square feet of land area.

FOR CONSIDERATION, Affidavits of Substantial Change:

- 1. Printery Properties, LLC, 60 Printery Street, Lot 625 on the Tax Assessor's Plat 2**
- 2. Firefighter Realty Corp., 90-110 Printery Street, Lots 239 & 586 on the Tax Assessor's Plat 2**

THE ZONING BOARD OF REVIEW WILL BE INSPECTING THE ABOVE PROPERTIES STARTING AT 9:30 A.M. ON MONDAY, APRIL 25, 2011.

LA JUNTA DE REVISIONES DE ZONA ESTARA HACIENDO INSPECCIONES SOBRE ESTAS PROPIEDADES EMPESANDO A LAS 9:30 A.M. EL LUNES, ABRIL 25, 2011.

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

E-mail at pcarnevale@providenceri.com

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, Wednesday, April 20 and Monday, April 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.