

**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, May 9, 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 April 20, 2011, 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 April 25, 2011, the Board continued the following matter for further details:**

**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.**

## **NEW MATTERS**

**RDF REALTY, OWNER AND COVE METAL II, LLC, APPLICANT:**

**199 Branch Avenue, Lot 517 on the Tax Assessor's Plat 72 located in an Industrial M-1 Zone. The applicant seeks a special use**

**permit pursuant to Section 303-use code 77.4 to use the existing building for metals processing, distribution and storage. The applicant also seeks relief from Section 425 relating to canopy coverage (trees), a dimensional variance. The lot in question contains approximately 69,250 square feet of land area.**

**MITRELIS FAMILY LIMITED PARTNERSHIP, OWNER AND JAQUES, LTD, APPLICANT AND LESSEE: 224 Thayer Street (at Angell St.), Lot 171 on the Tax Assessor's Plat 12 located in a General Commercial C-2 Zone. The applicant seeks a special use permit pursuant to Section 303-use code 58 to include entertainment within the existing restaurant. On February 2, 2010, the Board granted a special use permit for entertainment for a period of one year only, under Resolution No. 9483 dated March 16, 2010. The lot in question contains approximately 7,849 square feet of land area.**

**MAKHLOUF, LLC, OWNER AND NARA, LLC, APPLICANT: 244-252 Atwells Avenue, Lot 1049 on the Tax Assessor's Plat 28 located in a General Commercial C-2 Zone. The applicant seeks a special use permit pursuant to Section 303-use code 58 to include entertainment within the existing restaurant. On February 22, 2010, the Board granted a special use permit for entertainment for a period of one year only, under Resolution No. 9486 dated April 21, 2010. The lot in question contains approximately 2,764 square feet of land area.**

**MARY JO KAPLAN, TRUSTEE: 283 Wayland Avenue (at Humboldt Ave.), Lot 246 on the Tax Assessor's Plat 39 located in a Residential R-1 One-Family Zone; to be relieved from Section 304 pursuant to Section 202.4 to construct a one-story, 8'6" x 16'3" addition attached to the rear (northeast corner) of the existing single-family structure to expand the kitchen. The applicant seeks a dimensional variance from regulations governing side yards. The lot in question contains approximately 10,633 square feet of land area.**

**7:00 P.M.**

**PRF DEVELOPMENT CO., LLC: 153 Ontario Street (Melrose St.), Lot 90 on the Tax Assessor's Plat 52 located in a Residential R-2 Two-Family Zone and the Elmwood Historic District; to be relieved from Sections 304 and 416.4 pursuant to Section 202.4, dimensional variance, in the proposed construction of an 8' x 17' deck attached to the rear (north side) of the existing building containing 4 dwelling units. The applicant seeks relief from regulations governing rear yard setback; whereby, the length of the deck would be set back 2 feet, 8 inches to 5 feet, 6 inches from the rear lot line. The lot questions approximately 17,550 square feet of land area.**

**BUILDING NONVIOLENCE, LLC, OWNER AND APPLICANT AND THE INSTITUTE FOR THE STUDY AND PRACTICE OF NONVIOLENCE, LESSEE: 265 Oxford Street (corner Gordon Ave.), Lot 1096 on the Tax Assessor's Plat 48 located in a R-G General Residence Zone; to**

**be relieved from Section 607.1, dimensional variance, in the proposed installation of 6 permanent sign banners, 3' x 5'3" each attached to a 14'1" tall pole. The banners would be attached to the poles 8 feet above ground level and would identify the existing business office use. The lot in question contains approximately 17,080 square feet of land area.**

**MARY W. C. DALEY: 61 & 69 Cooke Street (corner Manning St.), Lots 189 & 190 on the Tax Assessor's Plat 13 located in a Residential R-1 One-Family Zone; to be relieved from Section 417 pursuant to Section 200, dimensional variance, in the proposed merger of Lots 189 & 190, each containing a single-family structure, into one lot containing approximately 17,561 square feet of land area. The proposed merger would result in two main buildings being located on one lot, which is prohibited under Section 417.**

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

**LA JUNTA DE REVISIONES DE ZONA ESTARA HACIENDO INSPECCIONES SOBRE ESTAS PROPIEDADES EMPESANDO A LAS**

**9:30 A.M. EL LUNES, MAYO 9, 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](mailto: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 25, 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](mailto:pcarnevale@providenceri).**