

**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 Wednesday, May 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.

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**

On April 20, the Board continued the following matter for further details:

**RCM REALTY, OWNER AND GIANFRANCO MARROCCO,
APPLICANT: 242 Atwells Avenue, Lot 1048 on the Tax
Assessor's Plat 28 located in a Residential R-3 Three-Family Zone**

and a General Commercial C-2 Zone. The applicant seeks a special use permit pursuant to Section 303 Use-Code 58 in the proposed inclusion of entertainment within the existing restaurant located in the C-2 district. The lot in question contains approximately 13,077 square feet of land area.

NEW MATTERS

CROSSROADS ENTERPRISES, INC., OWNER AND CINDY PARRILLO, APPLICANT: 289 & 295 Atwells Avenue, also known as Lots 554 & 555 on the Tax Assessor's Plat 28, located in a General Commercial C-2 Zone; filed an application seeking a special use permit pursuant to Section 303-use code 58 to include entertainment within the existing café & lounge. The lots in question together contain approximately 2,362 square feet of land area.

BROWN UNIVERSITY IN PROVIDENCE IN THE STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS: 190-198 Dyer Street (a/k/a 184-220 Dyer Street), Lot 205 on the Tax Assessor's Plat 20, located in a Downtown D-1 Zone (Central Business District); filed an application seeking a special use permit pursuant to Sections 503.5(C), 902 and 905.3 for a higher education institutional use (Use Code 21.1) outside of an Institutional Zone and a dimensional variance pursuant to Section 425. A Higher Education Institutional use is allowed by special use permit in any D Zone. The proposed use includes academic offices and teaching facilities for the

applicant's Continuing Education Program, as well as other university offices and programs. No exterior changes are proposed for the existing building. Further, the applicant seeks a dimensional variance relating to landscaping and canopy coverage (trees) per Section 425; however, pursuant to Section 425.5(B) the property is currently legal but nonconforming and there will be no reduction of any existing landscaping or canopy coverage. The lot in question contains approximately 95,194 square feet of land area.

WILSON MENDEZ: 723 Atwells Avenue, Lot 16 on the Tax Assessor's Plat 65, located in a Residential R-3 Three-Family Zone; filed an application seeking a special use permit pursuant to Sections 419 and 419.2 to include a home occupation (insurance office) within the first floor dwelling unit of the existing three-family structure. Further, the applicant is requesting a dimensional variance seeking relief from Section 419.2(G), which allows 50 percent of the gross floor area or no more than 800 square feet of a dwelling unit to be devoted to a home occupation, the applicant proposes to reserve 950 square feet for the insurance office. Additional relief is being sought from provisions for signs at Section 607.1; whereby, R-3 regulations restrict wall signs to no more than 4 square feet and a new wall sign is proposed at 12 square feet, a dimensional variance. The lot in question contains approximately 3,480 square feet of land area.

MARK VAN NOPPEN AND JULIE VAN NOPPEN: 432-436 Broadway & 7 Marshall Street, also known as Lot 111 on the Tax Assessor's Plat 32, located in a Residential-Professional R-P Zone and the Broadway

Historic District; filed an application seeking a dimensional variance and relief from Sections 200.3, 200.4, 201.7 and 304 to divide Lot 111 into 2 lots. One new lot would consist of approximately 2,024 square feet of land area upon which the existing building containing 2 stores and 3 dwelling units would remain at 432-436 Broadway. A second new lot would be created consisting of approximately 1,249 square feet of land area upon which the existing three-family structure would remain at 7 Marshall St. The lot in question contains approximately 3,273 square feet of land area.

7:00 P.M.

HCS REALTY, INC.: 50 Lexington Avenue, also known as Lot 461 on the Tax Assessor's Plat 53, located in a Residential R-3 Three-Family Zone; filed an application seeking relief from Sections 303-use code 64.1, 425.1 and 425.2(A) to use the existing vacant lot for parking to support the existing school located on Lot 399, Tax Assessor's Plat 53 (42 Lexington Ave. a/k/a 891 Broad St.). The applicant is requesting a use variance for the parking lot within the R-3 district and a dimensional variance from regulations governing landscaping and canopy coverage (trees). The lot in question contains approximately 4,000 square feet of land area.

166 VALLEY STREET LLC: 166 Valley Street, Lot 598 on the Tax Assessor's Plat 62 located in an Industrial M-1 Zone and the Industrial Commercial Buildings District; filed an application seeking a dimensional variance and relief from Sections 425.3 and 705.1

pursuant to Section 200 in the proposed addition of 48 new parking spaces along the western edge of the existing parking lot. Further, the applicant proposes to re-stripe portions of the parking lot to gain an additional 23 spaces, 5 of these spaces would be created by striping certain areas for compact spaces. The proposed alterations would add a total of 71 spaces to the parking lot. The lot in question contains approximately 9.4 acres of land area.

JAMES V. DE RENTIS AND BRETT P. SMILEY, OWNER, GOOD KARMA, LLC/DENNIS KARAMBELAS AND MARION GOFF, APPLICANT AND DR. DENNIS KARAMBELAS AND ASSOCIATES, INC., LESSEE: 236 Hope Street (a/k/a 264 Bowen St.), Lot 111 on the Tax Assessor's Plat 13 located in a Residential R-3 Three-Family Zone and College Hill Historic District; filed an application seeking relief from the Board to modify that certain condition as imposed by the Board pursuant to Section 903.7 of the Zoning Ordinance under the Board's Resolution No. 5089, dated November 9, 1984, which restricts the professional office usage to architects offices only and the Applicant seeks to modify the professional use to an optometrist's office only.

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

LA JUNTA DE REVISIONES DE ZONA ESTARA HACIENDO INSPECCIONES SOBRE ESTAS PROPIEDADES EMPESANDO A LAS 9:30 A.M. EL MIERCOLES, MAYO 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 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

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 Wednesday, May 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.