

PUBLIC NOTICE

CITY OF PROVIDENCE

ZONING BOARD OF REVIEW

444 WESTMINSTER STREET

PROVIDENCE, RHODE ISLAND 02903

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, September 12, 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.

Pursuant to Section 906, correspondence has been received requesting a six-month extension of the following matter:

OLUSEYIO OGUNDDIPE AND RAFAEL SANTANA, OWNERS: 12 & 16 Westcott Avenue, Lots 730, 731 & 759 on the Tax Assessor's Plat 80 located in a Residential R-2 Two-Family Zone; to be relieved from Sections 204.2 and 304 in the proposed construction of a 26' x 32' single-family dwelling on Lot 759 (16 Westcott Ave.). Lot 759

contains 3,877 square feet of land area, Lot 731 contains 3,834 square feet of land and Lot 730 contains 1,000 square feet of land area. As per Section 204.2 of the Zoning Ordinance, if two or more contiguous lawfully established substandard lots of record, where one or more the lots are less than 4,000 square feet and are under the same ownership on or anytime after October 24, 1991, such lots shall be considered one lot and undivided for the purpose of the Ordinance. In this instance, the subject lots are substandard in size and are recorded under the same ownership. The applicant proposes to merge Lots 730 and 731 at 12 Westcott Avenue where the existing two-family structure will remain unchanged. Lot 759 would support the proposed new single-family structure at 16 Westcott Avenue. The applicant is requesting a dimensional variance from the merger provision and for the new construction for Lot 759 relating to regulations governing the rear yard setback.

Correspondence has been received requesting withdrawal of the following matter:

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

NEW MATTERS

RHODE ISLAND HOUSING DEVELOPMENT CORPORATION, OWNER AND OMNI DEVELOPMENT CORPORATION, APPLICANT: 138-140 Hanover Street, Lot 28 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(4) and 704.2(C) pursuant to Sections 200, and 420.1 in the proposed demolition of the existing three-family structure and to construct a new 46' x 24' three-story, two-family dwelling. The applicant seeks a dimensional variance relating to regulations governing side yards, building height, averaging setbacks (front yard) for the proposed new structure, and the rear yard paving restriction. The lot in question contains approximately 4,048 square feet of land area.

MICHAEL CHAN: 419 Prairie Avenue (corner Sayles St.), Lot 665 on the Tax Assessor's Plat 48 located in a Residential R-3 Three-Family Zone; to be relieved from Sections 303-use code 56, 201.5 and 304

pursuant to Section 200 in the proposed construction of a new single-story, 16' x 15' addition to the existing building that would be used for a walk-in cooler for a new take-out only restaurant (no seating proposed). The existing convenience store will remain unchanged. The applicant seeks a use variance for the proposed addition and the new take-out only restaurant within the R-3 district, and a dimensional variance relating to side and rear yard setbacks. The lot in question contains approximately 6,400 square feet of land area.

VAHID BIJARI: 136-138 Elton Street, Lot 581 on the Tax Assessor's Plat 39 located in a Residential R-2 Two-Family Zone; to be relieved from Sections 201.5 and 202.4 in the proposed construction of a new rooftop dormer 33'6" x 17'8" x 12' located at the rear of the existing three-family dwelling to increase the interior headroom. The applicant seeks a dimensional variance relating to regulations governing addition and enlargement of the building nonconforming by use and dimension, and the height restriction. The lot in question contains approximately 5,000 square feet of land area.

TETREAULT REALTY, LLC, OWNER AND SPINDLE CITY PAWN BROKERS, APPLICANT: 597-603 Cranston Street & 114 Linwood Avenue, Lot 438 on the Tax Assessor's Plat 42 located in a Limited Commercial C-1 Zone and the West Side Overlay District; to be relieved from Sections 418, 425.2(A), 506.3(E) and 506.6(D) in the proposed construction of a new 100'2" x 44'11" one-story commercial

building. The applicant seeks a dimensional variance requesting relief from regulations governing corner setback, landscaping, corner lots, site access, canopy coverage (trees). Further, the applicant is requesting a special use permit pursuant to Section 506.4(B) relating to building height. The lot in question contains approximately 7,700 sq. ft. of land area.

FRANK SANCHEZ: 1221 Elmwood Avenue (corner Spooner St.), Lot 31 on the Tax Assessor's Plat 89 located in a Residential R-2 Two-Family Zone; to be relieved from Section 303-use code 43 and 607.1 in the proposed alteration of the first floor of the existing one-family structure to provide for a new hair salon. The second floor would consist of one dwelling unit. The applicant seeks a use variance for the beauty salon because commercial uses are not permitted within the R-2 district, and a dimensional variance for a proposed new 8 square foot wall sign. The lot in question contains approximately 3,600 square feet of land area.

7:00 P.M.

CRISTIAN R. HARRIS: 22 Pallas Street (corner Kenyon St.), Lot 926 on the Tax Assessor's Plat 28 located in a Residential R-3 Three-Family Zone; to be relieved from Section 416.4 in the proposed construction of a new 180 square foot deck located in the northerly side yard fronting Kenyon Street. The applicant seeks a dimensional

variance requesting relief from regulations governing projections into a required side yard. The lot in questions contains approximately 3,217 sq. ft. of land area.

MARIA TERESA DUARTE VILLAROEL: 55 Academy Avenue (corner Kepler St.), Lot 426 on the Tax Assessor's Plat 65 located in a Residential R-3 Three-Family Zone; to be relieved from Section 303-use codes 41, 42, 43, 44 & 56 pursuant to Section 200. There are three (3) existing structures located on the subject property, a two (2) family dwelling and a garage, and third structure, a commercial building located directly at the corner of Academy Avenue and Kepler Street, which is the subject of this request. This application seeks a use variance for the proposed use of that commercial building only for use code 41 (finance, insurance and real estate services limited to insurance carrier, personal credit agency, real estate agent, real estate developer, security and commodity trading service); use code 42 (personal service limited to apparel repair, alteration and cleaning pickup service, barber and beauty service, tanning salon, photographic service, self-service laundry and drop-off cleaning service with a maximum of two 60 pound dry cleaning machines, shoe repair service, health club, and excluding funeral home and massage parlor); use code 43 (limited business service restricted to advertising agency, business office, credit reporting and collection service, interior designer, photocopy, duplication, mailing and stenographic service, private employment service, research and development of related activities, watch, clock and jewelry repair

service); and use code 44 (blue printing and copy service, building maintenance service, catering service, cleaning establishment including on premises dry cleaning, news syndicate service, pawn shop, radio & TV electrical and appliance repair service, upholstery or re-upholstery and furniture repair service); and use code 56 (retail trade neighborhood establishment of 2,500 gross floor area or less and limited to apparel and accessories, household appliances, art supply, bakeries, books, newspapers and periodicals (new or used), cameras and photographic supplies (new or used, confectionery, coin or stamp shop (new or used) custom tailoring, dairy products, drug store, fabric store, floor covering-retail, florist, fruits and vegetables-retail, gift shop, groceries and delicatessens-retail, hobby shops, home furnishings and equipment, jewelry-retail, liquor store, meat and fish-retail, musical instruments and supplies-retail, neighborhood restaurant/spa, office supplies or equipment, stationery or art supplies, pet store, radio/television, audio/video and computer equipment sales and/or rental, shoe store, sporting goods and bicycles, and variety store. The lot in question contains approximately 5,349 square feet of land area.

RAFAEL L. BUREN AND MERCEDES L. SANTANA CASTRO: 877 Douglas Avenue, Lot 152 on the Tax Assessor's Plat 102 located in a Residential R-2 Two-Family Zone; to be relieved from Section 704.2(A) in the proposed new construction of an additional 22' x 17' parking area at the northwest corner of the front yard of this existing two-family dwelling in order to provide two additional parking spaces.

The applicant is requesting a dimensional variance and seeks relief from regulations governing the front yard paving limitation, which is 33 percent and the applicant proposes approximately 44 percent of front yard paving coverage. The lot in question contains approximately 5,186 square feet of land area.

MYLES STANDISH ASSOCIATES, LP: 288-296 (288) Thayer Street, Lot 305 on the Tax Assessor's Plat 10 in a General Commercial C-2 Zone and an Educational Institution I-2 Overlay District; to be relieved from Section 703.2 pursuant to Sections 707 and 707.1 to alter the existing commercial space previously occupied by a candy store, proposed to be changed to a 20 seat restaurant. The applicant is requesting a special use permit from the parking regulations, whereby, five (5) parking spaces are required and one (1) space would be provided. The lot in question contains approximately 8,301 square feet of land area.

EAT OR OUT, INC.: 575 South Water Street, Lots 12 & 13 on the Tax Assessor's Plat 18 located in a Waterfront Mixed-Use W-2 Zone. The applicant seeks a special use permit in accordance with Section 303-use code 58, pursuant to Section 200, to include entertainment within the existing restaurant. The lots in question together contain approximately 8,779 square feet of land area.

THE ZONING BOARD OF REVIEW WILL BE INSPECTING THE ABOVE

PROPERTIES STARTING AT 9:30 A.M. ON MONDAY, SEPTEMBER 12, 2011.

LA JUNTA DE REVISIONES DE ZONA ESTARA HACIENDO INSPECCIONES SOBRE ESTAS PROPIEDADES EMPESANDO A LAS 9:30 A.M. EL SEPTIEMBRE 12, 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

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@