

PUBLIC NOTICE

CITY OF PROVIDENCE

ZONING BOARD OF REVIEW

444 WESTMINSTER STREET

PROVIDENCE, RHODE ISLAND 02903-3206

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, Providence, Rhode Island on Monday, September 26, 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.

SOUTH CHESTNUT REALTY, LLC, OWNER AND ROBERT GAUMONT, APPLICANT: 85 South Street, 213 Chestnut Street, 76 & 78 Elm Street, Lots 175, 101, 182 & 181 on Tax Assessor's Plat 21 located in a Downtown D-2 Mill Zone; to be relieved from Sections 425.2 and 425.2(A) in the proposed development of the subject property for a parking lot, which is a permitted use within the D-2 district. The applicant seeks a dimensional variance relating to

landscaping and canopy coverage (trees). The lots in question contain approximately 25,037 square feet of land area.

BROADWAY REVIVAL B, LLC, OWNER AND TRUEBLUE, INC.:
APPLICANT: 189 Broadway, Lot 268 on Tax Assessor's Plat 28 located in a Residential Professional R-P Zone. The applicant is requesting a special use permit pursuant to Section 303-use code 43 in accordance with Section 200 in the proposed change of use of the first floor from a retail store to an office for an employment agency. The lot in question contains approximately 6,048 square feet of land area.

MYLES STANDISH ASSOCIATES, LP: 151 Pocasset Avenue (corner Laurel Hill Ave. at Dorchester Ave.), Lot 206 on Tax Assessor's Plat 108 located in a Limited Commercial C-1 Zone. The applicant is requesting a special use permit pursuant to Section 303-use code 55 and relief from Sections 201.5 and 305.1(8) pursuant to Section 200 in the proposed construction of a one-story 57' x 8' addition at the south side and a 107'-4" x 13'-4" addition to the east side of the existing retail store. The applicant further seeks use and dimensional variances for relief from Sections 201.5 and 305.1(8), regulations governing addition and enlargement of a building nonconforming by use and the rear yard setback. The lot question contains approximately 23,884 square feet of land area.

MEGAN GAMBOS: 32-34 Preston Street, Lot 400 on the Tax

Assessor's Plat 14 located in a Residential R-3 Three-Family Zone; to be relieved from Section 304 in the proposed change of use from a two-family to a three-family dwelling. A three-family use is permitted within the R-3 district. The applicant seeks a dimensional variance relating to regulations governing lot area per dwelling unit; whereby, the minimum lot area required per dwelling unit is 2,000 square feet. The lot in question contains approximately 5,000 square feet of land area.

ANDREW R. TOWER: 31 Larch Street, Lot 173 on the Tax Assessor's Plat 6 located in a Residential R-2 Two-Family Zone; to be relieved from Sections 304, 304.1(4) and 416.2 in the proposed construction of a new 26' x 18' two-story addition at the front of the existing single-family dwelling. The 468 square foot addition that would be located on the north side of the structure would support a kitchen, bathroom and entry at the first level and a bedroom on the second level. The applicant seeks a dimensional variance relating to regulations governing side & front yard setbacks and eaves. The lot in question contains approximately 7,500 square feet of land area.

7:00 P.M.

PRI XII, LP: 133 Fountain Street (at Sabin & Mathewson Streets), Lot 422 on the Tax Assessor's Plat 25 located in a Downtown D-1 Central Business Zone and the DOWNCITY Overlay District; the applicant is seeking use and dimensional variances from Sections 303-use code 64.1(Footnote 5), 502.5, 502.5(A), 502.5(B), 502.5(D), 502.5(E) and

502.5(F) to demolish the existing building and to use the subject property for a surface parking lot as a transitional use. The lot in question contains approximately 22,796 square feet of land area.

DONALD SHEIN: 17 Royal Street, Lot 305 on the Tax Assessor's Plat 5 located in a Residential R-3 Three-Family Zone. The applicant is seeking relief from the Board to eliminate and remove that certain condition as imposed by the Board pursuant to Section 903.7 and as contained in the Board's Resolution No. 9543, dated February 4, 2011, which requires the subject property to be used as a parking lot to support the adjacent commercial building at 845 North Main Street.

JAMES A. & STELLA FOLSE AND PETER A. FOLSE: 86-88 Pembroke Avenue and 90-92 Pembroke Avenue (corner Chad Brown St.), Lots 193 & 194 on the Tax Assessor's Plat 120 located in a Residential R-3 Three-Family Zone; to be relieved from Sections 701, 704.2(C) and 704.2(D) to increase the rear yard paving on both lots providing for additional parking that would be shared by the subject properties. The applicant further seeks to remove an existing driveway and curb cut at the south side of Lot 193 (86-88 Pembroke Avenue) and create a new driveway and curb cut between the two properties on Pembroke Avenue. A dimensional variance is being sought from regulations governing accessory parking, rear yard paving and number of curb cuts. The lots in question together contain approximately 7,200 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 26, 2011.

LA JUNTA DE REVISIONES DE ZONA ESTARA HACIENDO INSPECCIONES SOBRE ESTAS PROPIEDADES EMPESANDO A LAS 9:30 A.M. EL LUNES, SEPTIEMBRE 26, 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) 680-5376

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@prov