

PUBLIC NOTICE

CITY OF PROVIDENCE

ZONING BOARD OF REVIEW

444 WESTMINSTER STREET (2nd Floor)

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 Wednesday, December 28, 2011 at 5:30 P.M. when all persons interested will be heard concerning the following matters pursuant to Section 902 of the Zoning Ordinance:

WINDSOR GROUP, LLC: 515 Smith Street, Lot 148 on Tax Assessor's Plat 69, located in a Residential R-3 Three-Family Zone. In accordance with Section 200, the applicant is seeking relief from Section 303-use code 43, in the proposed change in use of the existing building from an accountant's office to an employment agency, a use variance. The Board approved the same request on February 6, 2001, under Resolution No. 8491 dated May 14, 2001, for a probationary period of one year, which expired February 6, 2002. The applicant now seeks permanent approval. Further, the applicant seeks a dimensional variance from Section 607.1 to construct a new 7' x 5' freestanding sign at the southwest corner of the front yard attached to two (2) poles 15' 7.5" in height. Relief is sought from the height restriction for freestanding signs, which are restricted to 4 feet in height, the front yard setback for the sign is required at no less

than 5 feet, the proposed sign would sit coincident with the front lot line, and the sign area is restricted to 4 square feet, the proposal seeks a 35 square foot sign. The lot in question contains approximately 9,792 square feet of land area.

TOCKWOTTEN GROUP, LLC: 566 South Main Street (also known as 39 Pike St.), Lot 19 on Tax Assessor's Plat 18, located in a Waterfront Mixed Use W-2 Zone. The applicant seeks a special use permit pursuant to Section 303-use code 58 to include entertainment within the existing restaurant.

GILBERT P. BRICAULT: 52 Klondike Street, Lot 904 on Tax Assessor's Plat 80, located in a Residential R-2 Two-Family Zone; to be relieved from Sections 304 and 704.2(A) in the proposed construction of a new 30' x 28' one-story, single-family dwelling. The applicant seeks a dimensional variance from regulations governing minimum lot area, minimum lot width & frontage, front yard setback, rear yard setback and the front yard paving limitation. The lot in question contains approximately 3,158 square feet of land area.

CHARLES STREET COMMUNITY CENTER, LLC, OWNER AND CHARLES STREET COMMUNITY CENTER AND AFTER SCHOOL PROGRAM & MARIO MANCEBO, APPLICANTS: 663 Charles Street, Lot 370 on Tax Assessor's Plat 98, located in a General Commercial C-2 Zone; to be relieved from Section 703.2 in the proposed expansion of the existing daycare service to accommodate an after

school program (within the envelope of the existing building). The maximum number of people receiving services would not exceed ninety (90) for the daycare and the after school program combined. The applicant seeks a dimensional variance from regulations governing the requisite number of parking spaces, whereby, fourteen (14) parking spaces are required, five (5) spaces would be provided. The lot in question contains approximately 9,773 square feet of land area.

BRIAN FORREST & SHERI NORMANDIN: 165-167 Pocasset Avenue & 104-106 Barrows Street, Lot 123 on Tax Assessor's Plat 108, located in a Residential R-3 Three-Family Zone; to be relieved from Section 304 in the proposed subdivision of Lot 123 into two new lots. One new lot would consist of approximately 2,959 square feet of land area upon which the existing three-family dwelling would remain at 165-167 Pocasset Avenue and a second new lot containing 2,959 square feet of land area upon which the existing three-family dwelling would remain at 104-106 Barrows Street. The applicant seeks a dimensional variance from regulations governing minimum lot area required, lot area per dwelling unit and rear yard setback for 165-167 Pocasset Avenue, and relief for a dimensional variance from regulations governing minimum lot area required, lot area per dwelling unit, and side & rear yard setbacks for 104-106 Barrows Street. Lot 123 currently contains approximately 5,907 square feet of land area.

THE ZONING BOARD OF REVIEW WILL BE INSPECTING THE ABOVE PROPERTIES STARTING AT 9:30 A.M. ON WEDNESDAY, DECEMBER 28, 2011.

LA JUNTA DE REVISIONES DE ZONA ESTARA HACIENDO INSPECCIONES SOBRE ESTAS PROPIEDADES EMPESANDO A LAS 9:30 A.M. MIÉRCOLES, DICIEMBRE 28, 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

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, 2011

Monday, July 27, 2011

No Meetings in August

Monday, September 26, 2011

No Meetings in October

Monday, November 1 and 28, 2011

Monday, December 12 - cancelled and Tuesday, December 27 – rescheduled to Wednesday, December 28, 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) 680-5376 and/or e-mail at Pcarnevale@providenceri.com