

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 Thursday, February 23, 2012 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.

Clarification/ratification of vote taken on December 28, 2011, on the following matter:

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.

The hearing is closed and no additional testimony will be heard on the above matter.

On December 28, 2011, the Board continued the following two (2) matters for hearing:

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 freestanding sign. The lot in question contains approximately 9,792 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.

NEW MATTERS

THAYER REALTY, LLC, OWNER AND SHARK SUSHI BAR & GRILL, INC., APPLICANT: 275 Thayer Street, Lot 29 on the Tax Assessor's Plat 13, located in a General Commercial District C-2 Zone. The

applicant seeks a special use permit pursuant to Section 303-use code 58 and in accordance with Section 200, to include entertainment within the existing restaurant. The lot in question contains approximately 4,898 square feet of land area.

EDWARD MAROOTIAN, JR. AND BETH ANN MAROOTIAN: 71 Manning Street, Lot 215 on the Tax Assessor's Plat 13, located in a Residential R-1 One-Family Zone; to be relieved from Sections 202.4, 304, 416.2 and 416.4 in the proposed construction of a new 145 square foot, one-story kitchen addition to the southwesterly side of the existing single-family dwelling and the enlargement of the existing deck by 124 square feet. The applicants seek a dimensional variance from regulations governing addition and enlargement of a building nonconforming by dimension, side yard setback, rear yard setback, maximum lot coverage, and projection into yards (eaves and deck). The lot in question contains approximately 5,000 square feet of land area.

WENDAL MESSER, LLC, OWNER AND STEVEN LANCIA, APPLICANT: 161-165 & 169 Messer Street (corner Wendell St.), Lot 820 on the Tax Assessor's Plat 37, located in a Residential R-3 Three-Family Zone and within the Armory Historic District; to be relieved from Sections 304 and 304.1(4) pursuant to Section 200 in the proposed construction of a 31'10" x 27'4" single-story addition to the southerly side of the existing three-family dwelling that would be coincident with the front property line along Messer Street, said addition would

provide for added living space for the first floor dwelling unit only. The applicant seeks a dimensional variance from regulations governing front yard setback and minimum side yard setback. The lot in question contains approximately 9,922 square feet of land area.

FAYAH DENTOR: 742-752 Potters Avenue (750 Potters Ave.) (corner Calhoun Ave.), Lot 211 on the Tax Assessor's Plat 43, located in a Residential R-3 Three-Family Zone; to be relieved from Sections 201.7 and 303-Use Code 56.1 for a use variance to expand the existing take-out restaurant into an adjacent commercial space within the building (to the east), and relief from Section 703.2 for a special use permit pursuant to Sections 707 & 707.1; whereby, this proposal also seeks to provide twenty-three (23) restaurant seats, which require three (3) parking spaces that cannot be provided on-site. The lot in question contains approximately 5,148 square feet of land area.

355 THAYER, LLC: 355 Thayer Street (corner Keene St.), also known as Lot 4 on the Tax Assessor's Plat 13, located in a Residential R-3 Three-Family Zone and within the College Hill Historic District; the applicant is requesting a dimensional variance seeking relief from Section 304 (minimum lot area per dwelling unit) to add a third dwelling unit to the third floor of the existing two-family structure. Three (3) dwelling units require a minimum lot area of 6,000 square feet; the lot in question contains approximately 3,205 square feet of land area.

7:00 P.M.

Pursuant to Rhode Island General Laws, Section 45-24-57(1)(i) and in accordance with Sections 902 and 902.1 of the Zoning Ordinance, the Zoning Board of Review will be meeting as an Appellate Board concerning the following Appeal:

**APPEAL FROM THE DECISION OF
THE DIRECTOR OF THE DEPARTMENT OF INSPECTION AND
STANDARDS**

APPELLANT: GP Arcade Garage, LLC

PROPERTY OWNER: 110 Providence Owner, LLC

**SUBJECT PROPERTY: Vacant land located at 90 Westminster Street,
a/k/a Lot 123 on the Tax Assessor's Plat 20**

**ZONING DISTRICTS: D-1 Downtown Central Business District and DD
Downcity Overlay District (A Street)**

The Appellant is appealing the Director's decision to issue a building permit (No. B2011-3886, dated November 29, 2011) contending that the proposed construction of a surface parking lot is in violation of Sections 502 and 502.2(F)(3) of the Zoning Ordinance.

Pursuant to Rhode Island General Laws, Section 45-24-57(1)(ii) and Sections 902 and 902.2 of the Zoning Ordinance, the Zoning Board of Review will be meeting as an Appellate Board concerning the

following Appeal:

**APPEAL FROM THE DECISION OF
THE PROVIDENCE HISTORIC DISTRICT COMMISSION**

APPELLANTS: Paul Evans & Marguerite Schnepel, James Barr, Christopher & Maggie Bickford, Virginia M. Adams, Kate & Michael Carey, David P. Betsch, Peter & Kay Scheidler and Kenneth Wise

PROPERTY OWNERS: Michael & Anke Kenney

SUBJECT PROPERTY: Single-Family Dwelling located at 2 Thayer Street (corner Transit St.), a/k/a Lot 353 on the Tax Assessor's Plat 16

ZONING DISTRICTS: R-2 Two-Family Zone and the College Hill Historic District

The Appellants are appealing the decision of the Providence Historic District Commission (HDC) (dated October 31, 2011, under Resolution 11-39) contending that the HDC's decision (relating to replacement window sash and wood windows) is contrary to the Providence Zoning Ordinance, the HDC's Rules and Regulations, and the Standards and Guidelines of the HDC.

THE ZONING BOARD OF REVIEW WILL BE INSPECTING THE ABOVE PROPERTIES STARTING AT 9:30 A.M. ON THURSDAY, FEBRUARY 23, 2012.

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

9:30 A.M. EL JUEVES, FEBRERO 23, 2012.

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 DISCRECION 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 2012

SCHEDULE OF MONTHLY MEETINGS

**LOCATION OF MEETINGS (UNLESS OTHERWISE ANNOUNCED)
PROBATE COURT CHAMBER, FIFTH FLOOR, PROVIDENCE CITY
HALL
25 DORRANCE STREET, PROVIDENCE, RHODE ISLAND**

January, 2012 (no meetings)

**Monday, February 13, 2012 rescheduled to Thursday, February 23,
2012**

Monday, March 12, 2012

Monday, April 9, 2012

Monday, May 14, 2012

Monday, June 11, 2012

Monday, July 9, 2012

Monday, August 13, 2012

Monday, September 10, 2012

Tuesday, October 9, 2012

Monday, November 12, 2012

Monday, December 17, 2012

Any change in dates will be noticed in writing and/or by 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 or e-mail at pcarnevale@providenceri.com

Office location: 444 Westminster Street, Second Floor

Providence, Rhode Island 02903-3206

Unless otherwise announced, Zoning Board meetings are held in the Providence Probate Court Chamber located on the Fifth Floor of Providence City Hall,

25 Dorrance Street, Providence, Rhode Island.