

**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 Monday, May 14, 2012 at 5:30 P.M. and 7:00 P.M. when all persons interested will be heard for or against the granting of the following applications pursuant to Section 902 of the Zoning Ordinance:**

**5:30 P.M.**

**WANSKUCK STEAM POWER COMPANY, OWNER AND NEW CINGULAR WIRELESS PCS, LLC, APPLICANT: 715 (Rear) Branch Avenue, Lot 430 on the Tax Assessor's Plat 98, located in an Industrial M-1 Zone; the applicant is requesting a dimensional variance from Section 305 pursuant to Section 200 in the proposed installation of telecommunication antennas attached to the existing smokestack, which sits at the height of 150 feet (measured from average grade to peak height) and supports existing wireless telecommunication facilities. The proposed antennas are permitted within the M-1 district; however, the height restriction is 75 feet. The equipment would include 3 panel antennas, one surge arrestor and 6**

remote radio heads mounted at no more than 87 feet above grade, and one global positioning system mounted at no more than 86 feet in height. Related equipment would be installed at ground level. The lot in question contains approximately 29,260 square feet of land area.

**PROVIDENCE COLLEGE, OWNER AND CINGULAR WIRELESS PCS, LLC, APPLICANT: 177 Eaton Street (corner Huxley Ave.)(Raymond Hall), Lot 1 on the Tax Assessor's Plat 119, located in a Residential Single-Family R-1 Zone and within an Educational Institution I-2 Overlay District; the applicant is requesting a special use permit pursuant to Section 303-Use Code 65.1 and a dimensional variance from Sections 304 and 420 pursuant to Section 200 in the proposed installation of telecommunication antennas attached to the roof of the existing building known as Raymond Hall, which sits at the height of 54 feet above grade (the existing rooftop penthouse being 64 feet above grade). The equipment would be installed at a height of no more than 62 feet and would include 3 panel antennas, 6 remote radio heads and one global positioning system. The applicant is requesting relief from the height restriction, which is 30 feet in the underlying R-1 zone (75 feet within the I-2 overlay district). The lot in question contains approximately 873,378 square feet of land area.**

**TIMOTHY V. PROUTY: 98-100 Pinehurst Avenue, Lot 333 on the Tax Assessor's Plat 120, located in a Residential R-2 Two-Family Zone; to be relieved from Sections 202.4, 202.5 and 304 in the proposed**

**expansion of the second floor dwelling unit of the existing two-family structure into the third floor. This proposal further seeks to construct two roof dormers: one shed dormer measuring 18' x 7' at the westerly elevation (driveway side), and one 8' x 7' framed dormer at the northerly elevation (rear). The applicant is requesting a dimensional variance relating to the side yard requirements and the height restriction. The lot in question contains approximately 6,910 square feet of land area.**

**MEETING STREET ASSOCIATES, LLC, OWNER AND FLATBREAD PROVIDENCE, INC., APPLICANT: 236 Meeting Street and 157 Cushing Street, Lots 31 and 32 respectively, being recorded on the Tax Assessor's Plat 13, and located in a General Commercial C-2 Zone. In accordance with Section 200, the applicant seeks a special use permit pursuant to Section 303-Use Code 57.1 to increase the interior seating capacity within the existing restaurant (being over 2,500 square feet of gross floor area) from 150 to 191 seats. Section 401.1 allows restaurants to provide an additional 25 percent of its permitted indoor seating outdoors, which would be an additional 47.75 outdoor seats; this proposal seeks 68 outdoor seats, which would be 20 seats over and above the allowed number of outdoor seats. Additionally, this proposal requires 48 parking spaces for the 191 interior seats and 5 additional parking spaces for the additional 20 outdoor seats. The total number of on-site parking spaces provided for this proposal would be 9 spaces; thereby, this proposal would have a shortfall of 44 parking spaces requiring a special use**

permit for relief from Section 703.2 pursuant to Sections 707 and 707.1. The lots in question together contain approximately 13,500 square feet of land area.

**DR. HARRY M. IANNOTTI, MD AND JUDITH IANNOTTI: 103-105 Keene Street a/k/a 354 Thayer Street, Lot 459 on the Tax Assessor's Plat 10, located in a Residential R-1 Single-Family Zone and within the College Hill Historic District. The current legal use of the subject building is one doctor's office and three (3) dwelling units; the applicant seeks relief from Section 303-Use Code 14 pursuant to Section 200 to change the office to one dwelling unit, which would be an intensification of a use previously approved by the Board. Further, the applicant is requesting a dimensional variance for relief from Section 703.2; whereby, 5 parking spaces are required; the property provides for only 4 parking spaces. The lot in question contains approximately 4,775 square feet of land area.**

**7:00 P.M.**

**BAYSIDE HEALTH CENTER, LLC, OWNER & APPLICANT AND PAUL O'BRIEN, LESSEE: 291 Waterman Street a/k/a 27 Cold Spring Street, Lot 14 on Tax Assessor's Plat 15, located in a Residential R-3 Three-Family Zone and legally operating as a medical office with two (2) doctors pursuant to a variance granted in 1957; the applicant seeks a use variance for relief from Section 303-Use Code 24.5 (medical or dental office) pursuant to Section 200 to demolish the existing garage and construct a 30' x 22' (660 square foot)**

**single-story addition to the rear of the existing building; and use the property for “medical or dental office” as set forth in Use Code 24.5. Further, the applicant seeks a special use permit for relief from Section 703.2 pursuant to Sections 707 and 707.1; whereby, 5 parking spaces are required; the property provides for only 4 parking spaces. The lot in question contains approximately 5,000 square feet of land area.**

**616 BROAD STREET REALTY, LLC: 616 Broad Street (corner Willard Ave.), Lot 7 on the Tax Assessor’s Plat 45, located in a Limited Commercial C-1 Zone; the existing building contains commercial units and automobile sales and office. The applicant seeks a use variance for relief from Section 303-Use Code 45 in order to include automobile repair. This application was the subject of a previous request approved by the Board on June 27, 2006 under Resolution No. 9114 dated August 11, 2006, that allowed the applicant the ability to repair vehicles not sold on the premises. The Board approved said request on condition that the existing billboards be removed per the owner’s commitment. Since the billboards were not removed the original approval is invalid and the applicant seeks the ability to repair automobiles and retain the billboards. The lot in question contains approximately 16,503 square feet of land area.**

**EVELYN V. FARGNOLI IN HER CAPACITY OF TRUSTEE, OWNER OF LOT 280; MICHAEL PELLEGRINI, OWNER OF LOT 281; SAINT AUGUSTINES CHURCH, OWNER OF LOT 501; AND SMITH**

**CROSSING, LLC, APPLICANT: 1216 & 1224 Smith Street and 633 Mount Pleasant Avenue, the subject Lots being recorded on the Tax Assessor's Plat 122, and located in a Limited Commercial C-1 Zone and Lot 501 being located in a Residential R-1 Zone; the applicant intends to construct an approximately 2,500 square foot bank building with a detached drive through facility (drive-thru) in the rear yard. While the primary use of the property as a financial services facility is permitted by right in the C-1 district, the drive-thru is not; therefore, the applicant is requesting a use variance for relief from Section 303-Use Code 57.2. An easement consisting of approximately 1,650 square feet of land area would be created over Lot 501 in order to provide turning radius access into the proposed drive-thru and landscaping. Further, the applicant seeks a dimensional variance from the landscaping requirements at Section 425.2(C).**

**Lots 280 and 281 along with the proposed 1,650 square foot easement over Lot 501 would contain approximately 22,750 square feet of land area.**

**THE ZONING BOARD OF REVIEW WILL BE INSPECTING THE ABOVE PROPERTIES STARTING AT 9:30 A.M. ON MONDAY, MAY 14, 2012.**

**LA JUNTA DE REVISIONES DE ZONA ESTARA HACIENDO INSPECCIONES SOBRE ESTAS PROPIEDADES EMPESANDO A LAS 9:30 A.M. EL LUNES, MAYO, 14, 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](mailto: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 rescheduled to Tuesday, August 14, 2012**

**Monday, September 10, 2012**

**Tuesday, October 9, 2012**

**Monday, November 12, 2012 rescheduled to Tuesday, November 13, 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](mailto: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.**