

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, July 23, 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.

On April 9, 2012, the Board continued the following matter for further details:

NEW ENGLAND YEARLY MEETING OF FRIENDS, OWNER AND THE LINCOLN SCHOOL, APPLICANT: 271 & 287-309 Butler Avenue, (a/k/a 2-30 Oriole Avenue, 102-108 Paterson Street & 30 East Orchard Avenue), Lot 289 on Tax Assessor's Plat 41, located in a Residential Single-Family R-1 Zone; to be relieved from Section 607.1 pursuant to Section 200 in the proposed installation of ten (10) 2' x 4' banner signs (fronting Butler Ave.) that would be ten (10) feet in height (measured from grade to peak height) and a wall sign measuring 8' x

16' that would be attached the main school building. The applicant seeks a dimensional variance relating to maximum number of signs allowed, the maximum area of signage permitted, and maximum sign height. The lot area in question contains approximately 282,057 square feet of land area.

On May 14, 2012, the Board continued the following matter for further details:

616 BROAD STREET REALTY, LLC: 616 Broad Street (corner Willard Ave.), also known as Lot 7 on the Tax Assessor's Plat 45, and 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 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.

On June 11, 2012, the Board continued the following matter for further details:

ICONOCLAST, LLC, OWNER AND ALEX TOMASSO, APPLICANT: 62-68 Dike Street (bounded by Troy St. & Agnes St.), also known as Lot 536 on the Tax Assessor's Plat 35, and located in an Industrial M-1 Zone, have filed an application seeking a special use permit for relief from Section 703.2 pursuant to Sections 707 and 707.1 for insufficient parking, to continue the existing daytime use of manufacturing and non-manufacturing uses, and for relief for a proposed nighttime use by the conversion of interior manufacturing space to an after-hours entertainment venue and art gallery, without alcohol. Forty-two (42) parking spaces are required for the daytime uses; however, the building covers the entire lot; therefore, no on-site space is available for parking. The entertainment venue requires 120 parking spaces and no parking is available per the Zoning Ordinance definition, although 74 parking spaces would be provided by means of leases in non-contiguous off-site parking lots. The lot in question contains approximately 12,381 square feet of land area.

NEW MATTERS

JTJ INVESTMENTS, LLC, OWNER AND JOHN JACOBSON, APPLICANT: 479-481 Washington Street & 485 West Fountain Street (at Whittaker St.), also known as Lot 40 on the Tax Assessor's Plat 29, and located in a Heavy Commercial C-4 Zone; the applicant proposes to subdivide Lot 40 into two (2) new lots; whereby, one new lot containing approximately 6,172 square feet of land area would be created for the existing office building at 479-481 Washington Street, and a second new lot containing approximately 8,438 square feet of land area would be created at 485 West Fountain Street for the existing auto body shop. The existing uses are permitted as of right; the applicant is seeking a special use permit for relief from Section 703.2 pursuant to Sections 707 and 707.1 relating to the parking requirement; whereby, the existing parking would support the auto body shop and no on-site parking would be available for the office building. The lot in question contains approximately 14,610 square feet of land area.

JOHNSON & WALES UNIVERSITY (Owner of Lots 47, 447, 485, 488, 491, 492, 495, 497, 499 & 630) AND JJD REALTY, INC. (Owner of Lot 494), also known as 264 Weybosset Street, 171-193 Pine Street and 19-49 Richmond Street, and land formerly known as Read Street in its entirety, all aforementioned Lots and land being located on the Tax Assessor's Plat 24, and located in the Downtown D-1 Central Business District, the DD DOWNCITY Overlay District and within the Educational I-3 Downtown Institutional Floating Zone; to be relieved from Section 502.5(E) in the proposed demolition of the existing

building (Lot 494) and removal of surface parking, and the construction of a new five-story, 208,275 square foot building that would enclose retail space, a parking garage and provide for landscaped open space. The applicant seeks a dimensional variance for relief from the requirement to obtain a full building permit prior to being able to obtain a demolition permit. The subject lots and land together contain approximately 57,500 square feet of land area.

7:00 P.M.

ZIAD KHALIL AND MYRA KHALIL: 618-630 Cranston Street, also known as 117 Linwood Avenue, further known as Lot 908 on the Tax Assessor's Plat 43, and located in a Limited Commercial C-1 Zone; to be relieved from Sections 303-Use Codes 57.1 & 57.2, 305.1 (Footnote 10) and 607.3 in the proposed demolition of the ruins of an existing building and to construct a new 60' x 44' single-story building that would contain a restaurant with drive-in window. The applicant seeks a use variance requesting relief from regulations restricting the size of restaurants to 2,500 square feet of gross floor area in a C-1 district (the proposed construction would be 2,640 square feet, not including basement storage), and relief for the proposed drive-in window, which is not permitted in a C-1 district. The applicant further seeks a dimensional variance from Section 305.1 (Footnote 10) in that the

building lines at street level will not be coincident with the lot lines as required; and for a freestanding sign with an area of 75 square feet (20 square feet allowed) and a total sign area of 175 square feet (90 square feet allowed). The lot in question contains approximately 16,729 square feet of land area.

CENTRO CRISTIANO DE ADORACION: 1218-1220 Elmwood Avenue and 17 Spooner Street, Lots 209 & 206, respectively, on the Tax Assessor's Plat 89, Lot 206 being located in a Residential R-1 One-Family Zone and Lot 209 being located in a Limited Commercial C-1 Zone; the applicant proposes to convert the existing office building on Lot 209 to a church with accessory parking on Lot 206 (which uses are permitted as of right in the R-1 and C-1 districts) and seeks a dimensional variance pursuant to Section 200 from the requirements of Sections 704.2(C) and 704.2(D) regarding the percent of rear yard paving and the number of curb cuts, and from Section 427.5 regarding percent of lot coverage of pervious surface. Lots 206 and 209 would be merged into one lot. The applicant further seeks relief from the rear yard paving restriction, which is no greater than 50 percent of the total rear yard area; the applicant proposes to pave 89.33 percent of the rear yard, which will provide for only 10.67 percent of pervious surface, a minimum of 30 percent of pervious surface is required. Relief is also sought from Section 425.1(A), provisions for quantity of trees by canopy coverage; Section 425.2(A), parking areas abutting public rights of way; and 425.2(C), parking areas abutting lots in R zones. The lots in question together contain

approximately 15,200 square feet of land area.

MARTIN SALVADOR AND ZOBEIDA RAMOS, OWNERS AND MARTIN SALVADOR, APPLICANT: 35 Dewey Street, also known as Lot 598 on the Tax Assessor's Plat 107, and located in a Residential R-2 Two-Family Zone; to be relieved from Sections 304 and 704.2(A) in the proposed change in the use of the existing building from a one (1) family to a two (2) family dwelling. The applicant seeks a dimensional variance and proposes to use the basement and first floor as one (1) dwelling unit, and the second floor as a second dwelling unit. Relief is being sought from regulations governing lot area per dwelling unit; whereby, each dwelling unit in an R-2 district requires 2,500 square feet of land area and a minimum lot area requirement of 5,000 square feet. The applicant further proposes to pave 34 percent of the front yard, 33 percent of front yard paving is permitted as of right. The lot in question contains approximately 4,000 square feet of land area.

CAMBRIDGE ASSOCIATES, INC.: 55 West Friendship Street, also known as Lot 595 on the Tax Assessor's Plat 30, and located in a General Residence R-G Zone; the existing building supports three (3) dwelling units, the applicant is requesting a dimensional variance and seeks relief from Sections 202.6 and 304 in the proposed use of a portion of the basement for additional living space in conjunction with the first floor dwelling unit only. Relief is being sought from

regulations governing the intensification of a conforming use within a structure that is nonconforming by dimension; whereby, the existing building does not meet the provisions for front, side and rear yard setbacks and the existing use does not meet the requirements for minimum lot area and lot area per dwelling unit; whereby, 2,000 square feet of land area is required per dwelling unit in the R-G district. The lot in question contains approximately 2,902 square feet of land area.

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

LA JUNTA DE REVISIONES DE ZONA ESTARA HACIENDO INSPECCIONES SOBRE ESTAS PROPIEDADES EMPESANDO A LAS 9:30 A.M. EL LUNES, JULIO 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 DISCRECCION 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 rescheduled to Monday, July 23, 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

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.