

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, September 19, 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 July 23, 2012 the Board continued the following matter for hearing:

MARTIN SALVADOR AND ZOBEBIDA 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.

NEW MATTERS

CHERYLANNE MULLANEY: 45 Woonasquatucket Avenue, Lot 632 on the Tax Assessor's Plat 80 located in a Residential R-2 Two-Family Zone; to be relieved from Sections 304 and 416.4 in the proposed construction of a new 450 square foot deck that would attach the existing building in the rear yard to the main structure. The main building contains one dwelling unit. A second dwelling unit would be created in the building in the rear requiring no Board action because R-2 regulations permit two dwelling units in this instance. In order to provide for handicapped accessibility, the proposed deck would extend from the rear structure and would be attached to the existing deck of the main building; thereby, attaching both buildings. The applicant is requesting a dimensional variance from regulations governing side & rear yard setbacks and lot coverage. The lot in question contains approximately 6,060 square feet of land area.

OLNEY VILLAGE, LP, OWNER AND OLNEYVILLE HOUSING CORPORATION, APPLICANT: 63 Kossuth Street, Lot 254 on the Tax Assessor's Plat 63 located in a Residential R-M Multi-Family Zone; to be relieved from Sections 202.4, 202.5 and 304, a dimensional variance, in the proposed change in the use of the existing building from four (4) dwelling units to two (2) dwelling units. The applicant proposes to expand the length of the existing roof dormer located at the south side of the structure from four (4) feet to thirty (30) feet in order to create additional headroom on the third floor. Relief is being sought from regulations governing the addition, enlargement and the expansion of a building nonconforming by dimension, and relief from the side yard regulations. The lot in question contains approximately 2,850 square feet of land area.

OLNEYVILLE REDUX, LP: 89 Appleton Street (corner Julian St.), Lot 86 on the Tax Assessor's Plat 62, located in a Residential R-M Multi-Family Zone; the applicant is seeking a special use permit pursuant to Section 419.6 in the proposed construction of a parking lot to support the abutting residential uses at 67 & 67 rear Julian St., Plat 62, Lots 85 & 531. The lot in question contains approximately 4,145 square feet of land area.

SUSAN TRIEDMAN: 12 Sheldon Street, Lot 411 on the Tax Assessor's Plat 16, located in a Residential R-2 Two-Family Zone, filed an application seeking a use variance for relief from Section 303.

The current use of the existing building is limited to one (1) store and one (1) dwelling unit. The applicant seeks to continue the current use of one (1) dwelling unit and to use the first and second floors for one business office that would contain the following uses: Use Code 24.5 (medical or dental office); Use Code 41 (finance, insurance and real estate services); and Use Code 46 (professional services limited to architectural and engineering service, legal service, and veterinarian service excluding the boarding of animals, and further excluding trade or professional schools for the instruction of said professional services including accountants). Further relief is sought from the parking requirement at Section 703.2 pursuant to Sections 707 and 707.1, a special use permit; whereby, seven (7) parking spaces would be required; however, the property currently supports four (4) parking spaces, and that the proposed office use requires the same number of parking spaces as the current use. The lot in question contains approximately 5,007 square feet of land area.

7:00 P.M.

JOHN BERNARDO, OWNER AND STANISLAW AND KATARZYNA BACZYNSKI, APPLICANTS: 566 Smith Street (corner Richter St.), Lot 75 on the Tax Assessor's Plat 82, located in a General Residence R-G Zone. The applicants are seeking relief from Section 303-Use Code 56.1 and propose to remove the existing office use on the first floor and renovate said space for the operation of a new sandwich shop. The second floor will remain one dwelling unit. No expansion of the building footprint is proposed, the applicants are requesting a use

variance because the subject property is located within a residential district. Exterior and interior renovations are proposed to bring the building into conformance with fire and building codes, and requirements for accessibility (a new exterior lift at the east elevation). Further, a dimensional variance is being sought from Section 607.1 (sign regulations); whereby, a new 4' x 3' wall sign (total 12 square feet) is proposed to be attached to the front exterior wall (north elevation) for identification purposes. The lot in question contains approximately 4,114 square feet of land area.

MARC DURE: 103-111 Plainfield Street, Lot 403 on the Tax Assessor's Plat 105, located in a General Commercial C-2 Zone; to be relieved from Section 703.2 pursuant to Sections 707 and 707.1, a special use permit. The applicant proposes to construct a 31' x 36' third floor addition to the existing building containing a hair salon, a nail salon, restaurant, lounge and one (1) dwelling unit. One additional dwelling unit would be created on the second floor and the new addition would support two (2) dwelling units. The dwelling units are permitted as of right in the C-2 district, relief is being sought from the parking requirement; whereby, the property currently supports four (4) on-site parking spaces and five (5) additional spaces are required. The lot in question contains approximately 5,280 square feet of land area.

JOHN P. AND JOAN ANN DEPASQUALE, OWNERS AND DMR ENTERPRISES, INC. D/B/A NIKKI'S LIQUORS, APPLICANT: 319-323

Broadway and 127 Vinton Street, Lots 615 and 505 on the Tax Assessor's Plat 28, Lot 615 being located in a Residential Professional R-P Zone and Lot 505 being located in a Residential R-3 Three-Family Zone; pursuant to Section 200, the applicant is seeking a use variance for relief from Section 303-Use Code 57 to change the use of the existing building on Lot 615 to a liquor store and a special use permit for the required parking at Sections 701 and 703.2 pursuant to Sections 707 and 707.1 and Section 303-Use Code 64.1 to use the existing parking lot at 127 Vinton Street (Lot 505) to support the proposed new liquor store and residential parking. Additional relief is being sought from Section 607.2 for a dimensional variance for signage that would be expanded from eight (8) square feet to sixty (60) square feet (two, 30 square foot signs). Lot 615 contains approximately 4,290 square feet of land area and Lot 505 contains approximately 4,552 square feet of land area.

PARIS SPORT ASSOCIATES, OWNER AND SOMYING "SUE" WONGSIT, SAWADDEE RESTAURANT, APPLICANT: 93-95 Hope Street (corner John St.), Lot 154 on the Tax Assessor's Plat 17, located in a Residential R-2 Two-Family Zone; to be relieved from Section 303-Use Code 56.1, a use variance, to expand the existing restaurant into the entire first floor (convenience store would be removed), and by further expanding the seating from 21 seats to 72 seats requiring relief from the parking requirement at Section 703.2 pursuant to Sections 707 and 707.1, a special use permit. This proposal requires ten (10) additional parking spaces, which cannot be

provided on-site; and further, to expand the 5.3 square feet of existing signage to provide additional text signage of 26.67 square feet on new canopy signs, a dimensional variance. The lot in question contains approximately 2,450 square feet of land area.

Pursuant to Rhode Island General Laws, Section 45-24-57, Section 902.2 of the Zoning Ordinance, and Section 811.2 of the Development Review Regulations, the Zoning Board of Review will be meeting as an appellate board, the Board of Appeals, concerning the following Appeal:

APPEAL FROM THE DECISION OF THE PROVIDENCE CITY PLAN COMMISSION

APPELLANTS: Anthony Carello, et al.

PROPERTY OWNER: SWAP, Inc.

SUBJECT PROPERTY: Vacant land located at 66 Huber Avenue (bounded by Herbert Street & Vandiemman Avenue), also known as Lot 894 on the Tax Assessor's Plat 80

ZONING DISTRICT: Residential R-2 Two-Family Zone

The Appellants are appealing the decision of the Providence City Plan Commission (CPC) dated July 23, 2012, under "Notice of Preliminary Plan Approval and Notice of Appeal for Minor Land Development Project No. 12-027 MI at 66 Huber Ave (AP 80 Lot 894)" contending that the CPC's decision is not consistent with the Providence Comprehensive Plan nor with the Zoning Ordinance.

THE ZONING BOARD OF REVIEW WILL BE INSPECTING THE ABOVE PROPERTIES STARTING AT 9:30 A.M. ON WEDNESDAY, SEPTEMBER 19, 2012.

LA JUNTA DE REVISIONES DE ZONA ESTARA HACIENDO INSPECIONES SOBRE ESTAS PROPIEDADES EMPESANDO A LAS 9:30 A.M. MIERCOLES, SEPTIEMBRE 19, 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 DISCRETION 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 and rescheduled to Monday, August 20, 2012

Monday, September 10, 2012 rescheduled to Wednesday, September 19, 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.**