

ZONING BOARD OF REVIEW

OCTOBER 9, 2012

DOCKET

Notice is hereby given that the Zoning Board of Review will be in session in the First Floor Conference Room at the Mayor Joseph A. Doorley Municipal Building located at 444 Westminster Street, Providence, Rhode Island on Tuesday, October 9, 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 September 19, 2012, the Board continued the following matter for hearing:

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.

NEW MATTERS

ROGER WILLIAMS MEDICAL CENTER, OWNER AND T-MOBILE NORTHEAST, LLC, APPLICANT AND LESSEE: 825 Chalkstone Avenue, Lot 283 on the Tax Assessor's Plat 82, located in a Residential R-3 Three-Family Zone and within the Health Care I-1 Institutional Floating Zone; the applicant is requesting a SPECIAL USE PERMIT pursuant to Section 303-Use Code 65.1 and a DIMENSIONAL VARIANCE from Sections 304, 305.1, 412.3(A) and 420 pursuant to Section 200 in the proposed installation of telecommunication antennas that would include nine (9) panel antennas mounted within fiberglass enclosures on the rooftop of the existing hospital building and one (1) GPS/GSM antenna mounted to the penthouse wall, with ancillary equipment also mounted rooftop. All antennas and relating equipment would be mounted at a height not to exceed 72 feet. The applicant is requesting relief from the height restriction, which is 30 feet in the underlying R-3 district and 75 feet within the I-1 overlay district. The lot in question contains approximately 376,360 square feet of land area.

EDWARD MAROOTIAN, JR. & 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 southeast 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 an existing building nonconforming by dimension, side & rear yard setbacks, maximum lot coverage, and projections into required yards (eaves & deck). The lot in question contains approximately 5,000 square feet of land area.

KENNETH J. SABBAGH: 113 Messer Street (aka 113 Wood St.), Lot 827 on the Tax Assessor's Plat 37, located in a Residential R-3 Three-Family Zone; the applicant proposes to increase the use of the existing building from a two-family to a three-family dwelling and seeks a DIMENSIONAL VARIANCE for relief from Section 304, lot area per dwelling unit; whereby, in an R-3 district this proposal requires a lot area of 6,000 square feet. The lot in question contains approximately 4,203 square feet of land area.

HCS REALTY, INC., OWNER AND HIGHLANDER CHARTER SCHOOL, APPLICANT: 65 Atlantic Avenue (corner Niagara St.), Lot 456 on the Tax Assessor's Plat 53, located in a Residential R-3 Three-Family Zone; the applicant is requesting a USE VARIANCE for relief from Section 303-Use Code 21 to change the use of the existing building from a three-family dwelling to school business offices. The lot in question contains approximately 4,000 square feet of land area.

THE FOLLOWING PARAGRAPH HAS BEEN REVISED

DRM MARKETING, LLC: 201-203 Dean Street, Lot 199 on the Tax Assessor's Plat 28, located in a General Commercial C-2 Zone; the subject property contains an existing structure that supports a store and two dwelling units. The applicant seeks a DIMENSIONAL VARIANCE for relief from Sections 305 and 305.1(Footnote 8) to change the first floor store to one dwelling unit and the construction of a three-story deck in the rear yard. The existing dwelling units on the second and third floors would remain unchanged. A three-family dwelling is a permitted use in the C-2 district on a lot containing 3,600 square feet of land area. The applicant seeks relief from regulations governing lot area per dwelling unit and the rear yard setback. The lot in question contains approximately 1,632 square feet of land area.

7:00 P.M.

LA FAMILIA CONSTRUCTION, INC., OWNER AND APPLICANT AND ESWIN SOBERAMIS, LESSEE: 265 Union Avenue (corner Priscilla Ave.), Lot 701 on the Tax Assessor's Plat 104, located in a Residential R-3 Three-Family Zone; currently the subject property contains a hair salon and two dwelling units; the applicant is requesting a USE VARIANCE for relief from Section 303-Use Codes 41, 42, 43, 44 & 56 and proposes to replace the hair salon with a store and office on the first floor. The lot in question contains approximately 2,400 square

feet of land area.

THE FOLLOWING PARAGRAPH HAS BEEN REVISED

LUIS VICIOSIO: 250 Federal Street, Lot 846 on the Tax Assessor's Plat 28, located in a Residential R-3 Three-Family Zone; the applicant is requesting a SPECIAL USE PERMIT pursuant to Sections 204.3 and 419.7 in the proposed construction of a two-family dwelling. The subject property is currently vacant of structures. A single-family dwelling is a permitted use within the R-3 district, the applicant proposes two dwelling units. The lot in question contains approximately 3,899 square feet of land area.

THIS MEETING MAY BE CONTINUED FROM DAY TO DAY AND TIME TO TIME AT THE DISCRETION OF THE ZONING BOARD OF REVIEW.

ESTA REUNION PUEDE SER CONTINUADA EN CUALQUIER MOMENTO BAJO LA DISCRECION DE LA JUNTA DE REVISIONES DE ZONA.