

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 First Floor Conference Room at the Mayor Joseph A. Doorley Municipal Building located at 444 Westminster Street, Providence, Rhode Island on Tuesday, November 13, 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.

JT MI SUENO PROPERTIES, LLC: 1070 Broad Street & 645 Prairie Avenue, also known as Lots 5, 7 & 706 on the Tax Assessor's Plat 53, all said Lots being located in a General Commercial C-2 Zone and Lots 5 & 7 only also being located within the Commercial Corridor Overlay District (CCOD); to be relieved from Section 305(Footnote 10) pursuant to Section 200 in the proposed construction of a new one-story 36' x 70' private garage on Lot 706 only that requires relief from the provision for zero setback at the front yard line at the Prairie Avenue frontage only. This proposal would reduce the amount of parking available for the existing nightclub; however, CCOD

regulations require 25 parking spaces, 15 existing parking spaces would remain. The proposed reduction of 10 parking spaces requires a special use permit for relief from Sections 507.6(B) and 703.2 pursuant to Sections 707 and 707.1. The lots in question together contain approximately 17,570 square feet of land area.

ERIC & KAMRIN HUBAN: 2 Keene Street (corner Prospect St.), also known as Lot 493 on the Tax Assessor's Plat 10, located in a Residential R-1 One-Family Zone and within the College Hill Historic District; to be relieved from Sections 304.1(Footnote 6), 414.4 and 416.4 in the proposed construction of a 20' x 22' garage addition with a roof deck atop of the garage that would be attached to the front of the existing single-family dwelling (south side) by a 3.5' x 6' bridge. Further proposed is an 18.5' x 8' one-level deck at the rear (north side) of the existing structure. The applicants are seeking a dimensional variance for relief from regulations governing lot coverage on a corner lot; minimum distance between a lot line and a garage door; and open decks. The lot in question contains approximately 6,063 square feet of land area.

BROADWAY REVIVAL B, LLC, OWNER AND LABOR READY NORTHEAST, INC., APPLICANT AND LESSEE: 189-191 Broadway, also known as Lot 268 on the Tax Assessor's Plat 28, located in a Residential Professional R-P Zone and within the Broadway Historic District; the applicant is seeking a special use permit pursuant to Section 303-Use Code 43 and in accordance with Section 200 in the

proposed change of use of the first floor from a retail store to an office for an employment agency. The lot in question contains approximately 6,048 square feet of land area.

RTJM, LLC: 259-269 Valley Street, 268-280 Atwells Avenue & 13-15 Tuxedo Avenue, also known as Lots 532, 533, 580 & 583 on the Tax Assessor's Plat 33, located in a General Commercial C-2 Zone; the applicant is seeking a dimensional variance for relief from Sections 409 (requirements for retail gasoline fueling facilities) and 607.3 (provisions for signs) in the proposed modernization of the existing retail gasoline fueling facility with retail uses, and a special use permit pursuant to Section 303-Use Code 57.2 in order to provide for a new drive-in window. The lots in question together contain approximately 28,550 square feet of land area.

BADGER HOLDINGS, LLC: 1197-1199 Eddy Street (corner Baker St.), also known as Lot 162 on the Tax Assessor's Plat 58, located in a Residential R-2 Two-Family Zone; to be relieved from Section 303-Use Codes 14 & 14.2 in the proposed change in the use of the existing building from a two-family dwelling to no more than five (5) dwelling units consisting of residential units and live-work space low intensity.

The applicant seeks a use variance for relief from regulations governing permitted uses; whereby, multi-family uses and live-work spaces are not allowed in the R-2 district. The lot in question

contains approximately 10,800 square feet of land area.

ANA L. ORELLANA: 756-758 Atwells Avenue, also known as Lot 210 on the Tax Assessor's Plat 62, located in a Residential R-3 Three-Family Zone; to be relieved from Section 303-Use Code 56 in the proposed change in the use of the existing building from one store and one dwelling unit to one store only. Further relief is sought from the sign regulations at Section 607.1 for the proposed installation of one new 3' x 4' wall sign attached to the front façade of the building. The applicant seeks a use variance for relief from regulations governing permitted uses; whereby, commercial uses are not allowed in the R-3 district. The lot in question contains approximately 3,480 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: Mike's Professional Tree Service, Inc.

PROPERTY OWNER: Chase C. Hogoboom

SUBJECT PROPERTY: 281 Williams Street, a/k/a Lot 330 on the Tax Assessor's Plat 17

The Appellant is appealing the Director's decision that effectuated the issuance of a Violation Notice and Penalty resulting from the Removal of a Significant Tree as outlined at Section 425.6 of the Zoning Ordinance.

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

FREE PARKING IS AVAILABLE AT THE BUILDING ACCESSIBLE FROM GREENE STREET. ENTRANCE TO BUILDING IS AROUND THE CORNER AT THE WALKWAY, 444 WESTMINSTER STREET.

YEAR 2012

SCHEDULE OF MONTHLY MEETINGS

LOCATION OF MEETINGS (UNLESS OTHERWISE ANNOUNCED)

FIRST FLOOR CONFERENCE ROOM AT THE MAYOR JOSEPH A. DOORLEY MUNICIPAL BUILDING, 444 WESTMINSTER 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