

**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 Wednesday, February 6, 2013 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.**

**WALTER L. BRONHARD: 159 Benefit Street (corner South Court St.), also known as Lot 65 on the Tax Assessor's Plat 10, located in a Residential R-2 Two-Family Zone and within the College Hill Historic Overlay District; to be relieved from Sections 204.3, 304, 416.2 and 704.2 in the proposed construction of a new two-family dwelling. The proposed use is permitted within the R-2 district; the applicant seeks a dimensional variance for relief from regulations governing substandard size lots, minimum lot area, minimum lot area per dwelling unit, height, side yards and architectural features. The lot in question contains approximately 4,896 square feet of land area.**

**EAT OR OUT, INC. OWNER AND EBEN BATES, APPLICANT: 575 South Water Street, also known as Lots 12 & 13 on the Tax Assessor's Plat 18, located in a Waterfront W-2 Mixed Use Zone; the applicant seeks a special use permit pursuant to Section 303-Use Code 58.2 and in accordance with Section 200 to allow entertainment within the existing restaurant. The lots in question together contain approximately 8,779 square feet of land area.**

**JOSSELYN H. BLISS, TRUST: 124 Waterman Street (at Fones Alley), also known as Lot 71 on the Tax Assessor's Plat 13, located in a Residential R-3 Three-Family Zone; the applicant seeks a use variance for relief from Section 303-Use Code 14 in the proposed change in use of the existing building from doctors' offices to five (5) dwelling units. The lot in question contains approximately 10,467 square feet of land area.**

**SLATER ASSOCIATES, RIGP: 280-284 Thayer Street, also known as Lot 301 on the Tax Assessor's Plat 10, located in a General Commercial C-2 Zone; the applicant seeks a use variance for relief from Section 303-Use Code 58.2 in accordance with Section 200 to include entertainment within the existing restaurant at 284 Thayer Street. The lot in question contains approximately 4,423 square feet of land area.**

**ELIAS AYOUB, OWNER AND DRAKE PATTEN, APPLICANT: 399 Broadway (corner Courtland St.), Lot 11 on the Tax Assessor's Plat 33, located in an R-P Residential Professional Zone and within the Broadway Historic Overlay District; the applicant seeks a use variance for relief from Section 303-Use Code 55 - Retail Trade - Building and Related Material, more than 2,500 square feet of gross floor area (hardware-retail; nursery and garden supplies-retail including greenhouses; paint, glass, and wallpaper-retail; yard equipment and supplies) pursuant to Section 200, to operate an urban farm supply business including the sale of chicken hens (no roosters), using the existing gasoline station building, installing a modular shed/plant house and decorative fencing, and replacing a portion of the existing pavement with gardens. The lot in question contains approximately 10,850 square feet of land area.**

**7:00 P.M.**

**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:** Grant Dulgarian, Trustee, K.S.D. Trust and Seth Kurn

**PROPERTY OWNERS:** David Shwaery and Gerald Hammel

**SUBJECT PROPERTY:** 257 Thayer Street, 10 Euclid Avenue, 14 Euclid Avenue, 18 Euclid Avenue, 416 Brook Street, 426 Brook Street, 245 Meeting Street, 241 Meeting Street and 237 Meeting Street, also known as Lots 104, 48, 236, 237, 238, 42, 241, 234 and 235 respectively, on the Tax Assessor's Plat 13

**ZONING DISTRICTS:** Lots 234, 241, 41, 236, 237 and 238 are located in a Residential R-3 Three-Family Zone. Lots 104, 48 and 235 are located in a General Commercial C-2 Zone.

The Appellants are appealing the decision of the City Plan Commission dated December 19, 2012, related to a Notice of Preliminary Plan Approval and Notice of Appeal for Major Land Development Project 12-011 MA.

**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 DISCRECTION 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)**

**FREE PARKING IS AVAILABLE AT THE BUILDING ACCESSIBLE FROM GREENE STREET.**

**YEAR 2013**

**SCHEDULE OF MONTHLY MEETINGS**

**LOCATION OF MEETINGS (UNLESS OTHERWISE ANNOUNCED)**

**THE MAYOR JOSEPH A. DOORLEY MUNICIPAL BUILDING**

**FIRST FLOOR CONFERENCE ROOM**

**444 WESTMINSTER STREET, PROVIDENCE, RHODE ISLAND**

**(Free parking available at building accessible from Greene Street)**

**January, 2013 (no meetings)**

**Wednesday, February 6, 2013 at 5:30 P.M.**

**Wednesday, March 6, 2013 at 5:30 P.M.**

**Wednesday, April 3, 2013 at 5:30 P.M.**

**Wednesday, May 1, 2013 at 5:30 P.M.**

**Wednesday, June 5, 2013 at 5:30 P.M.**

**Wednesday, July 10, 2013 at 5:30 P.M.**

**Wednesday, August 7, 2013 at 5:30 P.M.**

**Wednesday, September 11, 2013 at 5:30 P.M.**

**Wednesday, October 2, 2013 at 5:30 P.M.**

**Wednesday, November 6, 2013 at 5:30 P.M.**

**Wednesday, December 4, 2013 at 5:30 P.M.**

**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**

**Free parking available at building accessible from Green Street.**