

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, March 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.

On February 6, 2013, the Board continued the following matters for hearing:

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.

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.

New Matters

ALLIANCE FRANCAISE OF PROVIDENCE: 928 Smith Street, also known as Lots 273 & 275 on the Tax Assessor's Plat 83, located in a Residential Professional R-P Zone; the applicant seeks a special use permit for relief from Section 703.2 pursuant to Sections 707 and 707.1, and a dimensional variance for relief from Sections 304 and 704.2. The applicant proposes to establish a service organization at the subject property, which is a permitted use as of right in the RP district. The existing dwelling unit will remain unchanged, which is also a permitted use. The applicant seeks relief from regulations governing parking, paving and yard setback. The lots in question together contain approximately 13,973 square feet of land area.

LAY INVESTMENT PROPERTIES, INC.: 94 & 98 Unit Street, also known as Lots 101 & 102 on the Tax Assessor's Plat 95, located in a Residential R-2 Two-Family Zone; the applicant seeks a dimensional variance for relief from Section 204.2 in the proposed construction of a 22' x 38' one-family dwelling on Lot 101 (vacant property at 98 Unit St.). The existing one-family dwelling on Lot 102 (94 Unit St.) will remain unchanged. The subject lots each contain 3,200 square feet of land area. As per Section 204.2 of the Zoning Ordinance, if two or more contiguous lawfully established lots of record, where one or more of the lots are less than 4,000 square feet and are under the same ownership on or anytime after October 24, 1991, such lots shall be considered one lot and undivided for the purpose of the Ordinance. In this instance, the subject lots are substandard in size and are recorded under the same ownership. The applicant is requesting a dimensional variance in order to retain the subject lots separately and construct a one-family dwelling on Lot 101.

ANIBAL A. TILLET, OWNER AND ESTUARDO A. TILLET, APPLICANT: 508-510 Prairie Avenue, also known as Lot 80 on the Tax Assessor's Plat 54, located in a Residential R-3 Three-Family Zone; the subject

property contains an existing commercial building, the applicant is seeking a use variance for relief from Section 303-Use Code 42 to provide a new barber shop in the unit to the north (508 Prairie Ave.); a dimensional variance for relief from Section 607.1, for a wall sign; and a special use permit for relief from Section 703.2 pursuant to Sections 707 and 707.1 due to a shortfall in parking spaces; whereby, 4 parking spaces are required, there is no open space on the property to provide the required on-site parking. The lot in question contains approximately 2,163 square feet of land area.

7:00 P.M.

EMANUEL AND MARY TSANGARAKIS, OWNERS AND ANGIE LIM, APPLICANT: 16-18 South Angell Street, also known as Lot 304 on the Tax Assessor's Plat 15, located in a General Commercial C-2 Zone; the applicant seeks a special use permit for relief from Section 703.2 pursuant to Sections 707 and 707.1 seeking to expand the existing restaurant into a vacant tenant space adjacent to the restaurant and increase the number of seats from 52 to 72 seats requiring an additional 5 parking spaces, which cannot be provided on site. The lot in question contains approximately 5,022 square feet of land area.

WEBERT BRENTON, OWNER AND JOSE CORREIA, APPLICANT: 488-498 Hartford Avenue (corner Alverson Ave.), also known as Lots 83 & 84 on the Tax Assessor's Plat 112, located in a Residential R-2 Two-Family Zone; pursuant to Section 200, the applicant seeks a use

variance for relief from Section 303-Use Code 56 proposing to change the use of the first floor of the existing main building (fronting Hartford Avenue, Lot 83) from a photo studio to a health nutrition center with seating, and further requesting a dimensional variance for relief from Section 607.1 for the installation of three (3) new wall signs. The existing two (2) dwelling units in the main structure and the existing detached one-family dwelling will remain unchanged. The existing parking area on Lot 84 will continue to provide the required parking. The lots in question together contain approximately 7,799 square feet of land area.

TRAVIS J. HERMANCE & ANA S. HERMANCE: 483 Hope Street (corner Phillips St.), also known as Lot 142 on the Tax Assessor's Plat 8, located in a Residential R-2 Two-Family Zone; the applicant seeks a use variance for relief from Section 303-Use Code 13 to increase the use of the existing building from a two-family to a three-family dwelling. The lot in question contains approximately 4,580 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.

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

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

Office location: 444 Westminster Street, Second Floor

Providence, Rhode Island 02903-3206

Free parking available at building accessible from Greene Street.