

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, April 3, 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 March 6, 2013, the Board continued the following matters for further details:

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 as of right 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, architectural features and paving limitations. Further, a special use permit is being sought pursuant to Section 419.2 in order to provide a home occupation in each dwelling unit. The lot in question contains approximately 4,896 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 applicants seek a use variance for relief from the permitted use in the R-2 zone, to allow use of the property under 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.

On March 6, 2013, the Board continued the following matter for hearing:

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 applicants seek a use variance for relief from the permitted use in the R-2 zone, to allow use of the property under 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.

NEW MATTERS

TOCKWOTTON HOME, OWNER AND INTERNATIONAL APARTMENT SERVICES, LLC, APPLICANT: 180 George M. Cohan Boulevard; also known as 63-75 East Street; 65-67, 69 & 81 Armstrong Avenue; and 31 Hope Street, and further known as Lots 17, 110, 111 & 113 on the Tax Assessor's Plat 17, located in a Residential R-2 Two-Family Zone; in accordance with Section 200, the applicant seeks a special use permit pursuant to Sections 303-Use Code 21 and 419.5(B) to convert the existing building from a nursing home to a school with boarding. The applicant further seeks a special use permit for relief from Section 703.2 pursuant to Sections 707 and 707.1 for the modification of the parking requirements. Further a dimensional variance is requested for relief from Sections 304 and 420.1 relating to yards and height requirements. The lots in question together contain approximately 27,264 square feet of land area.

MUSLIM COMMUNITY CENTER OF RHODE ISLAND: 1148 Broad Street (corner Byfield St.) and 234 Pavilion Avenue, also known as Lot 350 on the Tax Assessor's Plat 57, located in a General Commercial C-2 Zone, Residential R-3 Three-Family Zone and the Commercial Corridor Overlay District; the applicant seeks a special use permit for relief from Section 703.2 (requirements for parking) pursuant to Sections 707 and 707.1 to use a portion of the Lot fronting Pavilion Avenue for parking to support religious services, classrooms, library and community room in the existing building on Broad Street. Further, relief is being sought from Sections 304 (required yard setback); 704.2(A), 704.2(B) and 704.2(C) (paving limitations); and Sections 507.6(H) & 704.2(D) (number of curb cuts). The lot in question contains approximately 37,138 square feet of land area.

7:00 P.M.

WILLIAM E. TRACEY: 26 South Angell Street, also known as Lot 366 on the Tax Assessor's Plat 15, located in a Residential R-3 Three-Family Zone; the applicant is requesting a dimensional variance seeking relief from Sections 704.2 (A) (paving limitations - front yard) and 704.2 (D) (number of curb cuts) in the proposed construction of two (2) additional parking spaces at the south side of the front yard. The existing legal use of the property is a three-family dwelling. The lot in question contains approximately 4,083 square feet of land area.

ROBERT D. MANN AND JUDITH S. MANN: 57 Stimson Avenue, also known as Lot 58 on the Tax Assessor's Plat 11, located in a Residential R-1 One-Family Zone and the Stimson Avenue Historic District; the applicants are requesting a dimensional variance seeking relief from Sections 200.3, 202.4, 202.5 and 304 in the proposed construction of a new second story addition above the garage of the existing single-family dwelling to provide for two (2) bedrooms and a bathroom. Relief is being sought from regulations governing addition and enlargement of a building nonconforming by dimension, and the side and rear yard setbacks. The lot in question contains approximately 9,690 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 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.

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.