

# **ZONING BOARD OF REVIEW**

**MAY 13, 2013**

## **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 Monday, May 13, 2013 at 5:30 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:**

**Executive Session convened pursuant to RIGL 46-42-5 (a) (2) regarding pending and/or imminent litigation, with advice of counsel.**

**On April 8, 2013, the Board continued the following matter for further details:**

**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.**

## **NEW MATTER**

**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.**

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