

**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, June 5, 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:**

**DAVID SHWAERY AND GERALD HAMMEL: 170 & 172 Cushing Street and 459 Brook Street, also known as Lots 17, 18 & 19 on the Tax Assessor's Plat 13, located in a Residential R-3 Three-Family Zone; pursuant to Section 200, the applicants seek a use variance for relief from Section 303-Use Code 42, proposing to change the use of the basement level from a professional office to a hair salon. The remaining four (4) professional offices and two (2) dwelling units will remain unchanged. The lots in question together contain approximately 24,597 square feet of land area.**

**44 HOSPITAL STREET REALTY, LLC: 44 Hospital Street, also known as Lot 426 on the Tax Assessor's Plat 21, located in a Downtown D-1**

**Central Business District, and within the Downtown Educational Institutions I-3 Overlay District; the applicant proposes to demolish the existing retail building and construct a new 6-story, 53,523 gross square foot building (with an additional level of below grade parking) that would contain commercial and residential uses. The proposed new building and uses are permitted as of right within the D-1 district.**

**The applicant seeks a special use permit for relief from Section 703.2 pursuant to Sections 707 and 707.1; whereby, 29 parking spaces are required, 16 parking spaces would be provided; therefore, there is a shortfall of 13 parking spaces. The lot in question contains approximately 11,438 square feet of land area.**

**LAURA A. RIZZOTTI: 411-413 Academy Avenue, also known as Lot 51 on the Tax Assessor's Plat 116, located in a Residential R-2 Two-Family Zone; the applicant proposes to construct a 9' x 13' first floor addition at the rear (east side) of the existing three-family structure that would provide for a new sunroom. Relief is being sought from regulations governing side yards and lot coverage. The lot question contains approximately 5,395 square feet of land area.**

**BANK NEWPORT, OWNER AND VINCENT PORZIO, APPLICANT: 496-504 Killingly Street, also known as Lots 13 & 133 on the Tax Assessor's Plat 114, located in a Residential R-1 One-Family Zone in the City of Providence, and Lots 306 & 333 on the Tax Assessor's Plat 12, located in a Residential R-15 Zone in the Town of Johnston; pursuant to Section 200, the applicant seeks a use variance for relief**

**from Section 303-Use Code 44, proposing to create a paved driveway to provide vehicular access to a new car wash, which will be located entirely in Johnston. Further, the applicant proposes the installation of a new freestanding sign fronting on Killingly Street and seeks relief from Section 607.1, regulations governing maximum sign height and area. Lots 13 & 133 together total approximately 15,631 square feet of land area.**

**PROVIDENCE FIREFIGHTER'S REALTY CORP. 90-110 Printery Street, also known as Lots 239 & 586 on the Tax Assessor's Plat 2, located in a Heavy Commercial C-4 Zone; filed an application seeking a use variance for relief from Section 303-Use Code 68 and a dimensional variance for relief from Sections 305, 420.2, 603.2, 603.3 and 607.4, to construct a new "V" shaped billboard (at the northwest corner of Lot 239) measuring 137 feet in height and consisting of two sign panels, each panel face measuring 48' x 14' attached to a monopole, one sign panel would face in a generally northerly direction and one sign panel facing in a generally southerly direction. The applicant is requesting use and dimensional variances seeking relief from regulations governing freestanding signs, maximum sign area and billboards. The lots in question together contain approximately 27,017 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](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.**

**Monday, May 13, 2013 at 5:30 P.M.**

**Wednesday, May 1, 2013 at 5:30 P.M. rescheduled to May 22, 2013**

**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 Greene Street.**