

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 Tuesday, July 9, 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 June 5, 2013, the Board continued the following matters for further details:

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.

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.

NEW MATTERS

THE PIOUS SOCIETY MISSIONARIES ST. CHARLES BORROMEIO, INC.: 300 Laurel Hill Avenue, also known as Lot 780 on the Tax Assessor's Plat 104, located in a Residential R-3 Three-Family Zone; filed an application seeking relief from Sections 607.1, 609.1 and 609.2 pursuant to Sections 609 and 609.3 in the proposed installation of a new freestanding sign in the front yard of the existing community center. The new freestanding sign structure would be positioned 6.75 feet above grade (measured from average surface grade to peak height of sign structure) and would contain a 5' x 2' sign identifying the existing use along with an 8" x 60" changeable hanging sub-sign. Further, 2 banner signs, 4' x 5' are also proposed that would be attached to the front façade of the building. The applicant is requesting a dimensional variance from regulations governing maximum sign area and height, and variances for sign. The lot in question contains approximately 16,415 square feet of land area.

BUDDHIST CENTER OF NEW ENGLAND: 252 Public Street (at Temple St. & Temple Court), also known as Lot 316 on the Tax Assessor's Plat 46, located in a Residential R-3 Three-Family Zone; filed an application seeking a dimensional variance for relief from Sections 607.1, 609.1 and 609.2 pursuant to Sections 200, 609 and 609.3 in the proposed installation of a new freestanding sign in the front yard of

the existing temple. The new freestanding sign structure would be positioned 11.5 feet above grade (measured from average surface grade to peak height of sign structure) and would contain a 16' x 2.5' sign identifying the existing use. The applicant seeks relief from regulations governing maximum sign area and height, and variances for signs. The lot in question contains approximately 32,108 square feet of land area.

RYAN QUIRK, OWNER AND WEST SIDE MONTESSORI/AMY BORAK, APPLICANT: 71 & 75 Stanwood Street, also known as Lots 191 & 224 on the Tax Assessor's Plat 49, located in a Residential R-3 Three-Family Zone; filed an application to renovate the existing structures on the property that would be used for a new school; seeking a special use permit pursuant to Section 303-Use Code 21 and a dimensional variance for relief from Sections 304, 607.1, 708.1 and 708.2, and further, a special use permit for relief from Section 703.2 pursuant to Sections 707 and 707.1; the parking requirement. The existing structures would be attached by a new addition and a second addition would be constructed to the rear of the main structure that was previously a single-family dwelling. Further, a new 11'2" x 6" sign is proposed to be installed at the front of the building. The applicant seeks relief from regulations governing requirements for front, side and rear yard setbacks and maximum sign area. The lots in question together contain approximately 9,760 square feet of land area.

7:00 P.M.

PETER GIGLIOTTI: 450 West Fountain Street aka 71 Battey Street, (at Whittaker St.) Lot 15 on the Tax Assessor's Plat 29, located in a Heavy Commercial C-4 Zone; filed an application seeking a use variance for relief from Sections 201.5, 201.7 and 303-Use Code 81 and 414.4 in the proposed construction of a new 2,210 square foot first floor addition and a 5,100 square foot second floor addition to the existing auto body shop. The applicant seeks a use variance for the new additions and a dimensional variance for relief from the requirement for the setback of a new garage door from the front property line. The lot in question contains approximately 7,843 square feet of land area.

OSCAR O. VARGAS: 39 Huldah Street, also known as Lot 497 on the Tax Assessor's Plat 105, located in a Residential R-3 Three-Family Zone; filed an application seeking a use variance for relief from Section 303-Use Code 45 pursuant to Section 200 in order to repair motor vehicles. The lot in question contains approximately 6,400 square feet of land area.

On June 5, 2013, the Board continued the following matters for hearing:

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.

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.

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.

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.

Tuesday, July 9, 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.