

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, Wednesday, September 11, 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.

GRACE CHURCH CEMETERY: 10 Elmwood Avenue at Broad Street, also known as Lot 452 on the Tax Assessor's Plat 30, located in an Open Space OS Zone and within the Commercial Corridor Overlay District; Lot 452 contains an existing cemetery with caretaker's cottage and masonry shed. The applicant proposes to divide Lot 452 into two (2) new lots. One new lot would contain approximately 347,631 square feet of land area upon which the existing cemetery would remain. A second new lot containing approximately 7,718 square feet of land area would be created at the corner of Elmwood Avenue and Board Street, upon which the existing caretaker's cottage

and masonry shed would remain. The applicant is requesting a use variance from Sections 201.7 and 303-Use Code 11 pursuant to Section 200, to retain the caretaker's cottage with masonry shed on a separate lot.

126 SHELDON STREET, LLC, OWNER OF LOT 435, AND CHRISTOPHER W. CALDERON OWNER OF LOT 466: 132-136 Sheldon Street & 68 Hope Street, also known as Lots 435 & 466 respectively, on the Tax Assessor's Plat 16, located in a Residential R-2 Two-Family Zone; Lot 435 contains a parking lot and one-car garage, Lot 466 contains a two-family dwelling. The applicants are requesting a dimensional variance from Section 304 in order to reconfigure the lots as follows: 818 square feet of land area would be subtracted from Lot 435; thereby, reducing said Lot from 5,550 square feet of land area to 4,732 square feet, and adding said 818 square feet of land to Lot 466; thereby, increasing said Lot from 1,794 square feet to 2,612 square feet of land area. The applicants are seeking relief from regulations governing minimum lot area for Lot 435; whereby, in an R-2 zone, the minimum lot area is 5,000 square feet.

TANGLEWOOD ROAD, LLC: 35 & 37 Miner Street, also known as Lots 544 & 545 on the Tax Assessor's Plat 48, located in a Residential R-3 Three-Family Zone; Lot 544 has an existing structure that would be removed and Lot 545 sits vacant. The applicant is requesting a use variance for relief from Section 64.1 to develop both lots as a

parking lot to support the existing day care facility located at 20 Miner Street (Plat 48, Lot 1137). Both lots together contain approximately 6,400 square feet of land area.

F & G REALTY, INC./ELAINE GUGLIATTI, OWNER AND JULIAN FORGUE, APPLICANT: 967 Westminster Street (corner Battey St.), also known as Lot 178 on the Tax Assessor's Plat 29, located in a General Commercial C-2 Zone; the applicant is requesting a special use permit pursuant to Section 303-Use Code 57.1 to change the use of the existing building from an auto body shop to a pizza restaurant. In a C-2 zone, a restaurant is restricted to 2,500 square feet of gross floor area. The proposed restaurant would occupy the entire building, which includes a storage and delivery area totaling approximately 6,420 square feet of gross floor area. The lot in question contains approximately 15,574 square feet of land area.

7:00 P.M.

STRONG PROPERTIES, GROUP, LLC: 41 Marietta Street, also known as Lot 604 on the Tax Assessor's Plat 71, located in a Residential R-3 Three-Family Zone; the existing building contains five (5) dwelling units and one (1) store, the applicant proposes to convert the store area into a new dwelling unit resulting in a total of six (6) dwelling

units. Relief is being sought from Sections 201.7 and 303-Use Code 14, a use variance; whereby, the R-3 district restricts the number of dwelling units to three. The lot in question contains approximately 7,200 square feet of land area.

RUBIA, LLC: 292 Pocasset Avenue (corner Hillhurst Ave.), also known as Lot 627 on the Tax Assessor's Plat 109, located in a Limited Commercial C-1 Zone; the applicant is requesting a use variance to expand the existing first floor restaurant to create a lounge on the second floor with entertainment. The existing second floor dwelling unit would be removed. The C-1 district restricts a restaurant to 2,500 square feet of gross floor area, and does not permit entertainment. The applicant seeks relief from Sections 303-Use Codes 57.1 & 58.2 and 305.1(8), regulations governing permitted uses, entertainment, and rear yard setback. The lot in question contains approximately 8,801 square feet of land area.

MUSIC HOUSE, LLC, OWNER AND ARCHETYPE, LLC/FETE MUSIC: 103 Dike Street, also known as Lot 489 on the Tax Assessor's Plat 105, located in an Industrial M-1 Zone and within the Industrial and Commercial Historic Buildings Overlay District; the applicant is requesting a special use permit pursuant to Section 303-Use Code 58 (nightclub) to continue the existing use of the building as a live music venue. Further, a special use permit is being sought for relief from Section 703.2 pursuant to Sections 707 and 707.1, regulations governing the parking requirement; whereby, this proposal requires

307 parking spaces, 16 on-site spaces would be provided; therefore, there is a shortfall of 291 parking spaces. The lot in question contains approximately 23,206 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.

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.

Thursday, August 8, 2013 at 6:00 P.M. postponed to August 20, 2013 at 5:00 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.