

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, October 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.

I. BUSINESS MEETING:

EXECUTIVE SESSION: Pending litigation

Approval of policies and procedures

II. PUBLIC HEARING:

CONTINUED MATTERS:

On July 9, 2013, the Board continued the following matter for hearing:

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.

On August 20, 2013, the Board continued the following matter for hearing:

MAKHLOUF, LLC, OWNER AND NARA, LLC, APPLICANT: 252 Atwells Avenue, also known as Lot 1049 on the Tax Assessor's Plat 28, located in a General Commercial C-2 Zone; the applicant seeks a special use permit pursuant to Section 303-use code 57.1 to expand the existing restaurant to include an event/function room on the second floor of the existing building and removing the existing two (2) apartments. The third floor would be changed from two (2) apartments to light storage. A special use permit for relief from Section 703.2 pursuant to Sections 707 and 707.1 is also sought for parking. The lot in question contains approximately 2,764 square feet of land area.

On September 11, 2013, the Board continued the following matter for hearing:

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.

7:00 P.M.

III. NEW MATTERS

DAVID H. YOUNG, JR. AND SUZANNE H. BLACKLOCK: 108 Cole Avenue (corner Luzon Ave.), also known as Lot 144 on the Tax Assessor's Plat 86, located in a Residential R-1 One-Family Zone; filed an application seeking use and dimensional variances for relief from Sections 201.5, 201.7, 202.4, 202.6, 303-Use Code 13, 304 and 304.1(4) to construct a 161 square foot second-story addition for a deck at the north side of the existing three (3) family structure, and to enclose the existing covered porch at the second floor level (east side of structure) to expand an existing bedroom. Relief is being sought from regulations governing the expansion of a legal nonconforming use and the front yard setback. The lot in question contains approximately 4,260 square feet of land area.

FUSION STEEL, LLC D/B/A TOBEY WASTE, OWNER AND TOBEY WASTE, APPLICANT: 150 Colfax Street at Prairie Avenue and Thurbers Avenue, also known as Lots 23, 130, 131, 132, 133, 137 and 138 on the Tax Assessor's Plat 53, located in a General Commercial C-2 Zone; filed an application seeking a use variance for relief from Section 303-Use Code 77.4 to use the existing building for materials processing including: processing, sorting and recycling of wood, paper, plastic, and used building materials, but not including junk or automobiles or parts, and temporary (enclosed) storage upon the vacant lots along Colfax Street. Further, support parking for the proposed use would be located on separate lots along Colfax Street; therefore, relief from Section 701 is needed as relates to accessory parking. Additionally, outdoor storage containers for the proposed use would be placed on several lots along Colfax Street requiring relief from Section 401, outdoor uses. The lots in question together contain approximately 66,620 square feet of land area.

STONEHENGE PARTNERS, LLC: 183 Angell Street, also known as Lot 10 on the Tax Assessor's Plat 12, located in a General Commercial C-2 Zone; filed an application seeking to create a restaurant less than 2,500 square feet of gross floor area on the first floor of the existing building, which is a permitted use within the C-2 district. The applicant seeks a special use permit for relief from Section 703.2 pursuant to Sections 707 and 707.1, the parking

requirement; whereby, there is a shortfall of six (6) parking spaces. There is no open on-site space to provide parking. The existing two (2) dwelling units on the second floor and the existing first floor hair salon would remain. The existing third floor rooming units would be changed to one dwelling unit requiring no additional parking; however, 3,600 square feet of land area is required for the dwelling units requiring relief from Section 305, a dimensional variance, and the lot in question contains approximately 3,053 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 DISCRECTION 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 9, 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.