

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, November 6, 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 October 9, 2013, the Board continued the following matter for hearing:

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 (west 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.

NEW MATTERS

MILTON F. & GERTRUDE L. WOLFERSEDER, OWNERS AND THE PAINT AND SIP CORP., APPLICANT: 117 North Main Street, also known as Lot 69 on the Tax Assessor's Plat 10, located in a General Commercial C-2 Zone; filed an application requesting a Special Use Permit seeking relief from Section 703.2 pursuant to Sections 707 and 707.1, the parking requirements; whereby, there is no on-site open space to provide parking for a proposed new "Muse Paintbar" on the first floor (where a store previously existed), which combines painting instruction with a restaurant and bar, uses that are permitted as of right in the C-2 district. The proposed use would provide for seventy-two (72) seats requiring eighteen parking spaces. The property has legal nonconforming rights for four (4) parking spaces; therefore, there is a shortfall of fourteen (14) parking spaces. The second floor would remain residential. The lot in question contains approximately 2,394 square feet of land area.

DEBORAH GOLDHAFT: 451 River Avenue, also known as Lot 285 on

the Tax Assessor's Plat 117, located in a Residential R-2 Two-Family Zone, filed an application seeking a Special Use Permit pursuant to Section 419.2 to establish a home occupation, art glass business, at the property. The applicant proposes to demolish the existing garage and side yard deck and rebuild a larger garage and art studio/workshop, which would consist of 1,045 square feet of gross floor area that would be attached to the existing single-family dwelling. The proposed garage would be constructed one foot, 6 inches from the southerly property line, as the existing garage currently sits, and 8 feet, 5 inches from the rear property line, requiring relief from regulations governing the side and rear yard setbacks. The lot in question contains approximately 5,316 square feet of land area.

7:00 P.M.

HOLLY TYTELL CULVER & DEVORE S. CULVER: 26 Glen Drive, also known as Lot 29 on the Tax Assessor's Plat 38, located in a Residential R-1 One-Family Zone; filed an application requesting a Dimensional Variance seeking relief from Sections 202.4 and 304, regulations governing the addition and enlargement of a building nonconforming by dimension and total side yards required. The applicants propose renovations and additions to the existing single-family dwelling to change the existing garage to a bedroom with bath. A new two-car garage (24' x 23'') is proposed to be constructed in front of the existing garage at the north side of the

dwelling. Further proposed is a new porch and bathroom (17'6" x 12') at the rear of the dwelling, which is allowed by right requiring no Board action. The lot in question contains approximately 7,500 square feet of land area.

MARCO INVESTMENTS, LLC, OWNER AND CATHY LUND & PETER KARCZMAR, APPLICANTS: 398-402 Hope Street, also known as Lots 35 & 36 on the Tax Assessor's Plat 9, located in a Residential R-3 Three-Family Zone, filed an application seeking a Use Variance to construct a new, two-story building having a footprint of 4,500 square feet, consisting of an animal hospital serving cats; three (3) residential apartment units; and a (1,500 square foot) commercial lease space for professional use. The applicants request relief from the use limitations applicable to an R-3 property in order to allow an animal hospital (Use Code 46.1); three (3) residential units (Use Code 14.1), which are allowed by right; and limited professional services (Use Code 46) (permitting professional services - architectural and engineering service; legal service; veterinarian service excluding the boarding of animals), but the applicants do not intend to use the space for a trade or professional school. The applicants further seek relief from the requirement of Section 704.2(B) (only one side yard to be paved) and Section 704.2(D) to move the existing curb cuts to suit the intended use. The curb cuts would be reduced from the existing three (3) to two (2), one curb cut is permitted. Additionally, relief is requested from the signage limitations set forth in Section 607.1; whereby, the applicants seek to mount one (1) sign for the proposed

animal hospital and one (1) sign for the commercial space, both signs consisting of a total of less than 56 square feet. All existing structures related to the previous use (florist) would be removed. The lots in question together contain approximately 19,458 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 9, 2013 & Tuesday, October 22, 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.