

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, December 4, 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:

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

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.

NEW MATTERS

OMNI DEVELOPMENT CORP.: 65 Althea Street, also known as Lot 384 on the Tax Assessor's Plat 31, located in a Residential R-3 Three-Family Zone; the applicant is requesting a Special Use Permit pursuant to Sections 303-Use Code 64.1 and 419.6 to create a principal-use parking lot to support the off-street parking requirement for property located at 53 Althea Street, also known as Lot 381 on the

Tax Assessor's Plat 31. The lot in question contains approximately 4,000 square feet of land area.

PILGRIM PROGRESS, LLC/WILLIAM HEUBLEIN, OWNER AND KNIGHT & SWAN, LLC/FEDERICO MANAIGO, APPLICANT: 19-21 Harrison Street (bounded by Powhatan St. & Groton St.), also known as Lot 234 on the Tax Assessor's Plat 32, located in a Residential R-3 Three-Family Zone; the applicant is requesting Use and Dimensional Variances and a Special Use Permit pursuant to Section 200 to renovate the existing building (previously used as a warehouse) to accommodate fifteen (15) residential dwelling units. Relief is being sought from Section 303-Use Code-14; whereby, in an R-3 district dwelling units are restricted to three (3) units only. Further, a Dimensional Variance is sought for relief from Sections 304, 412.1(A) and 412.3(A), the height restriction, for the construction of a stairway shelter at rooftop. Additionally, a Special Use Permit is being requested for relief from the parking requirements at Section 703.2 pursuant to Sections 707 and 707.1; whereby, this proposal requires 23 parking spaces, 15 spaces would be provided; therefore, there is a shortfall of 8 parking spaces. The lot in question contains approximately 9,583 square feet of land area.

IVES 184, LLC: 186 Ives Street, also known as Lot 3 on the Tax

Assessor's Plat 17, located in a Limited Commercial C-1 Zone; the applicant is requesting a Dimensional Variance seeking relief from Sections 305 and 305.1(10) to construct a new 26' x 88' four (4) unit residential building. The applicant seeks relief from regulations governing the front and rear setbacks and lot area per dwelling unit; whereby, in a C-1 district the lot area requirement is 4,800 square feet, the lot in question contains approximately 3,845 square feet of land area. A Special Use Permit is also being sought for relief from Section 701 pursuant to Sections 707 and 707.1 to modify the parking requirements; whereby, the required parking for this proposal would be located on a contiguous lot instead of on-site.

MASTER REALTY, LLC, OWNER AND ATIQUE MIAN, APPLICANT: 39 Vinton Street, also known as Lot 688 on the Tax Assessor's Plat 28, located in a Residential R-3 Three-Family Zone; the applicant is requesting a Dimensional Variance for relief from Sections 201.5, 202.4, 202.6, 304 and 417 in the proposed construction of a new 31.5' x 6'11.5" three-level deck to provide an exit stairway at the north side of the existing three-family dwelling located in the rear yard. No change is proposed to the existing three-family dwelling in the front yard. As per Section 417, the property contains two (2) principal residential buildings that cannot be added to or enlarged in any manner pursuant to Section 202.4 and 202.6; the applicant is seeking relief from regulations restricting the expansion of the rear building, which is nonconforming by dimension, and the requirements for side & rear yard setbacks. The lot in question contains approximately

3,576 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.

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.