

**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, Monday, March 3, 2014 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:**

**96-108 PINE STREET, LLC: 100 Pine Street (bounded by Eddy St., Friendship St., & Garnet St.), also known as Lot 293 on the Tax Assessor's Plat 20, located in a Downtown D-1 Central Business Zone, the DOWNCITY DD Overlay District and within the Downtown Educational Institution I-3 Overlay District; filed an application seeking a dimensional variance proposing to extend the period of temporary relief currently granted from Section 64.1 (principal use parking lot) pursuant to Section 502.5(F) (parking as a transitional use) for an additional temporary period. The lot in question contains approximately 33,767 square feet of land area.**

**544 DOUGLAS AVENUE, LLC, OWNER AND ROB LEVINE & ASSOC.**

**LTD & LEVINE, INC., APPLICANT: 544 Douglas Avenue, also known as Lot 106 on the Tax Assessor's Plat 70, located in a Residential R-3 Three-Family Zone; filed an application pursuant to Section 200 requesting a use variance to modify a previously granted use variance, for relief from Section 303-Use Code 46 to change the use of the existing main building from an office and two apartments, to professional office space only. A special use permit is also sought from Sections 703.2, 705.1 and 704.2(C) pursuant to Sections 707 and 707.1, the parking and paving regulations and aisle width, and there is a shortfall of three (3) parking spaces. Additionally, a dimensional variance is being sought from Sections 427.5 and 607.1 relating to the amount of pervious surface and signage. The existing auxiliary building will remain as a garage and office space. No changes are proposed to the exterior of the building or garage. The lot in question contains approximately 9,583 square feet of land area.**

**DAVID A. REYNOLDS: 63 Leah Street, also known as Lot 620 on the Tax Assessor's Plat 95, located in a Residential R-2 Two-Family Zone; filed an application seeking a dimensional variance for relief from Section 204.2 in the proposed construction of a new 22' x 30' single-family dwelling. As per Section 204.2 of the Zoning Ordinance, if two or more contiguous lawfully established substandard lots of record, where one or more of the lots are less than 4,000 square feet and are under the same ownership on or anytime after October 24, 1991, such lots shall be considered to be one lot and undivided for the purpose of the Ordinance. Lot 620 is substandard in size and was**

**previously recorded under the same ownership as a contiguous lot; therefore, the applicant is requesting a dimensional variance in order to construct the proposed new single-family dwelling and seeks relief from regulations governing minimum lot area at Section 304. The lot in question contains approximately 3,200 square feet of land area.**

**122 FOUNTAIN STREET, LLC, OWNER AND KARAOKE BOX, LLC, APPLICANT & LESSEE: 122 Fountain Street, also known as Lot 173 on the Tax Assessor's Plat 25, located in a Downtown D-1 Central Business Zone and within the DOWNCITY DD Overlay District; filed an application seeking a special use permit pursuant to Section 303-Use Code 58.2 to include entertainment in the form of karaoke on the first floor. The existing night club and hotel will remain unchanged. The lot in question contains approximately 6,266 square feet of land area.**

**TRINITY REPERTORY COMPANY: 87 Empire Street & 32-36 Aborn Street, also known as Lots 446 & 320 on the Tax Assessor's Plat 25, located in a Downtown D-1 Central Business Zone and within the DOWNCITY DD Overlay District; filed an application seeking a special use permit pursuant to Section 303-Use Codes 21.1 & 58.2 to change the use of the building located on Lot 446 from a bank, to educational classes and/or theatrical performances. Lot 320 will remain parking. The lots in question together contain approximately 13,008 square feet of land area.**

**TRINITY REPERTORY COMPANY, OWNER OF LOT 186 AND**

**FRAN-LYNN ASSOCIATES, OWNER OF LOT 185: 201 Washington Street and 186 Fountain Street (bounded by Empire St. & Adrian Hall Way), also known as Lots 186 & 185 on the Tax Assessor's Plat 25, located in a Downtown D-1 Central Business Zone and within the Douncity DD Overlay District; filed an application seeking a use variance for relief from Sections 502.2(B), 603.2 and 603.3 in the proposed installation of three (3) LED (light emitting diode) billboards, two (2) billboards approximately 12' x 4' and one billboard approximately 30' x 4' attached to the west wall of the existing theater on Lot 186 over the air rights of abutting Lot 185 containing a restaurant. The applicant seeks relief from regulations governing maximum total area of all signs, signs that move, and billboards: signs that may identify uses and services not provided on site. Lot 186 contains approximately 15,300 square feet of land area and Lot 185 contains approximately 3,422 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](mailto:pcarnevale@providenceri.com)**

**FREE PARKING AVAILABLE AT BUILDING ACCESSIBLE FROM GREEN**

**YEAR 2014**

**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)**

**Thursday, January 30, 2014 at 5:30 P.M.**

**February (No meetings)**

**Monday, March 3, 2014 at 5:30 P.M.**

**Monday, April 7, 2014 at 5:30 P.M.**

**Monday, May 5, 2014 at 5:30 P.M.**

**Monday, June 2, 2014 at 5:30 P.M.**

**Monday, July 7, 2014 at 5:30 P.M.**

**Monday, August 11, 2014 at 5:30 P.M.**

**Tuesday, September 2, 2014 at 5:30 P.M.**

**Monday, October 6, 2014 at 5:30 P.M.**

**Wednesday, November 12, 2014 at 5:30 P.M.**

**Monday, December 1, 2014 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](mailto:pcarnevale@providenceri.com)**

**Office location:**

**Providence Zoning Board of Review**

**The Mayor Joseph A. Doorley Municipal Building**

**444 Westminster Street, Second Floor**

**Providence, Rhode Island 02903-3206**

**Free parking available at building accessible from Greene Street.**