

Myrth York
Chair



Angel Taveras
Mayor

Zoning Board of Review

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, April 7, 2014 at 3:00 P.M. and 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:

3:00 P.M.

I. Request to withdraw the following matter:

ANA CONTRERAS AND FELIPE FIGUEROA, OWNERS AND VISION AND FRATERNITY MINISTRIES, APPLICANT: 150 Manton Avenue (corner Aleppo St.), also known as Lot 577 on the Tax Assessor's Plat 63, located in an Industrial M-1 Zone and within the Industrial Commercial Business District, filed an application seeking a special use permit pursuant to Section 303-Use Code 23, to change the use of the existing building from storage, to religious services. A special use permit is also being sought for relief from Section 703.2 (the parking requirement) pursuant to Sections 707 and 707.1; whereby, 23 parking spaces are required; the proposal seeks to provide no on-site parking. The lot in question contains approximately 9,027 square feet of land area.

II. On January 30, 2014, the Board continued the following matter for further details:

NANCY KIM, OWNER AND THOMAS GRIFFIN/THE TRANSITION HOUSE, INC., APPLICANT: 42, 46 & 50 River Avenue and 59 Prescott Street, also known as Lots 892, 894, 895 & 899 on the Tax Assessor's Plat 65, located in an Industrial M-1 Zone, filed an application seeking a use variance for relief from Section 303-Use Code 15.9, halfway house, which is a prohibited use in all zoning districts; the current legal use of Lots 892 & 899 is textile storage, and Lots 894 & 895 are vacant. The applicant proposes to use the subject property as a residential release center that would provide housing, substance abuse and mental health treatment for clients transitioning from prison into the community. The lots in question together total approximately 19,985 square feet of land area.

III. NEW MATTERS

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 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 pursuant to Section 200 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 Downcity 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.

5:30 P.M.

GRAILY JAKISON, LLC, OWNER OF LOT 44 AND RICARDO ORTIZ, OWNER OF LOT 516: 289 Knight Street & 287 Knight Street, also known as Lots 44 & 516 on the Tax Assessor's Plat 32, located in a Residential R-3 Three-Family Zone and within the West Side Overlay District; filed an application pursuant to Section 200 requesting a dimensional variance for relief from Sections 105.3 and 304, seeking to reconfigure Lots 44 and 516 into two (2) new lots. The applicants propose to subtract 345.10 square feet of land area from Lot 516 (287 Knight St.) and adding said land area to Lot 44; thereby, reducing Lot 516 from 1,852.5 to 1,507.4 of land area, and adding 345.10 square feet of land area to Lot 44 (289 Knight St.); thereby, increasing said Lot from 1,108.3 to 1,453.5 square feet of land area. The existing bar/lounge on Lot 44 and the existing two-family dwelling with commercial use on Lot 516 will remain unchanged. Relief is sought from regulations governing lot area conformance, side yards, lot coverage, minimum lot area and minimum lot area per dwelling unit.

JENNEL, LLC, OWNER AND THOMAS DePETRILLO, APPLICANT: 425 Angell Street, also known as Lot 278 on the Tax Assessor's Plat 14, located in a Residential Professional R-P Zone; filed an application pursuant to Section 200 requesting a use variance seeking relief from Section 303-Use Code 42 to alter the basement of the existing building for a beauty service. The existing dental offices and travel agency will remain unchanged. The lot in question contains approximately 8,476 square feet of land area.

YING CHEN, OWNER: 195 George Street, also known as Lot 125 on the Tax Assessor's Plat 13, located in a Residential R-1 One-Family Zone; filed an application requesting a special use permit pursuant to Section 419.4 - Alterations in an R-1 Zone, which allows one dwelling unit per 5,000 square feet of land area, to change the existing building from a one-family to a three-family dwelling. The lot in question contains approximately 15,662 square feet of land area.

CROMWELL VENTURES, LLC, OWNER AND FEDERICO MANAIGO, APPLICANT: 55 Cromwell Street & 50R Sprague Street, also known as Lots 391 & 411 on the Tax Assessor's Plat 30, located in an Industrial M-1 Zone; filed an application requesting a dimensional variance for relief from Section 305 to redevelop the existing manufacturing buildings into fifty-two (52) residential apartments and commercial space. The proposed commercial space is allowed by right; relief is sought from regulations governing minimum lot area per dwelling unit. Further, a special use permit is sought for relief from Section 703.2 pursuant to Sections 707 and 707.1, the parking requirement; whereby, this proposal requires 118 parking spaces; 33 spaces would be provided on-site and 36 spaces on adjacent property. The lots in question together contain approximately 38,130 square feet of land area.

IV. APPEALS:

Pursuant to Rhode Island General Laws, Sections 45-24-57(1)(i), 45-24-64, and Section 902.1 of the Zoning Ordinance, the Zoning Board of Review will be sitting as an appellate board, the Board of Appeals, concerning the following Appeals:

1. APPEAL FROM THE DECISION OF THE LOCAL BUILDING OFFICIAL, AS DESIGNEE OF THE DIRECTOR OF THE DEPARTMENT OF INSPECTION AND STANDARDS

APPELLANT: Christopher P. Tompkins and Catherine L. Tompkins

PROPERTY OWNER: David Baskin

SUBJECT PROPERTY: **200 Hope Street**, also known as Lot 77 on the Tax Assessor's Plat 13

ZONING DISTRICT: Residential R-3 Three-Family Zone

Appeal from the February 7, 2013 issuance of a building permit by the Providence Building Official, as designee of the Director of the Department of Inspection and Standards, for renovations to the third floor only, relating to renovations to the kitchen, four (4) bedrooms and two (2) bathrooms.

**2. APPEAL FROM THE DECISION OF THE LOCAL BUILDING OFFICIAL, AS
DESIGNEE OF THE DIRECTOR OF THE DEPARTMENT OF INSPECTION
AND STANDARDS**

APPELLANTS: James and Dawn Robertson

PROPERTY OWNER: David Baskin

SUBJECT PROPERTY: **200 Hope Street**, also known as Lot 77 on the Tax Assessor's Plat 13

ZONING DISTRICT: Residential R-3 Three-Family Zone

Appeal from the February 7, 2013 issuance of a building permit by the Providence Building Official, as designee of the Director of the Department of Inspection and Standards, for renovations to the third floor only, relating to renovations to the kitchen, four (4) bedrooms and two (2) bathrooms.

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

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