

**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 Wednesday, May 28, 2014 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. NEW MATTERS:

RHODE ISLAND SCHOOL OF DESIGN: 189 Canal Street (bounded by Throop Alley & Hammett Lane), also known as Lot 585 on the Tax Assessor's Plat 10, located in a Downcity D-1 Central Business Zone and within the Downcity Overlay District; filed an application seeking a Special Use Permit pursuant to Section 303-Use Code 21.1, in the proposed change in the use of the existing building from offices, to higher education institutional uses. The lot in question contains approximately 7,160 square feet of land area.

LORING HOLDEN: 35-37 Pitman Street, also known as Lot 118 on the Tax Assessor's Plat 14, located in a Residential R-3 Three-Family Zone; filed an application seeking a Dimensional Variance to increase the use of the existing building from a two-family, to a three-family dwelling. A three-family use is permitted in the R-3 District, only when located on a lot containing 6,000 square feet of land area (2,000 square feet of land area per dwelling unit). The lot in question contains approximately 5,000 square feet of land area; thereby, relief is sought from Section 304, minimum lot area per dwelling unit.

IMPERIAL INVESTMENTS, INC.: 255 Waterman Street, also known as Lot 268 on the Tax Assessor's Plat 15, located in a General Commercial C-2 Zone; filed an application pursuant to Section 200, requesting a Dimensional Variance to change the use of the existing building from a doctor's office and residence, to a four (4) family dwelling only. A multi-family use is permitted in the C-2 District; the applicant seeks relief from Section 305, regulations requiring a minimum of 1,200 square feet of land area per dwelling. The lot in question contains approximately 4,760 square feet of land area; thereby, this proposal has a shortfall of 40 square feet of land area. Further, a Special Use Permit is sought for relief from Section 703.2 pursuant to Sections 707 and 707.1; whereby, the proposed use requires six (6) parking spaces, four (4) parking spaces would be provided.

CHRISTOPHER AOYAMA: 216 Killingly Street, also known as Lot 22 on the Tax Assessor's Plat 115, located in a Residential R-1 One-Family Zone; filed an application seeking a Use Variance to change the use of the existing building from a one-family, to a two-family dwelling. Relief is sought from Section 303-Use Code 12; said Section restricts the number of dwelling units to one unit only in an R-1 District. The lot in question contains approximately 4,423 square feet of land area.

SHOOTING STAR APARTMENTS, INC.: 24 Tecumseh Street, also known as Lot 193 on the Tax Assessor's Plat 5, located in a Residential R-3 Three-Family Zone; filed an application requesting a Dimensional Variance to construct a new shed dormer, 24 feet in length, on the north side of the roof of the existing three-family dwelling (which would not extend above the existing roof height nor would it extend beyond the alignment with the north wall of the structure) to increase the interior headroom of the third floor dwelling unit and provide for new windows. The applicant seeks relief from Sections 202.4 and 202.6, regulations governing the addition & enlargement and intensification of a building nonconforming by dimension; whereby, in an R-3 District, the minimum lot area per dwelling unit is 2,000 square feet of land area; the existing three-family dwelling sits on a 3,200 square foot lot; since the property is nonconforming by dimension (existing height, side yards and land area), construction improvements can be made by Board action only.

7:00 P.M.

ALEXIOS GEORGE CARAYANNOPOULOS: One Rhode Island Avenue, also known as Lot 26 on the Tax Assessor's Plat 41, located in a Residential R-1 One-Family Zone; filed an application seeking a Use Variance to change the use of the existing building from a one-family, to a two-family dwelling. Relief is sought from Section 303-Use Code 12; said Section restricts the number of dwelling units to one unit only in an R-1 District. The lot in question contains approximately 5,455 square feet of land area.

MANNI REALTY, LLC, OWNER OF LOT 197 AND ADMIRAL SMITH REALTY, LLC, OWNER OF LOTS 198, 200 & 201: 685 Admiral Street (Lot 198, consisting of 8,184 square feet of land area), 697 Admiral Street (Lot 200, consisting of 3,100 square feet of land area), 782 River Avenue (Lot 197, consisting of 4,400 square feet of land area) and 85 Crandall Street (Lot 201, consisting of 3,600 square feet of land area) on the Tax Assessor's Plat 79, Lot 198 is located in a Limited Commercial C-1 Zone and Lots 197, 200 & 201 are located in a Residential R-2 Two-Family Zone; filed an application requesting Use and Dimensional Variances pursuant to Section 200, seeking to demolish the existing residential structures on Lots 197, 200 & 201 and constructing two (2) parking areas to support the existing bakery located on Lot 198. Lots 197 & 198 would be merged into a new parcel consisting of 9,194 square feet of land area that would support the bakery and a new accessory parking area requiring relief from Section 303-Use Code 57 (expansion of the commercial use into the residential zone). Further relief is sought from Sections 303-Use Code 64.1 and 701, permitted uses, to provide a separate accessory parking area on a proposed new parcel consisting of 10,223 square feet of land area at the corner of Admiral and Crandall Streets that would further support the existing bakery.

II. APPEAL

Pursuant to Rhode Island General Laws, Sections 45-24-57(1)(i) and 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 Appeal:

APPEAL FROM THE DECISION OF THE PROVIDENCE CITY PLAN COMMISSION

APPELLANTS: David Mills, et al.

PROPERTY OWNER: SWAP, Inc.

SUBJECT PROPERTY: 66 Huber Avenue, also known as Lot 894 on the Tax Assessor's Plat 80

ZONING DISTRICT: Residential R-2 Two-Family Zone

The Appellants are appealing the Decision of the City Plan Commission dated March 6, 2014, related to Preliminary Plan Approval for Minor Land Development Project No. 12-027 MI.

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 AVAILABLE AT BUILDING ACCESSIBLE FROM GREENE STREET.

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. (postponed to April 7, 2014)

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

Monday, May 5, 2014 at 5:30 P.M. (postponed to May 28, 2014)

Monday, May 19, 2014 at 5:30 P.M.

Monday, June 2, 2014 at 5:30 P.M. (postponed June 25, 2014)

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

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.