



## Zoning Board of Review

PUBLIC NOTICE  
CITY OF PROVIDENCE  
ZONING BOARD OF REVIEW  
444 WESTMINSTER STREET (2<sup>ND</sup> 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, June 25, 2014 at 4:00 P.M., 6:00 P.M. & 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:

**4:00 P.M.**

### **I. NEW MATTERS**

**TRINITY REPERTORY COMPANY:** 201 Washington Street, also known as Lot 186 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' that would be roof mounted (west side) atop the existing theater. 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. The lot in question contains approximately 15,300 square feet of land area.

**SUZETTE M. MACIEL:** 11 Clarendon Avenue, also known as Lot 69 on the Tax Assessor's Plat 40, located in a Residential R-1 One-Family Zone; filed an application requesting a Dimensional Variance for relief from Sections 202.4, 304, 304.1 and 304.1(Footnote 4) to raise the height of the existing one-family dwelling from 1.5 stories to two stories. Further, a 26' x 10' addition is proposed at the rear of the existing structure at a height of 2.5 stories. The applicant is seeking relief from regulations governing addition and enlargement of a building nonconforming by dimension; minimum front yard; minimum side yards; maximum building height; and averaging front yards. The lot in question contains approximately 4,000 square feet of land area.

**RICHARD JONES:** 471-481 Charles Street, also known as Lot 213 on the Tax Assessor's Plat 71, located in a Residential R-3 Three-Family Zone; filed an application seeking a Use Variance for relief from Section 303-Use Code 14, and a Dimensional Variance for relief from Sections 304, 402, 403(B), 403(I) and 417 to alter the existing building in the rear by adding one dwelling unit, this building also contains a three (3) bay garage (requiring no change in building height or footprint). The main building contains three (3) dwelling units; no changes are proposed for that structure. The applicant seeks relief from regulations governing permitted uses; whereby, in an R-3 district, the number of residential units on one lot is restricted to three

(3) dwelling units only; this proposal would increase the number of residential units to four (4). Further relief is sought from regulations governing minimum side yards; minimum rear yard; accessory family dwelling units; lot area related to accessory structures; placement of accessory structures in a rear yard; and multiple principal residential buildings. The lot in question contains approximately 6,827 square feet of land area.

KYLTIFF INVESTMENTS & CONSULTANTS, LLC: 50 & 54 Spicer Street, also known as Lots 769 & 770 on the Tax Assessor's Plat 59, located in a Residential R-1 One-Family Zone; filed an application requesting a Dimensional Variance for relief from Section 204.2 to construct a 24' x 44' single-family dwelling on Lot 770. Lot 769 contains an existing one-family dwelling, which will remain unchanged. 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 purposes of the Ordinance. In this instance, both lots are substandard in land area and are recorded under the same ownership. The applicant seeks to retain the Lots separately and construct the proposed single-family on Lot 770. The lots in question each contain approximately 3,200 square feet of land area.

ANTON P. GIEDT & NANCY GAGLIANO GIEDT: 163 Governor Street, also known as Lot 65 on the Tax Assessor's Plat 14, located in a Residential R-3 Three-Family Zone; filed an application requesting a Dimensional Variance for relief from Sections 202.4, 304, 304.1(Footnote 10) and 704.2(C) to construct a new 24' x 22' addition in the rear yard (east) attached to the existing single-family dwelling that would support a 2-bay garage with roof deck and pergola above garage. The applicant seeks relief from regulations governing the addition and enlargement of a structure nonconforming by dimension; front yard setback; minimum side yards; lot coverage; and the rear yard paving restriction. The lot in question contains approximately 5,358 square feet of land area.

**6:00 P.M.**

RPS ASSOCIATES, LLC: filed an application requesting a Dimensional Variance and Special Use Permit in order to construct two (2) new commercial buildings: a 4,316 square foot quick-serve restaurant with two (2) drive-thru lanes and an 8,400 square foot retail store, along with any associated site improvements on the property located at 48, 50 & 54 Plainfield Street and 4, 6, 10 & 14 Atwood Street (bounded by Dike St.), also known as Lots 46, 47, 66, 98, 99, 100 & 101 on Tax Assessor's Plat 105; Lots 46, 66, 99 100 & 101 being located in a General Commercial C-2 Zone and Lots 47 & 98 being located in an Industrial M-1 Zone. The applicant is requesting a Dimensional Variance for relief from Sections 305, 305.1(Footnote 10), 425.2, 425.2(A), 425.2(B), 604.3 and 607.3, which are regulations governing front yard setback, landscaping, and freestanding menu board signs. Further, a Special Use Permit is sought pursuant to Section 303(5.0)-Use Codes 57.1 and 57.2, to construct the proposed new restaurant at over 2,500 gross square feet and to permit operation of two (2) drive-thru lanes in the C-2 Zone. Together, the lots in question contain approximately 64,295 square feet of land area.

**7:00 P.M.**

## **II. APPEALS**

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 Appeals:

### **1. APPEAL FROM THE DECISION OF THE 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.

### **2. APPEAL FROM THE DECISION OF THE PROVIDENCE HISTORIC DISTRICT COMMISSION**

APPELLANTS: Providence Preservation Society; Green Lot, LLC; Monohassett Mill Condominium Association; Clay Rockefeller; Eagle Square Condominium Association, Erik Bright; and Steelyard

PROPERTY OWNER: General Electric Company

SUBJECT PROPERTY: 586 Atwells Avenue, also known as Lots 282, 556, 657, 30 & 634 on the Tax Assessor's Plat 30

The Appellants are appealing the Decision of the Providence Historic District Commission issuing a Certificate of Appropriateness dated May 5, 2014, concerning the proposed demolition of the existing structure(s).

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)**

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**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](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.**