



## 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, February 4, 2015 at 5:30 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:

**5:30 P.M.**

### **I. NEW MATTERS**

THE NARRAGANSETT ELECTRIC COMPANY, OWNER AND CV SSL GARAGE, LLC, APPLICANT: 342 Eddy Street, also known as Lot 429 on the Tax Assessor's Plat 21, located in a D-1 Downtown-Central Business District and within the I-3 Downtown Educational Institutions District; filed an application requesting a DIMENSIONAL VARIANCE for relief from Sections 502.2(A)(2), 502.2(E)(2), and 502.4(A)(i)(a) to construct a new eight-story, 254,278 square foot parking garage that would provide approximately 744 parking spaces. The applicant seeks relief from regulations governing permitted uses at ground level, maximum width of driveway access and ground floor ceiling height. The lot in question contains approximately 285,175 square feet of land area.

SALEM GOSPEL MISSION INTERNATIONAL: 607 Potters Avenue (at Greenwich St.), also known as Lots 592 & 629 on the Tax Assessor's Plat 49, located in a Residential R-3 Three-Family Zone; filed an application requesting a DIMENSIONAL VARIANCE for relief from Sections 304, 304.1 (Footnote 4), 607, 607.1, 704.2(A), 704.2(B), 704.2(C) and 704.2(D). The applicant seeks to demolish the existing church and construct a new 100' x 81' church. Further relief is sought from the parking requirement at Section 703.2 pursuant to Sections 707 and 707.1, a SPECIAL USE PERMIT; whereby, this proposal requires 58 parking spaces; 21 spaces would be provided; therefore, there is a shortfall of 37 parking spaces. The applicant seeks relief from regulations governing the height restriction, front yard setback, signs, paving limitations and number of curb cuts. Three (3) signs are proposed: one (1) sign at 17' x 1' and two (2) signs at 5' x 3' each. The lots together contain approximately 22,000 square feet of land area.

TTS, LLC: 24 South Angell Street, also known as Lot 463 on the Tax Assessor's Plat 15, located in a General Commercial C-2 Zone; filed an application pursuant to Section 200 requesting a SPECIAL USE PERMIT for relief from Section 702.3, the parking requirement, pursuant to Sections 707 and 707.1, and relief from Section 305 (Footnote 8), a DIMENSIONAL VARIANCE, for relief from the rear yard setback requirement to change the use of the first floor from business to a restaurant having a maximum capacity of 30 seats. The applicant proposes to construct a one-story 5' x 7'6" addition at the rear north corner of the building and a 7' x 10' delivery deck at the rear of the building. No change is proposed for the existing three (3) dwelling units. The subject property currently supports three (3) parking spaces; the proposed 30 seat restaurant requires eight (8) additional parking spaces, which due to site restrictions cannot be provided on site. The lot in question contains approximately 3,443 square feet of land area.

STEPHEN PULEO, JR. & MICHELLE P. BOUTIN: 54 Gano Street, also known as Lot 555 on the Tax Assessor's Plat 17, located in a Residential R-2 Two-Family Zone; filed an application requesting a USE VARIANCE for relief from Section 303-Use Code 64.1 (parking lot, principal use) to construct a parking lot to support four (4) vehicles. The applicant seeks relief from the use restriction; whereby, a principal use parking lot is not permitted within the R-2 district. The lot in question contains approximately 3,331 square feet of land area.

#### **7:00 P.M.**

SUZY V. FRATER: 42 Irving Avenue, also known as Lot 510 on the Tax Assessor's Plat 39, located in a Residential R-1 One-Family Zone; filed an application requesting a DIMENSIONAL VARIANCE for relief from the definition of "Accessory Living Quarters" and Section 403(B) to alter the existing garage located in the rear yard of the property that would be used as accessory living quarters in conjunction with the existing single-family dwelling. Accessory living quarters are permitted in the R-1 district; the applicant proposes to include a kitchen within the accessory quarters that would be contained within the existing envelop of the rear structure, no new exterior construction is proposed. Further relief is sought from the side and rear yard requirements and the height restriction. The lot in question contains approximately 10,000 square feet of land area.

ELLEN T. LARA, CELIA LARA & EAMON LARA: 27-29 Phillips Street, also known as Lot 147 on the Tax Assessor's Plat 8, located in a Residential R-2 Two-Family Zone; filed an application requesting a USE VARIANCE to increase the number of dwelling units in the existing building from two (2) to three (3) residential units. The applicant seeks relief from Sections 201.2 and 303-Use code 13, the use restriction; whereby, dwellings in an R-2 district are restricted to two (2) units only. Further, the applicant is requesting a SPECIAL USE PERMIT for relief from Section 703.2 pursuant to Sections 707 and 707.1, the parking requirement; whereby, this request requires four (4) parking spaces; there is a shortfall of two (2) parking spaces. The lot in question contains approximately 5,228 square feet of land area.

## **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**

**APPELLANT:** West River Commerce Center Annex, LLC

**PROPERTY OWNER:** Cove Road Development Corporation

**SUBJECT PROPERTY:** 181 Corliss Street, also known as Lot 376 on the Tax Assessor's Plat 74

The Appellant is appealing the Decision of the City Plan Commission dated November 20, 2014, concerning Master Plan and Notice of Appeal for Major Land Development Project 14-038 MA, related to the proposed construction of a four-story 124 room extended stay hotel with 127 parking spaces.

**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**

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**FREE PARKING AVAILABLE AT BUILDING ACCESSIBLE FROM GREENE STREET.**