



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 Westminister Street, Providence, Rhode Island on Tuesday, March 3, 2015 at 5:30 P.M.** when all persons interested will be heard for or against the granting of the following applications pursuant to Section 1703 of the Zoning Ordinance:

I. The following matter was continued from February 4, 2015, for further details:

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 requesting a DIMENSIONAL VARIANCE for relief from Table 5-1, the rear yard setback requirement of 20 feet (proposing 2'1"), to change the use of the first floor from business to a restaurant having a minimum 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. This proposal meets the parking requirement under Section 1410(7) of the 2014 Zoning Ordinance. The lot in question contains approximately 3,443 square feet of land area.

II. New Matters

JOHN T. A. ROMANO: 463 Broadway, also known as Lots 677 & 678 on the Tax Assessor's Plat 33, located in a Residential Professional R-P District and within the Broadway Historic District, filed an application requesting a DIMENSIONAL VARIANCE for relief from Table 4-1, regulations governing the rear yard setback, maximum rear yard impervious surface coverage and maximum total impervious surface coverage. The applicant proposes to demolish the existing two-car garage at the rear of the existing structure and replace it with a new 3,186 square foot two-story plus basement addition to provide for four (4) additional treatment rooms, a meeting room and file storage for the existing doctor's office. The existing two dwelling units will remain unchanged. The lot in question contains approximately 8,050 square feet of land area.

TOWANDA REALTY, LLC: 273 Huxley Avenue, also known as Lot 257 on the Tax Assessor's Plat 119, located in a Residential R-2 Two-Family Zone; filed an application requesting a DIMENSIONAL VARIANCE for relief from Sections 704.2(A) and 704.2(B) (pursuant to Section 902 of the 1991 Zoning Ordinance), to extend the front yard paving to 63 percent (33 percent allowed), and to pave a portion of the northerly side yard at the front of the existing two-family dwelling (only one side yard is permitted to be paved). The applicant seeks relief from regulations governing the paving restrictions. The lot in question contains approximately 5,243 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 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.

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FREE PARKING AVAILABLE AT BUILDING ACCESSIBLE FROM GREENE STREET