



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 Tuesday, May 5, 2015 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 1703 of the Zoning Ordinance:

5:30 P.M.

I. On April 7, 2015, the Board continued the following matter for further details:

SMZ INVESTMENTS, INC.: 25 Winona Street, also known as Lot 144 on the Tax Assessor's Plat 124, located in a Residential R-1 One-Family Zone; filed an application requesting a DIMENSIONAL VARIANCE seeking relief from Section 402(D) Table 4-1, in accordance with Section 1902. Lot 144 contains approximately 9,600 square feet of land area. The applicant proposes to subdivide said Lot into two (2) new lots each containing 4,800 square feet of land area. The R-1 district requires new lots to be a minimum of 5,000 square feet. Proposed for each new lot would be a 42' x 30' two-story plus basement single-family dwelling. Relief is sought from regulations governing minimum lot area.

II. NEW MATTERS

TANGLEWOOD ROAD, LLC: 75 Harriet Street & 446 Prairie Avenue, also known as Lots 635 & 598 respectively, on the Tax Assessor's Plat 48, located in a Residential R-3 Three-Family Zone, filed an application requesting a SPECIAL USE PERMIT seeking relief from Article 12 - Section 1201, Use Matrix Table 12-1 to use the existing vacant lots for surface parking to support the existing day care facility located at 20 Miner Street (Plat 48, Lot 1131). The lots in question together contain approximately 6,400 square feet of land area.

PATRICK N. LEONARD: 131-133 Oakland Avenue, also known as Lot 25 on the Tax Assessor's Plat 69, located in a Residential R-3 Three-Family, filed an application requesting a DIMENSIONAL VARIANCE seeking relief from Article 4 - Section 402, Table 4-1; a USE VARIANCE pursuant to Article 12 - Section 1201, Use Matrix Table 12-1 and a DIMENSIONAL VARIANCE pursuant to Article 20 - Section 2002(C)(3) to increase the number of dwelling units from three (3) to four (4) residential units. The applicant seeks relief from regulations governing the use restriction; whereby, in an R-3 district the number of dwelling units is restricted to three (3) units; relief from the side yard setback in order to construct a new 3.41' x 5.5' basement exit at the south side yard; and relief from restrictions relating to the enlargement of an existing structure nonconforming by dimension. The lot in question contains approximately 4,018 square feet of land area.

TAMAR PAULL & KRISTIE EVANS PAULL: 1076 Smith Street, also known as Lot 4 on the Tax Assessor's Plat 83, located in a Residential R-1 One-Family Zone, filed an application requesting a DIMENSIONAL VARIANCE seeking relief from Article 4 - Section 402(B)(1) pursuant to Table 4-1 and Article 20 - Section 2002(C)(3), to construct a new 23'67" x 16' single-story addition to the existing single-family dwelling to provide for a new bedroom and bath attached to the westerly side of the structure. The applicant seeks relief from regulations governing front yard setback, and relief from regulations relating to the enlargement of an existing structure nonconforming by dimension. The lot in question contains approximately 10,500 square feet of land area.

PRI XIV, LP: 197-209 Fountain Street (bounded by Empire St., Greene St. and Broadway), also known as Lots 116 & 436 on the Tax Assessor's Plat 25, located in a D-1 Downtown District, filed an application requesting a USE VARIANCE seeking relief from Article 12 - Section 1201, Use Matrix Table 12-1, to continue the use the subject property for surface parking. The applicant seeks relief from the use restriction; whereby, surface parking lots are not permitted within the D-1 district. The lots in question together contain approximately 44,547 square feet of land area.

7:00 P.M.

The following matter is continued to June 2, 2015

PROVIDENCE RESCUE MISSION: 127 Daboll Street, also known as Lot 52 on the Tax Assessor's Plat 44, located in a Residential R-3 Three-Family Zone, filed an application requesting a USE VARIANCE seeking relief from Article 12 - Section 1201, Use Matrix Table 12-1, to change the use of the existing building from rooming/boarding to a transitional shelter. The applicant seeks relief from regulations governing permitted uses; whereby, transitional shelters are not permitted within an R-3 district and a DIMENSIONAL VARIANCE for relief from the parking requirement pursuant to Article 14 - Section 1402, Table 14-1, which requires one (1) parking space per four (4) beds, subject plans indicate sixteen (16) beds requiring four (4) parking spaces; three (3) parking spaces would be provided; therefore, there is a shortfall of one (1) parking space. The lot in question contains approximately 4,000 square feet of land area.

III. Appeal

Pursuant to Rhode Island General Laws, Sections 45-24-57(1)(i) and 45-24-64, and Section 1913(D) 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 DIRECTOR OF THE DEPARTMENT OF INSPECTION AND STANDARDS

APPELLANT: West River Commence 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

ZONING DISTRICT: Industrial M-1

The Appellant is appealing the Decision of the Director dated February 24, 2015, approving the use of the subject property for a hotel.

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

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FREE PARKING AVAILABLE AT BUILDING ACCESSIBLE FROM GREENE STREET