

Marc A. Greenfield
Chair



Jorge O. Elorza
Mayor

PUBLIC NOTICE
CITY OF PROVIDENCE
ZONING BOARD OF REVIEW
444 WESTMINSTER STREET, 2ND FLOOR
PROVIDENCE, RHODE ISLAND 02903

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, March 22, 2016 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:

5:30 P.M.

I. CONTINUED MATTERS:

18 BRIDGE STREET, LLC (Owner) and TEL AVIV, LLC (Applicant): 18 Bridge Street (formerly known as 530 South Water Street) and also known as "Corliss Landing" bounded by Bridge Street (formerly South Water Street) and Point Street (formerly Bridge Street) and South Water Street (formerly South Main Street), and also known as Lot 8 on the Tax Assessor's Plat 18, located in a W2 Mixed-Use Waterfront Zone; filed an application requesting a SPECIAL USE PERMIT for live entertainment as an ancillary use to the existing restaurant use, pursuant to Sections 12.1, 1202Q, and 1901 of the Zoning Ordinance. No exterior alteration is proposed. The lot in question contains approximately 87,385 square feet of land area.

IMPERIAL INVESTMENTS, INC., (Sathuan K. Sa), 7 Mount Hope Avenue, aka 55 Locust Street, Plat 6 Lot 95, located in an R-2 Residential District, and a Providence Landmark District; filed an application for a USE VARIANCE for relief from Table 12-1 (Use Matrix) to establish Multi-Family use (26 units); and a DIMENSIONAL VARIANCE seeking relief from Table 4-1 Front Yard Setback, and Maximum Impervious Surface for parking. The lot in question contains approximately 43,560 square feet.

II. NEW MATTERS:

GRANDSTAND LAND DEVELOPMENT, LLC and PUCCI ANGELL: 5 & 19 Bernon Street, Plat 68 Lots 530 and 357, located in an R-3 Residential Zone; filed an application for USE AND DIMENSIONAL VARIANCE to construct a new building and parking lot, seeking relief from Article 4: 402 Table 4-1 Setbacks, and Article 12: 1201 Use Matrix, Table 12-1. The lots contain 3,076 and 2,464 square feet.

LARISA ENTIN 150-152 University Avenue, Plat 39, Lot 394, located in an R-2 Residential District; filed an application for DIMENSIONAL VARIANCE seeking relief from Table 4-1 Pavement Coverage and 1407 B (2) to allow more than One(1) Curb Cut in order to provide front yard parking. The lot in question contains approximately 3,028 square feet.

COELHO REALTY, INC., 938 Branch Avenue, Plat 102 Lot 24, located in an R-3 Residential Zone; filed an application for USE VARIANCE to convert a four family to five family seeking relief from Article 20 Section 2001 C Intensification of a Nonconforming Use. The lot in question contains approximately 10,000 square feet.

III. APPEALS:

Pursuant to Rhode Island General Laws, Sections 45-24-57(1)(i) and 45-24-64, and Section 1918(B) of the Zoning Ordinance, the Zoning Board of Review will sit as an appellate board, the Zoning Board of Appeals, concerning the following:

1. APPEAL FROM THE DECISION OF THE CITY PLAN COMMISSION

APPELLANT: Cove Road Development Corporation
PROPERTY OWNER: Corliss Center, LLC
LOCATION OF PREMISES: 200 Corliss Street & 303 West River Street, Plat 74 Lots 379 & 399
APPELLEES: Providence City Plan Commission and Property Owner

Appeal from Providence City Plan Commission's October 27, 2015 grant of Master Plan Approval for Major Land Development Project (15-039 MA) for construction of three (3) three-story buildings.

2. APPEAL FROM THE DECISION OF THE CITY PLAN COMMISSION

APPELLANT: West River Commerce Center Annex, LLC and Corliss Center, LLC
PROPERTY OWNER: Cove Road Development Corporation
LOCATION OF PREMISES: 181 Corliss Street
APPELLEES: Providence City Plan Commission and Property Owner

Appeal from Providence City Plan Commission's December 15, 2015 Grant of Final Plan Approval for Major Land Development Project (14-038MA) to construct extended stay hotel.

3. APPEAL FROM THE DECISION OF THE CITY PLAN COMMISSION

APPELLANT: Rhode Island Hospital
PROPERTY OWNER: Rhode Island Hospital
LOCATION OF PREMISES: 593 Eddy Street, Plat 22 Lot 349
APPELLEE: Providence City Plan Commission

Appeal from Providence City Plan Commission's December 18, 2015 Notice of Denial of Institutional Master Plan Amendment to demolish Southwest Pavilion building.

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 DISCRETION 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.

Jeffrey L. Lykins, RA
Director
Acting Secretary to the Zoning Board of Review
(401) 680-5777
jlykins@providenceri.com

FREE PARKING AVAILABLE AT BUILDING ACCESSIBLE FROM GREENE STREET