

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 Westminister Street, Providence, Rhode Island on Wednesday, April 13, 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:

ANIBAL TILLET (Owner) 235 Thurbers Avenue, Plat 54, Lot 903, located in an R-3 Residential District, applied for a USE VARIANCE seeking relief from Table 12-1 for a mixed use structure (restaurant 3,500 square feet or less, personal service establishment/beauty salon, retail goods establishment 3,500 square feet or less, and office) and Table 16-1 (Signs), to permit a free-standing sign 8 ft. x 6 ft. at 18 ft. in height in the R-3 Zone. The lot in question contains approximately 8,250 square feet.

DOMINGO HERNANDEZ (Owner) 51-55 Seabury Street, Plat 43, Lot 1025, located in an R-3 Residential District, applied for a USE VARIANCE, seeking relief from Table 12-1 Use Matrix. The applicant proposes to convert the existing garage for Personal Service Establishment: car detailing. The lot in question contains approximately 8,000 square feet.

DOMINGO HERNANDEZ (Owner) 9-11 & 13 Seabury Street, Plat 43, Lot 179 & 180, located in an R-3 Residential District, applied for a USE VARIANCE, seeking relief from Table 12-1 Use Matrix for a storage shed and a SPECIAL USE PERMIT seeking approval for parking lot as a principle use. The lots in question contain approximately 3,200 square feet each.

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:

SUMMIT RI LANDLORD LLC (Owner) and D+P REAL ESTATE ADVISORS LLC (Applicant): 99 Hillside Avenue, also known as Lot 655 on the Tax Assessor's Plat 91, located in a Residential R-1 Zone; filed an application requesting a USE VARIANCE seeking relief from Table 12-1 Use Matrix: Multi-Family use; and requesting DIMENSIONAL VARIANCES seeking relief from Sections 1607(E), freestanding signs permitted for institutional uses only in R1 zone; and 1607(K), wall signs permitted for non-residential uses. The applicant proposes to convert a vacant 35-unit four-story assisted living facility into a 22-unit multifamily residential dwelling. No changes are proposed to the nursing home located on the property except for the demolition of a bridge connecting the nursing home and the vacant assisted living building. The applicant also proposes to install a 5' x 3' freestanding sign near the entrance of the property and a 5' x 5' wall sign affixed to the multifamily dwelling, both signs to display the property address. The lot contains approximately 118,879 square feet of land area.

FARVIEW, INC. (Owner) and BROWN UNIVERSITY (Applicant): 434, 436, 442, 444, and 450 Brook Street; and 167 and 169 Cushing Street; a/k/a Plat 13, Lots 35, 36, 37, 38, 39, 33, and 41, all located in the C-2 General Commercial District and in an I-3E Educational Institutional Overlay District; filed an application requesting a SPECIAL USE PERMIT seeking relief from Table 12-1 Use Matrix: Parking Lot (Principal Use), in the proposed demolition of the existing structures and the use of the property as a commercial parking lot for the general public. Parking for educational use would be permitted as of right. The lots contain a combined total of approximately 32,454 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.

Jeffrey L. Lykins, RA
Director
Acting Secretary to the Zoning Board of Review
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FREE PARKING AVAILABLE AT BUILDING ACCESSIBLE FROM GREENE STREET