

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 Wednesday, May 4th, 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. NEW MATTERS:

PRI XIV, LP (Owner): 197 Fountain Street and 45 Green Street, Plat 25, Lots 116 and 436, located in a D-1-200 Downtown District, applied for a USE VARIANCE , seeking relief from Article 1200, Table 12-1 Use Matrix for a surface parking lot. The lots contain approximately 40,519 and 16,148 square feet.

PRI XII, LP (Owner): 133 Fountain Street aka 111 Fountain Street, Plat 25, Lots 422 and 444, located in a D-1-120 Downtown District, applied for a USE AND/OR DIMENSIONAL VARIANCE, seeking relief from Article 1907 E. 2. c. vii, to demolish a structure prior to receiving a permit for new construction. The lots contain approximately 22,796 and 4,068 square feet.

OMNI COMBINED W.E., LLC (Owner): 28, 32, and 40 Jones Street, Plat 26, Lots 244, 162 and 242, located in an R-4 Residential District and 37 Jones Street, Plat 26, Lot 67, located in a M-MU-90 Mixed-Use Industrial District, applied for a DIMENSIONAL VARIANCE and SPECIAL USE PERMIT for a multifamily use (12 units) and a parking lot, seeking relief from Table 402 and 12-1 Use Matrix. The lots contain approximately 2,413, 2,054, 2,075, and 3,800 square feet.

DOUGLAS AVE PROPERTIES, LLC (Owner) and Dean DeNuccio (Applicant): 21, 25, 27-29, 31-33, and 35 Douglas Avenue, and 23 North Davis Street, Plat 3, Lots 518, 88, 134, 135, 136, and 157, located in an R-3 Residential District, applied for a USE VARIANCE, DIMENSIONAL VARIANCE, and a SPECIAL USE PERMIT for an addition and a parking lot, seeking relief from Table 402 and 12-1 Use Matrix. The lots contain approximately 5,048, 4,000, 4,000, 4,000, 2,000 and 2,000 square feet.

MICHAEL EIDES (Owner): 20-22 Sargent Avenue, Plat 7 Lot 54, located in an R-2 Residential District, applied for USE VARIANCE for a three family dwelling, seeking relief from Table 12-1 Use Matrix. The lot contains approximately 8,000 square feet.

II. APPEAL:

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:

APPEAL FROM THE INTERPRETATION OF THE DIRECTOR OF INSPECTION AND STANDARDS

APPELLANT: Northland Environmental, LLC
PROPERTY OWNER: Northland Environmental, LLC
SUBJECT PROPERTY: 252 Allens Avenue, Plat 47, Lot 655, W-3 Port/Maritime Industrial District
APPELLEE: City of Providence

Appeal from the Director of Inspection and Standards Letter of Interpretation, dated March 22, 2016.

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
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FREE PARKING AVAILABLE AT BUILDING ACCESSIBLE FROM GREENE STREET