

Marc A. Greenfield  
Chair



Jorge O. Elorza  
Mayor

PUBLIC NOTICE  
CITY OF PROVIDENCE  
ZONING BOARD OF REVIEW  
444 WESTMINSTER STREET, 2<sup>ND</sup> 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, August 30, 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:

**I. NEW MATTERS:**

DELTA II INVESTMENTS, LLC (Owner): 120 Taylor Street and 54-56 Glenham Street, Plat 45 Lot 661, located in an R-3 Residential District, applied for a DIMENSIONAL VARIANCE seeking relief from Table 4-1: Residential District Standards for minimum lot area, width, and rear yard setback, to subdivide a lot containing two primary structures. The lot contains approximately 4,000 square feet.

MICHAEL S. MARINO (Owner): 30 Stimson Avenue, Plat 11, Lot 18, located in an R-1 Residential District and Historic District Overlay, applied for a DIMENSIONAL VARIANCE for the construction of an accessory structure seeking relief from section 1302(A)(6): maximum height restriction. The lot contains approximately 12,736 square feet.

KAREN PEREZ GARCIA (Owner): 165 Pocasset Avenue, Plat 108, Lot 531, located in an R-3 Residential District, applied for a USE and DIMENSIONAL VARIANCE to use the 1st floor for a real estate office, seeking relief from Table 12-1: Use Matrix (Real Estate Office not allowed) and Table 14-1: required parking. The lot contains approximately 2,959 square feet.

PETER KARCZMAR and CATHERINE LUND (Owners): 410 Hope Street, Plat 9, Lot 34, located in an R-3 Residential District, applied for a SPECIAL USE PERMIT, seeking relief from Table 12-1: Use Matrix, for Parking Lot as principal use. The lot contains approximately 2,850 square feet.

PETER M. SCOTTI (Owner) and DESISTO LAW, LLC (Applicant): 335 Hope Street, Plat 11, lot 37 located in an R-1 Residential District, applied for a USE VARIANCE, seeking relief from Table 12-1: Use Matrix, to convert a portion of 2<sup>nd</sup> and 3<sup>rd</sup> floors into office space (not allowed in a residential district). The lot contains approximately 10,463 square feet.

AILEEN PACHECO (Owner): 45 Fremont Street, Plat 17, lot 27 located in an R-2 Residential District, applied for a DIMENSIONAL VARIANCE, seeking relief from Table 4-1: Residential District Standards for front, side, and rear setbacks in the proposed construction of a two family dwelling. The lot contains approximately 5,000 square feet.

GRACE PEDREIRA (Owner): 27 Fremont Street, Plat 17, Lot 593 located in an R-2 Residential District, applied for a USE VARIANCE seeking relief from Table 12-1: Use Matrix to convert the 3<sup>rd</sup> floor into a 3<sup>rd</sup> apartment exceeding the number of dwelling units for the district. The lot contains approximately 5,000 square feet.

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  
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FREE PARKING AVAILABLE AT BUILDING ACCESSIBLE FROM GREENE STREET