

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 Thursday, November 17, 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. CONTINUED MATTER:**

REFOCUS INC. (Applicant) c/o CHRISTINE M. KAVANAGH (Owner): 45 Opper Street, Plat 98, Lot 464, located in an R-2 Residential District; filed an application requesting a USE VARIANCE seeking relief from Table 12-1: Use Matrix in the proposed construction of a Parking Lot as a Principal Use. The lot contains 6,768 square feet of land area.

**II. NEW MATTERS:**

CASSISI GROUP (Applicant & Owner) and FAMILY DOLLAR (Lessee): 254 Cranston Street, Plat 30, Lot 136, located in a C-2 General Commercial District; filed an application requesting a DIMENSIONAL VARIANCE seeking relief from Table 16-1: Freestanding Sign Regulations in the proposed installation of a free standing sign exceeding the maximum area of signage by 10 square feet. The lot contains 24,600 square feet of land area.

QURESHI PROPERTIES, LLC (Owner & Applicant): 453 Manton Avenue, Plat 95, Lot 64, located in a C-2 General Commercial District; filed an application requesting a SPECIAL USE PERMIT seeking relief from Table 12-1: Use Matrix (vehicle dealership/repair/service) allowed only by special use. The proposed property would be converted to tire sales and service. The lot contains 3,501 square feet of land area.

PRIME GROUP HOLDINGS (Applicant) and STOR MORE RI, LLC (Owner): 540 and 550 Veazie Street, Plat 78, lots 450 and 451, located in an M-MU-75 Mixed-Use Industrial District; filed an application requesting a USE VARIANCE seeking relief from Table 12-1: Use Matrix (warehouse or self-storage) not allowed in this zone, in the proposed construction of a one story 20,000 square feet self-storage facility. The lots contain 167,718 square feet and 127,897 square feet of land area.

JOSEPH R. DEPENA (Owner & Applicant): 38 Lucy Street, Plat 94, Lot 47, located in an R-2 Residential District; filed an application requesting a DIMENSIONAL VARIANCE seeking relief from sections 2003 (E) MERGER OF SUBSTANDARD LOT OF RECORD, Table 4-1; 402 (dimensional standards): front and rear yards set backs, 1302 (A-6): maximum height for accessory structure, in the proposed construction of a one family dwelling and detached garage (exceeds 20'). The lot contains 3,800 square feet of land area.

ROBERT E. DUPRE, JR. (Applicant) and ELEMENTARY, LLC (Owner): 20 Almy Street also known as 14 Meader Street, Plat 32, lot 104, located in an R-3 Residential District; filed an application requesting a USE and DIMENSIONAL VARIANCE seeking relief from Table 12-1: Use Matrix exceeding the number of dwelling units allowed in the zone, and Table 4-1: maximum impervious pavement allowed in rear yard, in the proposed conversion of grade school into ten apartments. The lot contains 16,696 square feet of land area.

### **III. BUSINESS MEETING**

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) 421-2489, 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) 421-2489, POR LO MEMOS 48 HORAS ANTES DE SU FECHA DE JUICIO.

David Rodio, ABO  
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FREE PARKING AVAILABLE AT BUILDING ACCESSIBLE FROM GREENE STREET