



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, August 16, 2017 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. MATTERS TO BE CONTINUED:

RICHARD KNOEDLER (Applicant) and LOWER WICK PROPERTIES, LLC (Owner): 156-158 Wickenden Street, Plat 16, Lot 465, located in a C-2 Commercial District. Application for DIMENSIONAL VARIANCE seeking relief from Table 5-1: Rear Yard Setback for a one-story addition in the rear to extend kitchen area. The lot in question contains 3,357 square feet of land area.

TO BE CONTINUED TO SEPTEMBER 13, 2017.

JOSEPH MANCINO (Applicant & Owner): 695, 697, and 699 Manton Avenue, Plat 34, Lots 154, 393, and 394, located in an R-2 Residential District. Application for USE VARIANCE seeking relief from Table 12.1 Use Matrix for 3 three-family dwellings, one each on three lots in a two family zone. The lots contain 4,000, 5,000, and 5,000 square feet of land area.

MOTION TO CONTINUE TO OCTOBER 11, 2017

II. NEW MATTERS:

JOSEPH ALOISIO (Applicant) and ALOISIO ENTERPRISES, LLC (Owner): 961 Manton Avenue, Plat 80, Lot 913, located in a C-2 General Commercial District. Application for DIMENSIONAL VARIANCES seeking relief from Table 5-1: Minimum Rear and Interior Side Yard Setbacks to create an office in an existing structure. The lot contains 9,167 square feet of land area.

THE WILBURY THEATRE GROUP (Applicant) and SONOMA PROPERTIES OF RI, LLC (Owner): 40 Sonoma Court, Plat 62, Lot 488, located in an M-MU-75 Mixed-Use Industrial District. Application for a SPECIAL USE PERMIT pursuant Table 12-1: Use Matrix and Section 1202.Q for a Live Performance Venue.

BAHMAN JALILI (Applicant) and HOPE 59, LLC (Owner): 201 Transit Street, Plat 16, Lot 382, located in an R-2 Residential District. Application for DIMENSIONAL VARIANCES seeking relief from Table 4-1: Minimum Lot Area, Maximum Lot Coverage and Minimum Rear Yard to build a two-family dwelling. The lot contains 3,270 square feet of land area.

HOPE 59, LLC (Applicant & Owner): 298 Wickenden Street, Plat 16, Lot 476, located in a C-2 General Commercial District. Application for a DIMENSIONAL VARIANCE seeking relief from Table 501: Rear Yard Setback to construct a 3 unit townhouse. The lot contains 3,150 square feet of land area.

EDWARD SANTOS (Applicant) and SANTOS HOME IMPROVEMENT (Owner): 522-524 Public Street, Plat 48, Lot 432, located in an R-3 Residential District. Application for a SPECIAL USE PERMIT pursuant to Sections 1901 and 1202.V seeking approval for use of vacant lot as principal use parking lot. The lot contains 5,043 square feet of land area.

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:

APPEAL FROM THE DECISION OF THE BUILDING OFFICIAL/DIRECTOR

APPELLANT: Federal Hill Realty, LLC
PROPERTY OWNER: Federal Hill Realty, LLC
SUBJECT PROPERTY: 51- 53 Willow Street, Plat 35 Lot 180
APPELLEE: City of Providence

Appeal from denial of building permit on basis that proposal is expansion of non-conforming use.

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

Jeffrey Lykins, RA
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FREE PARKING AVAILABLE AT BUILDING ACCESSIBLE FROM GREENE STREET