

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, December 13, 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. CONTINUED MATTER:

BROOKLYN BEAR HOLDINGS/RECROOM (Applicant) and MARVIN BARKSDALE (Owner): 383 Admiral Street, Plat 70, Lot 10, located in a C-2 General Commercial District. Application for a USE VARIANCE seeking relief from Table 12-1 to provide Live Entertainment-Ancillary Use in conjunction with restaurant/bar.

II. NEW MATTERS:

FIFTY ONE CHAPIN, LLC (Applicant & Owner): 51 Chapin Avenue, Plat 36, Lot 323, located in an R-3 and HD District; Requests that Resolution No. 2017-13 be extended for a period of six (6) months until July 12, 2018, pursuant to Section 1902(E) of the City of Providence Ordinance.

ALEXANDRA THERIS/TIGER LILY MONTESSORI (Applicant) and MEOW MIX LLC (Owner): 400 Hope St. Suite A, Plat 9, Lot 610, located in an R-3 Residential District. Application is for USE VARIANCE seeking relief from Table 12-1 for a Daycare/Montessori School – 20 children - in a mixed residential-commercial use property.

CHILDREN'S FRIEND AND SERVICE (Applicant) and CITY OF PROVIDENCE (Owner): 245 Althea St, Plat 42, Lot 79, located in an R-3 Residential District. Application for USE and DIMENSIONAL VARIANCES to convert an existing un-used school building into a Head Start Day Care facility. Relief from: Article 12, Table 12-1 Use Matrix; and Article 4, Table 4-1 Interior Side Yard Setback: 5.5 ft. of relief from 6' minimum; Section 1302.I.2.a Front Yard Fence Height: 6 ft. fence instead of 3 ft.; Article 14, Table 14-1 Off Street Parking: relief for 15 spaces.

GREEN DEVELOPMENT, LLC (Applicant) and PROVIDENCE REDEVELOPMENT AGENCY (Owner): 0 Harborside Blvd, Plat 56, Lot 288, located in a W-3 Port/Maritime Industrial Waterfront District. Application for DIMENSIONAL VARIANCES in the construction of a wind energy system consisting of two turbines. Relief from Section 902 Building Hgt. Limit: 274' instead of 90'; Section 1202.CC.10 and 1202.CC.11 Property Line and Right of Way setbacks: a range of 188-353 ft. The lot contains 565,200 square feet.

DONOVAN OBAIR LLC (Applicant) and SEACAP HOLDINGS RI I, LLC (Owner): 67 Batcheller Ave, Plat 77, Lot 335, located in a C-3 Heavy Commercial District. Application for a SPECIAL USE PERMIT for operation of a Compassion Center/Cultivation Center for medical cannabis as provided for by Table 12-1 of the Zoning Ordinance.

BTM REALTY (Applicant/Owner): 113 Sheldon Street, Plat 16, Lot 445, located in an R-2 Residential District. Application for USE VARIANCE seeking relief from Table 12-1 to convert a 2-family to a 3-family dwelling. The lot is 3,708 square feet.

DNC ACQUISITIONS, LLC (Applicant/Owner): 91-95 Vinton Street, Plat 28, Lots 838 & 311, located in an R-3 Residential District. Application for a SPECIAL USE PERMIT for a Parking Lot (Principal Use) to create 14 parking spaces on a 5,387 square feet lot.

III. BUSINESS MEETING:

Approval of the annual meeting schedule for 2018

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 DISCRECTION 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.

Alexis J. Thompson
Secretary to the Zoning Board of Review
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FREE PARKING AVAILABLE AT BUILDING ACCESSIBLE FROM GREENE STREET