

Marc A. Greenfield  
Chair



Jorge O. Elorza  
Mayor

## AGENDA

CITY OF PROVIDENCE - ZONING BOARD OF REVIEW  
444 WESTMINSTER STREET, 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, JUNE 12, 2019 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. APPROVAL OF MINUTES OF MEETING OF THE MAY 8, 2019 ZBR HEARING
- II. FIRST REQUEST FOR EXTENSION OF USE VARIANCE
  1. ROSA TULENFELD (Applicant/Owner): 117-119 Cole Ave, Plat 40, Lot 203, located in an R-1 Residential District; Requests that Resolution No. 2019-01 be extended for a period of six (6) months until February 1, 2020, pursuant to Section 1902(E) of the City of Providence Ordinance.
- III. NEW APPLICATIONS FOR RELIEF
  2. 642 CRANSTON ST, LLC (Applicant/Owner): 642 Cranston St, Plat 43, Lot 912, located in a C-1 Neighborhood Commercial District. Application for SPECIAL USE PERMIT per Table 12-1 for use as a Parking Lot (Principal Use).
  3. ANTONIO MANNA REALTY, INC. & ANG INVESTMENTS I, LLC (Applicant) and ANTONIO MANNA REALTY, INC. (Owner): 63½ Hope St, Plat 17, Lot 124, located in an R-2 Residential District. Application for a USE VARIANCE seeking relief from Table 12-1 and Section 2001.C. in the change of a 2-Family dwelling into a 3-Family dwelling on a property with an existing non-conformance of 2 dwellings on 1 lot.
  4. KRISTINA FORTINI (Applicant/Owner): 6 Channing Ave, Plat 41, Lot 199, located in an R-1 Residential District. Application for a DIMENSIONAL VARIANCE seeking relief from Section 1407.B.2. to install a second curb cut on a corner lot for access to the property from the lot line fronting on Channing Ave.
- IV. CONTINUED MATTERS
  5. GREEN DEVELOPMENT, LLC (Applicant) and JOHNSON & WALES UNIVERSITY (Owner): 250 & 310 Shipyard St, Plat 56, Lots 371 & 292, located in an I-2 Educational Institutional District. Application for DIMENSIONAL & USE VARIANCES seeking relief from height and setback limits of Table 7-1 and Section 1202.CC., and use limitations of Table 12-1 in the installation and operation of two 364 foot tall turbines as part of a Wind Energy System (Principal Use).

V. ZONING BOARD OF APPEALS

APPELLANTS: Dr. Matthew Turner, Ms. Virginia Brett, Dr. Roman Hayda, and Ms. Kathryn Hayda  
PROPERTY OWNER: Nicholson 2018 LLC, c/o Thomas Nicholson  
SUBJECT PROPERTY: 288 Blackstone Blvd., 315 & 325 Slater Ave, Plat: 32, Lots: 266, 248, 337  
ZONING DISTRICT: R-1 and R-1A Residential Districts  
APPELLEES: City Plan Commission, Nicholson Estate and Bilotti Group

6. Appeal from the Decision of the City Plan Commission dated April 1, 2019 granting Preliminary Plan Approval for Major Subdivision 18-028MA.

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.

Alexis J. Thompson, Secretary to the Zoning Board of Review  
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