

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, MARCH 11, 2020 at 7:00 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 FEBRUARY 12, 2020 ZBR HEARING
- II. CONTINUED MATTER
  1. RED HOUSE CUSTOM BUILDING (Applicant) and JANSON WU (Owner): 15 Benefit St, Plat 9, Lot 377, located in an R-3 Residential District and a Historic Overlay District. Application for DIMENSIONAL VARIANCE from Table 13-2 to build a deck extending 14 feet into the front yard where zero are permitted.
- III. ZONING BOARD OF APPEALS

### APPEAL No. 1 -

APPELLANT: Ms. Renee Morris; Sustainable, LLC; West Broadway Neighborhood Association; Providence Preservation Society  
PROPERTY OWNER: IA CFG Portfolio LLC  
SUBJECT PROPERTY: 946 Westminster St, Plat: 29, Lots: 185, 496, 510 & 511  
ZONING DISTRICT: C-2 General Commercial District  
APPELLEES: Providence City Plan Commission & The Omni Group

Appeal from the January 7, 2020 Decision of the Providence City Plan Commission granting Preliminary Plan Approval for Minor Land Development Project 19-076MI, proposing to create three, three-story buildings, with waivers from the provision of non-residential space on a main street and a corner side yard setback.

### APPEAL No. 2 -

APPELLANTS: Veritas Land Company LLC & 509 Washington LLC  
PROPERTY OWNER: Gary Richard Badessa and Recon Corp.  
SUBJECT PROPERTY: 311 Knight St, Plat: 32, Lots: 420, 49 & 472  
ZONING DISTRICT: C-2 General Commercial District  
APPELLEES: Providence City Plan Commission, Gary Richard Badessa and Recon Corp., and K&S Development

Appeal from the December 19, 2019 Decision of the Providence City Plan Commission granting Master and Preliminary Plan, and Unified Development Review approval for project 19-051UDR (construction of 5-story mixed use building); specifically, the decisions granting dimensional variance, the combining of stages of plan review, and the approval of master plan and dimensional adjustments.

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 (401) 680-5376 [athompson@providenceri.gov](mailto:athompson@providenceri.gov)

FREE PARKING AVAILABLE AT BUILDING ACCESSIBLE FROM GREENE STREET