

CITY OF PROVIDENCE

PUBLIC NOTICE

**ZONING BOARD OF REVIEW**  
190 DYER STREET  
PROVIDENCE, RHODE ISLAND 02903

DECEMBER 28, 2004

**Notice is hereby given that the Zoning Board of Review will be in session in the Probate Court Room, fifth floor, City Hall, Tuesday, January 11, 2005 at 5:00 p.m.**, when all persons interested will be heard for or against the granting of the following applications for variances and special use permits under Section 902 of the Zoning Ordinance.

DOMENIC & IRENE TUDINO: 380 Valley Street (a/k/a 17 & 21 Harold St. & 30-56 Aurora St.), Lots 833, 702 and 828 on Assessor's Plat 65 in a Residence R-3 and Industrial M-1 Zone; to be relieved from Section 303-use codes 59 and 61.1 in the proposed construction of a 910 square foot addition to the existing building being utilized by an automobile body shop, auto repair and auto sales facilities. The proposed addition would be utilized as an office for used car sales with parking for automobile display and storage. The industrial and residential districts divide the subject property. The main structure is located within the industrial district and the addition would be located within the residential zone; therefore, the applicant is requesting a use variance for the used car sales. The lots in question contain approximately 27,681-sq. ft. of land area.

DAVID PETRUCCI: 23-25 Donelson Street, Lot 405 on Assessor's Plat 70 in a Residence R-3 Zone; to be relieved from Section 304 in the proposed construction of a 24' x 40' two-family dwelling. A two-family dwelling is a permitted use within this R-3 three-family district. The applicant is requesting a dimensional variance from the side yard requirement. The lot in question contains approximately 4,000-sq. ft. of land area.

MARIE ALBANESE, OWNER AND MICHAEL A. MONTI, JR., APPLICANT: 40 & 46 Magdalene Street, Lots 322 & 321 on Assessor's Plat 109 in a Residence R-3 Zone; to be relieved from Section 204.2 in the proposed construction of a 30' x 32' single-family dwelling on lot 322 (40 Magdalene St.). The existing two-family dwelling on lot 321 (46 Magdalene St.) will remain unchanged. Each lot consists of 3,573 square feet of land area. As per Section 204.2 of the Zoning Ordinance, if two or more contiguous lawfully established substandard lots of record, where one or more of the lots are less than 4,000 square feet and are under the same ownership on or anytime after October 24, 1991, such lots shall be considered to be one lot and undivided for the purpose of the Ordinance. In this instance, both lots are substandard in size and are recorded under the same ownership. The applicant is requesting a dimensional variance in order to retain the lots separately and construct a one-family dwelling on lot 322.

MICHAEL RUSSO & MAUREEN RUSSO: 66-70 Maria Avenue, Lots 378 & 379 on Assessor's Plat 114 in a Residence R-1 Zone; to be relieved from Section 303-use code 64 and 425 in the proposed construction of a parking area with a 10' x 30' office trailer. The applicant is requesting a use variance in order to provide a parking lot for the storage of towed vehicles and a dimensional variance from the landscaping regulation; however, the parking area would be surrounded by appropriate fencing. The lots in question contain approximately 8,379-sq. ft. of land area.

MANOUK OUNDJIAN: 684-688 Manton Avenue, Lots 315 & 317 on Assessor's Plat 34 in a Residence R-2 Zone; to be relieved from Section 303-use codes 45 and 81 pursuant to Section 200 in the proposed use of the existing commercial building on lot 315 (formerly a gasoline service station) for automobile mechanical repair and auto body repair. Lot 317 would be utilized for access to this building with parking. Also existing on lot 315 is a single-family dwelling that would remain unchanged. The applicant is requesting a use variance for the auto repair & auto body shop on lot 315 and for the parking area and access to the repair facility on lot 317. Further, relief is being sought from the landscaping regulation for the parking area only. The lots in question contain approximately 19,710-sq. ft. of land area.

OLGA DOWNES: 727 Cranston Street, Lots 281, 282 & 284 on Assessor's Plat 42 in a Commercial C-2 Zone; to be relieved from Section 303-use code 58 in the proposed use of the existing building for an eating and drinking establishment with entertainment. A restaurant currently occupies this existing structure. This proposal meets the parking and landscaping regulations. The applicant is requesting a special use permit in the general commercial district. The lots in question contain approximately 16,151-sq. ft. of land area.

BRENTONWOOD GROUP, LLC: 415 Angell Street (a/k/a 280 Gano Street), Lot 524 on Assessor's Plat 14 in a R-P Residential Professional Zone; to be relieved from Sections 304, 422, 703 and 705 pursuant to Section 200 in the proposed conversion of the existing building from two doctors' offices and two dwelling units (use by previous variance), into four dwelling units only. The only exterior change proposed is the addition of a stair tower, 8' x 15'6", on the southwest corner of this existing building. Relief is being sought from the following dimensional regulations (a dimensional variance): Section 304, side yard setback due to height, whereby an 11' side yard is required, a 9' side yard is currently provided, and it would be narrowed to 6'9" at the location of the proposed stair tower; Section 304, lot area per dwelling unit, whereby 8,000 square feet of lot area is required and only 5,928-sq. ft. of land is available; Section 422, Residential Professional District, whereby parking may be located only in the rear of the principal structure with one curb-cut and driveway per lot, however, the subject property already contains two curb cuts (one on each street) and also contains existing parking on the side of the structure; Section 703, parking requirements, whereby 6 parking spaces are required and only 5 would be provided; Section 705, parking standards, whereby relief is being sought from the side and aisle width requirements of this Section due to the non-standard layout of the parking spaces on this lot. The lot in question contains approximately 5,928-sq. ft. of land area.

RHODE ISLAND PHILHARMONIC ORCHESTRA, OWNER AND ANGELL WAY, LLC, APPLICANT: 61-77 South Angell Street (a/k/a 178 Butler Avenue), Lot 370 on Assessor's Plat 15 in a Residence R-3 Zone; to be relieved from Sections 101.1, 303-use code 14, 304, 304.1, 414.3, 420, 1000.75, 704.2 and 705.1 in the proposed demolition of the existing structure formerly utilized as a school and the construction of a four-story brick building containing 16 dwelling units and basement level parking. The applicant is requesting a use variance for the number of dwelling units proposed in this residential R-3 three-family district, whereby the number of dwelling units permitted on this lot are 3 only; further relief is being sought from the height restriction, whereby only two-stories are allowed in this R-3 district or 3 stories if the side yards are increased; front yard - requires 13'6" proposing 8 feet along South Angell St.; side yard - requires 33'4" proposing 18'4"; rear yard; lot coverage, whereby no more than 45 percent of a corner lot may be occupied by structures, proposing 55 percent lot coverage; the definition of a private garage, whereby parking is restricted to one space per 2,599-sq. ft. of lot area or 7 parking spaces, proposing 28 spaces; further the parking garage aisle width would be provided at 18' instead of the required 22 feet. Further, the applicant proposes to pave most of the rear yard, the paving restriction in the R-3 district provides that no more than 50 percent of the rear yard may be paved. The applicant is requesting a use variance for the proposed 16 dwelling units in this R-3 district and a dimensional variance relating to the proposed height, yard setbacks, paving and number of parking spaces. The lot in question contains approximately 17,576.55-sq. ft. of land area.

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 401-421-7768, 48 HOURS IN ADVANCE OF THE HEARING DATE.

PETER D. CARNEVALE, SECRETARY