



CITY OF PROVIDENCE - ZONING BOARD OF REVIEW
444 WESTMINSTER STREET, PROVIDENCE, RHODE ISLAND 02903

MINUTES OF MEETING

Wednesday, February 12, 2020 at 5:30 P.M.

(Unofficial – to be voted on at meeting of March 11, 2020, or next meeting)

CONVENE AS THE ZONING BOARD OF REVIEW

MEMBERS PRESENT:

X Marc Greenfield, Chair
X Anthia Maniotes
ABS Arthur Strother
X Scott Wolf (Arrived at 5:43pm)
X Bianca Rodriguez
X Marcus Mitchell, 1st Alternate
X James Scott, 2nd Alternate

ALSO PRESENT:

X Sharon Garner, Sr. Asst. City Solicitor
X Alexis Thompson, Secretary to the Board
X Bouptha Sath, Zoning Assistant
X Choyon Manjrekar, Planning Dept.
X Merandi Court Reporter: Carole Malaga

I. APPROVAL OF MINUTES OF MEETING OF THE JANUARY 16, 2019 ZBR HEARING

Motion to Approve by: Rodriguez **Members Voting in Favor:** Rodriguez, Mitchell, Scott, Greenfield
Seconded By: Mitchell **Members Voting Against:** None (Maniotes was not present on Jan. 16)

II. NEW APPLICATIONS FOR RELIEF

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.

5:51 pm – 6:31 pm / recess / 7:06 pm – 7:08 pm

APPEARANCES: Janson Wu, Owner; Marianne Quirk, Registered Architect, Red House Custom Building

COMMENTORS: Debra Chase, 11 Benefit St, in objection

ACTION: CONTINUED TO A DATE CERTAIN – MARCH 11, 2020 (BY 5-0 VOTE)

EXHIBITS INTRODUCED: Ex.#1- site map and photos from the street, Ex.#2- packet of homes in the area that have decks collected from redfin.com, Ex.#3- Letter in opposition from Ms. Fronek, abutter to the north, Ex.#4- Photos from Ms. Chase of subject property

REQUEST BY OWNER TO CONTINUE THE MATTER FOR FURTHER DISCUSSION WITH ABUTTING NEIGHBORS

Motion to approve req.

for continuance by: Wolf

Seconded By: Mitchell

Members Voting in Favor: Wolf, Mitchell, Maniotes, Rodriguez, Greenfield

Members Voting Against: None

Recuse: None

Conditions, if any: None

DAVID OLNEY (Applicant) and DAVID OLNEY & DENISE CHAKOIAN (Owner): 2 Freeman Pkwy, Plat 86, Lot 117, located in an R-1 Residential District. Application for DIMENSIONAL VARIANCE from Section 1302.E.2. to build a carport 1'-6" from the side and rear lot lines where 4 feet are required.

5:36 pm – 5:50 pm

APPEARANCES: John Garrahy, Esq.; Peter Casale, expert in land use

COMMENTORS: None

ACTION: APPROVED, 5-0

EXHIBITS INTRODUCED: Ex.#1- photo of existing carport on property directly across Freeman Parkway

Motion to <i>approve</i> by:	Mitchell
Seconded By:	Rodriguez
Members Voting in Favor:	Mitchell, Rodriguez, Maniotes, Scott, Greenfield
Members Voting Against:	None
Recuse:	Wolf (not present for full presentation of the matter)
Conditions, if any:	None

AREF SHEHADEH (Applicant) and ARTA ON BROADWAY LLC (Owner): 225-227 Broadway, Plat 28, Lots 503 & 255, located in an R-P Residential Professional District and a Historic Overlay District. Application for DIMENSIONAL VARIANCES in the proposed change of use from Offices & 5 dwelling units to a Multi-Family Dwelling with 8 residential units. Relief is sought from Table 4-1 for shortfalls in lot area of 8157sf, and lot width of 45.8 linear feet; and from Table 14-1 for a shortfall of 3 parking spaces.

6:33 pm – 7:05 pm

APPEARANCES: John Garrahy, Esq.; Peter Casale, expert in land use; Douglas Joffrey, licensed real estate broker; Aref Shehadeh, Arta on Broadway LLC

COMMENTORS: None

ACTION: APPROVED with condition, 5-0

EXHIBITS INTRODUCED: Ex.#1- Joffrey resume

Motion to <i>approve</i> by:	Mitchell
Seconded By:	Wolf
Members Voting in Favor:	Mitchell, Wolf, Maniotes, Rodriguez, Greenfield
Members Voting Against:	None
Recuse:	None
Conditions, if any:	1. The lots that make up the property shall be merged.

Meeting of the Zoning Board of Review adjourned at 7:08 pm:

Motion to Adjourn by:	Wolf	Members Voting in Favor:	Mitchell, Wolf, Maniotes, Rodriguez, Greenfield, Scott
Seconded By:	Mitchell	Members Voting Against:	None