

Marc A. Greenfield  
Chair



Jorge O. Elorza  
Mayor

CITY OF PROVIDENCE - ZONING BOARD OF REVIEW  
NOTICE OF VIRTUAL MEETING

Notice is hereby given that the Zoning Board of Review will be in session on  
**WEDNESDAY, JUNE 10, 2020 at 5:30 PM USING THE ZOOM WEBINAR PLATFORM**

The virtual meeting can be accessed using the Zoom Webinar Platform at:

<https://zoom.us/j/97091799144>

The Webinar ID is: **970 9179 9144**

A computer with a microphone is required for participation OR

Those without computer access may participate by telephone using the following number:

Dial one of the following numbers and use Webinar ID **970 9179 9144#** when prompted:

**+1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656 or +1 253 215 8782 or +1 346 248 7799 or  
+1 669 900 9128 or 833 548 0276 (Toll Free) or 833 548 0282 (Toll Free) or 877 853 5247 (Toll Free)  
or 888 788 0099 (Toll Free)**

All persons interested will be heard for or against the granting of the following applications pursuant to Section 1703 of the Zoning Ordinance:

I. BUSINESS ITEMS:

- APPROVAL OF MINUTES OF MEETING OF THE MAY 13, 2020 ZBR HEARING
- APPROVAL OF MINUTES OF MEETING OF THE JUNE 3, 2020 ZBR BUSINESS MEETING

II. CONTINUED MATTERS

1. GREEN PROVIDENCE WIND I, LLC (Applicant) and PROVPORT, INC (Owner): 1 Fields Point Dr, Plat 56, Lot 322, located in a W-3 Port/Maritime Industrial Waterfront District. Application for DIMENSIONAL VARIANCE seeking relief from height and setback limits of Table 9-1 and Section 1202.CC.9, 10 & 11 in the installation and operation of a 342 foot turbine as part of a Wind Energy System (Principal Use).

III. NEW MATTERS

1. BLUE DOG CAPITAL PARTNERS, LLC (Applicant/Owner): 126 Adelaide Ave, Plat 52, Lot 351, located in an R-2 Residential District and a Historic Overlay District. Application for USE and DIMENSIONAL VARIANCES from Table 12-1 for the conversion of the property from a Place of Worship to a Multi-Family Dwelling with 18 units, and from Table 14-1 to provide 16 parking spaces where 18 would be required.

2. DANIEL SUERO & EUGENIO OVALLE (Applicants) and KAIMANES HOME IMPROVEMENT, LLC & DANIA CRUZ (Owners): 187 Bucklin St, Plat 43, Lot 487, located in an R-3 Residential District. Application for DIMENSIONAL VARIANCE seeking relief from the square footage condition of Section 2003.E.2. under which substandard lots of record would be considered one lot and undivided by the Zoning Ordinance.
3. THE NARRAGANSETT ELECTRIC COMPANY (Applicant/Owner): 280 Melrose St, Plat 60, Lot 194, located in an M-1 Light Industrial District and a Historic Overlay District. Application for DIMENSIONAL VARIANCES in the redevelopment of the employee parking area at the north end of the lot. Relief is sought from the interior parking lot island requirements of Section 1505, and from Sections 1302.I.3. and 2004.C.5. to reconstruct existing perimeter fencing with 3 strands of barbed wire where zero are permitted.
4. JP MORGAN CHASE BANK (Applicant) and 280 VALLET STREET, LLC (Owner): 280-284 Valley St, Plat 65, Lot 991, located in a C-2 General Commercial District and R-3 Residential District. Application for DIMENSIONAL VARIANCES seeking relief from setback requirements of Table 5-1 and Build-To Percentages of Section 503.A.6., and a SPECIAL USE PERMIT pursuant to Table 12-1, in the development of the site for a bank with a drive-through stand-alone ATM.

**IMPORTANT INFORMATION:**

- Documents for new matters can be accessed at: <http://www.providenceri.gov/inspection/boards-of-review/>. Those who cannot access the documents electronically may contact Alexis Thompson at 401-680-5376 or at [athompson@providenceri.gov](mailto:athompson@providenceri.gov) to make other arrangements to view the documents.
- The public will have the opportunity to comment during the meeting through the electronic platform and by telephone. Public comment may also be submitted prior to the meeting via email to [athompson@providenceri.gov](mailto:athompson@providenceri.gov). Submissions will be read into the record and discussed at the meeting.
- The Board encourages comments to be submitted at least 24 hours before the meeting.
- Contact Alexis Thompson at [athompson@providenceri.gov](mailto:athompson@providenceri.gov) if you have any questions regarding this meeting, or submission of comment.

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 THE BOARDS OF REVIEW AT 401-680-5375, AT LEAST 48 HOURS IN ADVANCE OF THE HEARING DATE.

ESTA REUNION PUEDE SER CONTINUADA EN CUALQUIER MOMENTO BAJO LA DISCRECION 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 BOARDS OF REVIEW AL 401-680-5375, 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)