



John R. Davis, Secretary

## CITY OF PROVIDENCE, RHODE ISLAND

## ZONING BOARD OF REVIEW

112 UNION STREET  
02903IN CITY COUNCIL  
MAR 4 1976

READ:  
WHEREUPON IT IS ORDERED THAT  
THE SAME BE RECEIVED  
*Christine E. Pappas*  
CLERK

ANNUAL REPORT OF THE ACTIVITIES OF THE ZONING BOARD OF REVIEW  
AND THE ZONING OFFICE FOR THE CALENDAR YEAR 1975

During the year 1975, the Zoning Board of Review held thirteen public hearings on applications for exceptions or variances and a corresponding number of executive sessions. For the year 1975, the Board acted on 103 applications of which 86 were granted, 13 were denied and 4 requested leave to withdraw. Six extensions were granted as requested. One case was continued from 1975 for action in 1976.

During the year there were 3 appeals from the Board's decisions through the Superior Court of the State of Rhode Island. Court action is also pending on 15 cases appealed in previous years. The Board was reversed by Superior Court Decision C.A. No. 74-1690, October 1, 1975.

The following Board activity took place: On May 22, 1975 Councilwoman Carolyn F. Brassil and Councilman Ralph Fargnoli were duly elected as Councilmanic members of the Zoning Board of Review so long as they are members of the City Council.

On May 28, 1975, the Zoning Board of Review met for the purpose of organizing as authorized by an ACT 75H 6457, entitled AN ACT RELATING TO THE ZONING BOARD OF REVIEW OF THE CITY OF PROVIDENCE, passed by the General Assembly at the January session,

A.D., 1975, and approved by the Governor of the nineteenth day of May, A.D., 1975.

Anthony Viola was elected Chairman of the Zoning Board of Review at this time.

No other changes in the composition of the Zoning Board of Review occurred in 1975.

JOHN R. DAVIS  
SECRETARY

## ADDENDA

THE FOLLOWING IS A RESUME OF THE PROBLEMS AND REQUESTS FOR RELIEF PRESENTED TO THE ZONING BOARD OF REVIEW AND MOTIONS TAKEN BY THE BOARD FROM JANUARY 1 TO DECEMBER 31, 1975:

|   | <u>GRANTED</u> | <u>DENIED</u> |
|---|----------------|---------------|
| Applications pertaining to Sections:<br>23-A, 23-A-2, 23-A-3 & 23-A-3(a) &<br>23-B-2; nonconforming buildings or<br>structure, repairs & alterations,<br>additions & enlargements or moving<br>& nonconforming use of building or<br>structure.   | 11             | 2             |
| Applications pertaining to Sections:<br>24, 24-2a, 24-C, 24-C-1, 24-C-2,<br>24-C-2d & 24-C-2(e); general use<br>provisions, parking space for<br>buildings other than dwellings,<br>automobile parking space, parking<br>space for dwellings, parking for<br>business or commercial buildings<br>or structures & parking for<br>industrial buildings or structures. | 16             | 1             |
| Applications pertaining to Sections:<br>26-A, 26-A-3, 26-A-4 & 26-A-5;<br>area requirements, yards apply to<br>only one buildings, only one main<br>building on a lot & corner setback.   | 6              | 1             |
| Applications pertaining to Sections:<br>27-2 & 27-7; cemetery & group<br>housing.   | 3              | 0             |
| Applications pertaining to Sections:<br>32; zone boundaries.  | 3              | 0             |
| Applications pertaining to Sections:<br>41-A, 41-A-4, 41-A-5, 41-A-5(e),<br>41-C-1, 41-C-3, 41-C-4, & 41-C-5;<br>permitted uses, public parking area,<br>modification in an R-Zone of the<br>lot area, lot area, side yard,<br>rear yard & lot coverage.  | 11             | 1             |
| Applications pertaining to Sections:<br>42-A, 42-B-1, 42-C-1, 42-C-2,<br>42-C-3, 42-C-4 & 42-C-5; permitted<br>uses, maximum height, lot area per<br>dwelling unit, lot area, front yard,<br>side yards & rear yards.   | 22             | 10            |

|   | <u>GRANTED</u> | <u>DENIED</u> |
|---|----------------|---------------|
| Applications pertaining to Sections:<br>43-A, 43-A-3, 43-A-3(e), 43-B-1,<br>43-C-1, 43-C-2, 43-C-3, 43-C-4,<br>43-C-5 & 43-C-6; permitted uses,<br>offstreet parking lots, maximum<br>height, lot area per dwelling unit,<br>lot area, front yard, side yard,<br>rear yard & lot coverage.  | 49             | 5             |
| Applications pertaining to Sections:<br>44-A, 44-C-1, 44-C-2, 44-C-3,<br>44-C-4, 44-C-5 & 44-C-7; permitted<br>uses, lot area per dwelling unit,<br>lot area, front yard, side yards,<br>rear yard & lot coverage.  | 30             | 1             |
| Applications pertaining to Sections:<br>45-C-4, 45-C-5 & 45-C-7; side yard,<br>rear yard & off street parking.  | 3              | 0             |
| Applications pertaining to Sections:<br>51-A & 51-C-3; permitted uses &<br>rear yard.   | 4              | 0             |
| Applications pertaining to Sections:<br>52-A, 52-C-1, 52-C-2 & 52-C-3;<br>permitted uses, front yard, side yards<br>& rear yards.   | 8              | 3             |
| Applications pertaining to Sections:<br>53-A-1, 53-A-3-1d & 53-A-3-1e; any<br>use permitted in the C-2 General<br>Commercial Zone, front yard & side<br>yard.   | 3              | 0             |
| Applications pertaining to Sections:<br>54-A, 54-A-3, 54-A-3(a), 54-A-3(d),<br>54-A-3-1a, 54-A-3-1b, 54-A-3-1c,<br>54-A-3-1d, 54-A-3-1f, 54-A-3-1g,<br>54-A-3-2-1, 54-A-3-3 & 54-A-9c;<br>permitted uses, automobile service<br>station, minimum lot size,<br>minimum depth of lot, minimum lot<br>size, minimum lot width, minimum<br>setback line from all street<br>lines, minimum distance between<br>any access driveway and any<br>residential district, minimum<br>distance between pump islands,<br>minimum distance from adjoining<br>property lines & minimum distance<br>between access driveways. | 21             | 1             |
| Applications pertaining to Section:<br>54-B-1; maximum height.  | 1              | 0             |

|   | <u>GRANTED</u> | <u>DENIED</u> |
|---|----------------|---------------|
| Applications pertaining to Sections:<br>54-C-1, 54-C-3, 54-C-4, 54-C-A-3-lb,<br>54-C-A-3-ld, 54-C-A-3-le &<br>54-C-A-3-lg; front yard, rear yard,<br>depth, street setback, property<br>line setback, island setback. | 11             | 0             |
| Applications pertaining to Sections:<br>61-A-1, 61-A-2m, 61-B & 61-C-1;<br>any use permitted in the C-4 Heavy<br>Commercial Zone, storage & sale of<br>petroleum & petroleum products,<br>height & front yard.        | 4              | 0             |
| Applications pertaining to Sections:<br>73-G; requirements for mixed<br>occupancy in C & M Zones.   | 3              | 0             |
| Applications pertaining to Sections:<br>91 & 93; organization & procedure.  | 2              | 0             |

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DEPT. OF CITY CLERK  
PROVIDENCE, R.I.

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