

ANNUAL REPORT OF THE ACTIVITIES OF THE ZONING BOARD OF REVIEW  
AND THE ZONING OFFICE FOR THE CALENDAR YEAR 1965.

During the year 1965, the Zoning Board of Review held twenty-one meetings which were public hearings on applications for exceptions or variances, and a special executive session. For the year 1965, the Board acted on 169 applications of which 113 were granted, 48 were denied, 7 requested leave to withdraw and 1 was continued for further study. Eight extensions were requested; 6 were granted and 2 were denied. Thirteen requests to file successive petitions were acted upon; 9 granted, 2 denied and 1 continued.

Five decisions of the Board were appealed to the R. I. Supreme Court. Three cases were returned from the Supreme Court; in all these cases the Board was upheld. Ten cases concerning the Zoning Board of Review are still pending in the Supreme Court, one which was quashed in 1964 but was reheard in 1965 because Supreme Court retained jurisdiction.

The following Board changes occurred during the year. Mr. Frank A. DelSesto was appointed by Mayor Joseph A. Doorley, Jr. to a term ending June 1970 succeeding Mr. Edward O. Handy whose term had expired. Mr. Frank A. DelSesto was further appointed Chairman succeeding Mr. Anthony Viola.

New office equipment, including two typewriters, new plastic encased Zoning Plat Maps and a set of Sanborn Maps, provided by the City Administration has resulted in more efficient and faster processing of applications and more prompt processing of grants and denials.

Herewith attached is a summary of the type of cases that came to the attention of the Board during the past year.

IN CITY COUNCIL

FEB 17 1966

READ:  
WHEREUPON IT IS ORDERED THAT  
THE SAME BE RECEIVED.

*Vincent Vespa*  
CLERK

Respectfully submitted,

*John R. Davis*  
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, 1965.

	<u>GRANTED</u>	<u>DENIED</u>	<u>PARTIAL GRANT</u>
Applications pertaining to Sections 23-A-4, 23-4, 23-A-3, 23-A, 23-E, 23-3(a), 23-A-3(b), 23-A-3(c), 23-C-1, 23-A-2, 23-A-3(a), 23-A-1, 23-B-1(a), 23-B-1(b); Continuance of non-conforming uses or buildings, Signs, Repairs and alterations, Additions, enlargements or moving, Continuance of a lawful existing non-conforming use, Continuance and change of use.	22	7	
Applications pertaining to Sections 24-E, 24-C-d, 24-C-2(b), 24-C, 24-C-2(e), 24-C-2(d), 24-C-2, 24-C-2(a); General Use Provisions, Conformance and permits required, Automobile parking space, Parking space for dwellings, Parking space for buildings other than dwellings, Off-street loading, Prohibited uses.	9	1	4
Applications pertaining to Sections 26-A-5, 26-A-4, 26-A, 26-C-5, 26-4, 26-6; General Area Provisions, Area requirements, Reduction of lot area, Recorded lots less than minimum area, Only one main building on a lot, Corner setback, Front yards on a through lot.	4	2	
Applications pertaining to Sections 27-6, 27-7, 27(a) & (b); Special Exceptions, Group Housing, Educational Institutions.	2	1	
Application pertaining to Section 32; Zone Boundaries.			1
Applications pertaining to Sections 41-C-2, 41-C-3, 41-C-4, 41-A, 41-C-1, 41-A-5(b), 41-A-5(a), 41-B-1, 41-C-5, 41-A-4; R-1 One-Family Zone, Permitted uses, Public Parking Area, Special Exceptions, Club or lodge (non-profit), Height, area, front yard, side yard, rear yard, lot coverage.	23	14	12

	<u>GRANTED</u>	<u>DENIED</u>	<u>PARTIAL GRANT</u>
Applications pertaining to Sections 42-C-2, 42-C-5, 42-C-6, 42-C-4, 42-C-1, 42-A; Permitted Uses, Area, Lot area per dwelling unit, Lot area, Front yard, Side yard, Rear yard, Lot coverage.	5	18	7
Applications pertaining to Sections 43-A 3(e), 43-C-6, 43-C-1, 43-A 3(c), 43-C-5, 43-A, 43-C-3, 43-C-4; Permitted uses, Name plates or signs, Off-street parking, Doctor's or District Nursing Office, Area, Lot area per dwelling unit, Lot area, Front yard, Side yard, Rear yard, Lot coverage.	30	16	18
Applications pertaining to Sections 44-A, 44-C-1, 44-C-4, 44-C-2, 44-C-7, 44-A-1, 44-C-5, 44-C-3; Permitted uses, Area, Lot area per dwelling unit, Lot area, Front yard, Side yard, Rear yard, Lot coverage.	30	13	12
Applications pertaining to Sections 51-A, 51-A 5(b), 51-C-3; Permitted uses, Projecting signs, Area, Rear yard.	3	6	2
Applications pertaining to Sections 52-A, 52-C-3, 52-A-1; Permitted uses, Rear yard.	3	4	3
Applications pertaining to Sections 54-C-1, 54-C-2, 54-A, 54-A-1, 54-A 9(c); Permitted uses, Rear yard.	9		
Applications pertaining to Sections 61-C-2, 61-C-1, 61-A-2(d), 61-C-3, 61-A-2(c), 61-A-2(i); Permitted uses, Area, Front yard, Side yard, Rear yard.	8	2	2
Applications pertaining to Sections 73-F, 73-G, 73-J-5; Area, Side yard waived, Projections into yard, Open porch.	3		
Applications pertaining to Sections 91 & 92; Organization and Procedure and Powers of the Board of Review.	1	1	2

**FILED**

**FEB 11 9 49 AM '66**

**DEPT. OF CITY CLERK  
PROVIDENCE, R.I.**

ANNUAL REPORT OF THE ACTIVITIES  
 THE BUILDING BOARD OF REVIEW  
 THE CALENDAR YEAR 1965

During the year 1965, the Building Board of Review held ten public hearings and disposed of sixty-three applications for variances or modifications of the Building Ordinance. Fifty-seven of these petitions were granted, twenty-seven with provisions, and six were denied.

No Board changes occurred during the year; but, Domenic A. Ionata, was reappointed by Mayor Joseph A. Doorley, Jr., for a term ending March 31, 1970.

The membership of the Board is presently as follows:

Henry V. Collins, Chairman

Henry Turoff, Vice Chairman

Domenico A. Ionata, Member

Thomas F. Kearney, Jr., Member

Daniel C. Drucker, Member

Herewith enclosed is a summary of the types of cases that came to the attention of the Board during the past year.

IN CITY COUNCIL  
 FEB 17 1966

READ:  
 WHEREUPON IT IS ORDERED THAT  
 THE SAME BE RECEIVED.

*Vincent Vespa*  
 CLERK

Respectfully submitted,

*John R. Davis*  
 John R. Davis,  
 Secretary

ADDENDA

THE FOLLOWING IS A BRIEF RESUME OF THE APPLICATIONS PRESENTED TO THE BUILDING BOARD OF REVIEW FROM JANUARY 1 TO DECEMBER 31, 1965.

Provisional Grants 27

	<u>HEARD</u>	<u>GRANTED</u>	<u>DENIED</u>
Table 1	3	3	0
Table 5	25	23	2
Table 6	28	26	2
Table 12	6	6	0
Table 17	4	4	0
Table 21	2	2	0
Table 22	1	1	0
Table 23	2	2	0
1. Applications pertaining to Sections; 203.0, 203.1, 203.5, 218.0; High Hazard Building & Frame Construction	5	5	0
2. Applications pertaining to Sections: 302.3, 302.4, 305.0, 305; Gen. Fire District Provisions & Gen. Area & Height Limitations	8	8	0
3. Applications pertaining to Sections: 400.9, 403.22, 407.3, 412.24, 415.14, 417.0, 418.7, & 418.12; Restricted Locations, Volatile Flamables, Liquify Petroleum gases, Paint Spraying, Public Garages, Motor Repair Shop, and Places of Public Assembly	9	9	0

	<u>HEARD</u>	<u>GRANTED</u>	<u>DENIED</u>
4. Applications pertaining to Sections: 515.0, 515.11, 515.13; Required Fresh Air Supply	3	3	0
5. Applications pertaining to Sections: 601, 609.0, 609.1, 609.2, 609.12, 610, 611.0, 612.4, 612.5, 613.4, 613.41, 614.99, 616, 618.4, 618.8, 618.42, 618.82, 622.2, Exits, Types & Locations of Exitways. Capacity of Exits, No. of Exits, Corridors & Aisles, Grade Passageways, Doorways in path of egress, Horizontal Exits, Interior stairways, Elevators as Exits	25	24	1
6. Applications pertaining to Sections: 856.42 & 888.5; Structural joists & concealed roof spaces	2	2	0
7. Applications pertaining to Sections: 901, 907.5, 910.1, 911, 913.2, 913.42, 919.0, 920.1, 922; Grade floor protection, fire-wall openings, fire partitions, shafts & enclosures, exterior opening protectives, fire doors & wired glass	9	9	0
8. Applications pertaining to Section 1117.0; Hot & Cold air ducts	1	1	0
9. Applications pertaining to Sections: 1410.4, 1410.6, 1411.3, 1411.4, 1411.9; Ground signs, Roof signs	10	9	1
10. Applications pertaining to Section 1500.0; Scope	1	1	0
11. Applications pertaining to Section 1715.13; Sanitary Fixtures	1	1	0

**FILED**

**FEB 11 9 49 AM '66**

**DEPT. OF CITY CLERK  
PROVIDENCE, R. I.**



130  
ANNUAL REPORT OF THE ACTIVITIES  
THE HOUSING BOARD OF REVIEW  
THE CALENDAR YEAR 1965

During the year of 1965, The Housing Board of Review held four meetings, all of which were public hearings on appeals for exceptions under the Housing Ordinance.

During the year the Board acted on seventeen appeals; five were denied, six granted, two were partial grants and partial denials, four were continued until final determination of the location of the Route 6 Downtown Connector.

Prior to the day of a public hearing a docket is sent to the members of the Board. On the day of the hearing the Board Members visit the locations of the premises involved in the appeals that are to be heard. Returning to the Board's hearing room the public hearing is held and the appellants are given an opportunity to be heard.

Following the public hearing the members sit in executive session and consider the evidence advanced in each case before making their decision. Following their decision, resolutions are drawn up and mailed to the appellants and a copy thereof filed with the Director of the Division of Minimum Housing Standards.

Change in the Board resulted in the appointment by Mayor Joseph A. Doorley, Jr., of James T. Logan for a term of five years ending Monday, June 1, 1970, to replace Francis P. McEntee, whose term had expired.

Summary attached

Respectfully submitted,

*John R. Davis*  
John R. Davis,  
Secretary

IN CITY COUNCIL

FEB 17 1966

READ:

WHEREUPON IT IS ORDERED THAT  
THE SAME BE RECEIVED.

*Vincent Caspina*  
CLERK

ADDENDA

THE FOLLOWING ARE THE VARIOUS TYPES OF APPEALS TAKEN FROM COMPLIANCE ORDERS ISSUED BY THE DIRECTOR OF THE DIVISION OF MINIMUM HOUSING STANDARDS TO OWNER OF THE PROPERTIES LISTED BELOW ORDERING CORRECTION OF CERTAIN VIOLATIONS OF THE MINIMUM STANDARDS FOR HOUSING ORDINANCE.

	<u>GRANTED</u>	<u>DENIED</u>	<u>CONTINUED</u>
<u>ABRAHAM BELILOVE, ET UX:</u> 39-41 Methyl Street, Census Tract 33, Block 34; to be relieved from the requirements of the following section of the Minimum Standards for Housing Ordinance: Siding reprotective coating.	1	0	0
<u>MR. &amp; MRS. STEFANO LUCCA:</u> 938 Branch Avenue, Census Tract 28, Block 56; to be relieved from the requirements of the following sections of the Minimum Standards for Housing Ordinance: Missing lavatory basin; no bathtub or shower; missing electric convenience outlet in living room.	1	0	0
<u>CALLEN COMPANY:</u> 394 Angell Street, Census Tract 35, Block 33; to be relieved from the requirements of the following section of the Minimum Standards for Housing Ordinance: Question of windows being ten percent of floor area.	1	0	0
<u>JOSEPH J. MCCAFFREY:</u> 150-152 Adelaide Avenue, Census Tract 2, Block 32; to be relieved from the requirements of the following sections of the Minimum Standards for Housing Ordinance: No flush toilets; missing lavatory basins; missing bathtubs or showers.	1	0	0
<u>MR. &amp; MRS. JULIUS ROMANELLI:</u> 169 Atwells Ave., Census Tract 9, Block 31; to be relieved from the requirements of the following sections of the Minimum Standards for Housing Ordinance: Rear of house needs protective coating; garage needs repair; rear fence needs repair.	0	1	0

GRANTEDDENIEDCONTINUED

FIORINO & CONCETTA DISANO: 56 Spruce Street, Census Tract 9, Block 33; to be relieved from the requirements of the following sections of the Minimum Standards for Housing Ordinance: Trim of house needs protective coating; repair and refinish ceiling of stairway; repair left downspout.

0 1 0

FIORINO & CONCETTA DISANO: 43 Messenger Street and 58 Spruce Street, Census Tract 9, Block 33; to be relieved from the requirements of the following sections of the Minimum Standards for Housing Ordinance: Refinish stairway walls; missing bathtubs or showers; no hot water and other miscellaneous infractions.

0 1 0

FIORINO & CONCETTA DISANO: 39-41 Messenger Street, Census Tract 9, Block 33; to be relieved from the requirements of the Minimum Standards for Housing Ordinance: Missing bathtub or shower; no hot water and other miscellaneous infractions.

0 1 0

ETHEL HALL: 267 Blackstone Street, Census Tract 4, Block 1; to be relieved from the requirements of the following sections of the Minimum Standards for Housing Ordinance; Missing lavatory basin; no bathtub or shower; no hot water.

1 0 0

FRANK X. WOLFERSEDER: 115 No. Main Street, Census Tract 36; to be relieved from the requirements of the following sections of the Minimum Standards for Housing Ordinance: Bathing facilities throughout the house; repair and refinish walls and ceilings; means of egress.

1 0 0

GRANTEDDENIEDCONTINUED

HARRY CHARREN: 30 No. Court Street, Census Tract 31; to be relieved from the requirements of the following sections of the Minimum Standards for Housing Ordinance:

Habitable rooms lack windows facing directly to outdoors; remove gas cooking stove from sleeping room and if cooking is to be continued an electrical unit must be installed; no bathtubs or showers; no flush toilets and lavatory basins; kitchen sink unsanitary and should be replaced; inadequate egress and other miscellaneous infractions.

1 1 0

MANOOG PARNAGIAN: 727-727A - 729-729A Eddy Street, Census Tract 6, Block 12; to be relieved from the requirements of the following sections of the Minimum Standards for Housing Ordinance: Right gutter needs repair; exterior needs protective coating.

0 1 0

RALPH MARIANO: 78 Kinfield Street, Census Tract 18, Block 24; to be relieved from the requirements of the following sections of the Minimum Standards for Housing Ordinance: Restore water supply to kitchen sink and toilet; no hot water and other miscellaneous infractions.

1 1 0

ALBERT & FILOMENA ROSSI: 22 Crout Street, Census Tract 9, Block 14; to be relieved from the following sections of the Minimum Standards for Housing Ordinance: Missing lavatory basins; no bathtubs or showers.

0 0 1

RALPH CIARAMELLO: 31-33 Crout Street, Census Tract 9, Block 15; to be relieved from the requirements of the following sections of the Minimum Standards for Housing Ordinance: Missing lavatory basins; missing bathtubs or showers; no hot water and other miscellaneous infractions.

0 0 1

GRANTEDDENIEDCONTINUED

GIUSEPPE BONAFIGLIA: 3 & 9  
 Sutton Street, Census Tract  
 9, Block 11; to be relieved  
 from the requirements of the  
 following sections of the  
 Minimum Standards for Housing  
 Ordinance: Repair cellar  
 stairs; missing lavatory  
 basins; no bathtubs or showers. 0 0 1

ANTONIO GIORGI: 20 McAvoy  
 Street, Census Tract 9, Block  
 11; to be relieved from the  
 requirements of the following  
 sections of the Minimum Stand-  
 ards for Housing Ordinance:  
 Missing lavatory basins; no  
 bathtubs or showers; no hot  
 water; no toilet ventilation;  
 no second means of egress and  
 other miscellaneous infractions. 0 0 1

GRANTED	6
DENIED	5
PARTIAL GRANTS & PARTIAL DENIALS	2
CONTINUED	<u>4</u>
TOTAL	17

**FILED**

**FEB 11 9 49 AM '66**

**DEPT. OF CITY CLERK  
PROVIDENCE, R.I.**

City of Providence

DEPARTMENT OF MILK INSPECTION

153 Eaton Street, Providence, R. I.

February 17, 1966

To the Honorable, The City Council of the City of Providence,  
Gentlemen:

The following list of individuals, firms, companies, corporations,  
etc., with the approval of the Inspector of Milk, respectfully request  
licenses to sell milk, cream and skimmed milk in the City of Providence.

Respectfully submitted,

*Richard S. McKenzie*  
Richard S. McKenzie,  
Deputy Inspector of Milk

IN CITY COUNCIL

FEB 17 1966

READ AND GRANTED

*Vincent Vesper*  
CLERK

38 CHRISTIANSEN'S DAIRY CO.  
1729 SMITH STREET  
NORTH PROVIDENCE, R.I.

42 HOOGASIAN DAIRY  
777 ROOSEVELT AVENUE  
PAWTUCKET, R.I.

39 EAST GREENWICH DAIRY CO.  
SOUTH COUNTY TRAIL  
EAST GREENWICH, R. I.

43 Bertram C. Maher  
757 Manton Ave.  
Prov., R. I.

40 FEDERAL DAIRY CO., INC.  
83 GREENWICH STREET  
PROVIDENCE, R.I.

44 READ'S DAIRY  
1346 FALL RIVER AVENUE  
SEEKONK, MASS.

41 HILLSIDE FARMS, INC.  
HERMAN JOHNSON  
1308 Phenix Avenue  
Cranston, R.I.

45 SALOIS SANITARY DAIRY  
660 Cottage Street  
Pawtucket, R.I.

46 PIPPIN ORCHARD DAIRY, INC.  
JOHN T. KELLY  
1458 OAKLAWN AVENUE  
CRANSTON, R.I.

**FILED**

**FEB 11 3 48 PM '66**

**DEPT. OF CITY CLERK  
PROVIDENCE, R.I.**