

RESOLUTION OF THE CITY COUNCIL

No. 117

Approved March 28, 1996

WHEREAS, Shell Oil Company (hereinafter "Shell Oil ") is the owner of a gasoline station located at 152-162 Angell Street, Providence, Rhode Island; and

WHEREAS, Shell Oil seeks to extend its existing pump islands, relocate two of its existing dispensers, add two fuel dispensers, and to undertake other construction.

NOW, THEREFORE, BE IT RESOLVED that Shell Oil is authorized to extend its existing pump islands, relocate two of its existing dispensers, add two fuel dispensers, and to undertake other construction; provided, however:

1. That all construction is undertaken consistent with the plans presented to the City Council Committee on Public Works and the Department of Inspection and Standards as those plans may be modified by the Department of Inspection and Standards.

2. Shell Oil shall perform any remediation of environmental damage at or originating at the situs of the station for which it is responsible and which is necessary so as to satisfy the legal requirements of any governmental body or agency.

3. In the event that the construction requires obstruction or displacement of the public way, Shell Oil shall obtain the necessary permits, execute an indemnification and hold harmless agreement satisfactory to the City Solicitor and shall provide insurance (or, if self-insured, a certificate of financial responsibility) in an amount of not less than one hundred thousand dollars (\$100,000.00) listing the City of Providence, its agents, officers, servants, employees, and assigns as additional named insureds. Such policy shall be acceptable to the City Solicitor.

4. Shell Oil does agree that by undertaking any construction pursuant to this Resolution, all statements or representation(s) made to any municipal body or department are made a part of this Resolution and any authorization granted hereunder are specifically conditioned upon compliance with said statement(s) and representation(s).

THE COMMITTEE ON
PUBLIC WORKS

Recommends

Barbara D. Davis
Clerk

2/27/96

THE COMMITTEE ON

PUBLIC WORKS

Approves Passage of
The Within Resolution

Barbara D. Davis
Clerk

3/9/96

Clark

5. Such other conditions as His Honor, the Mayor; and the City Solicitor may impose thereon.

IN CITY COUNCIL
MAR 21 1996
READ AND PASSED
Ernest V. Fargnoli
ACTING PRES.
Michael R. Clement
CLERK

APPROVED
MAR 28 1996
Vincenzo Altomare
MAYOR

SHELL OIL COMPANY
152-162 ANGELL STREET
PROVIDENCE, RI
AEI PROJECT NO. 701
150' RADIUS

<u>MAP</u>	<u>LOT #</u>	<u>OWNER & MAILING ADDRESS</u>
10	300	Earl S. Dulgarian (Trustee) 252 Thayer Street Providence, RI 02906
	298	Samuel J. Abrams 2029 South Frazier Philadelphia, PA 19143
	296	Mario & Valia Coletta 600 Providence Highway Dedham, MA 02026
	295	Farview Inc. P.O. Box 1902 Providence, RI 02912
	294	Brown University 1 Prospect Street Providence, RI 02906
	574	Brown University 1 Prospect Street Providence, RI 02906
	291	Brown University 1 Prospect Street Providence, RI 02906
	42	Brown University 1 Prospect Street Providence, RI 02906

<u>MAP</u>	<u>LOT #</u>	<u>OWNER & MAILING ADDRESS</u>
	282	Brown University 1 Prospect Street Providence, RI 02906
	280	Brown University 1 Prospect Street Providence, RI 02906
	279	Brown University 1 Prospect Street Providence, RI 02906
	575	Brown University 1 Prospect Street Providence, RI 02906
	276	Earl S. Dulgarian 252 Thayer Street Providence, RI 02906
	266	Brown University 1 Prospect Street Providence, RI 02906
	268	Brown University 1 Prospect Street Providence, RI 02906
	654	Farview, Inc. Box 1902 Providence, RI 02912
	655	RI Education Bldg. Corp. 39 Charlesfield Street Providence, RI 02903
	273	RI Health & Education Bldg. Corp. 164 Angell Street Providence, RI 02906

MAP LOT #**OWNER & MAILING ADDRESS**

275-LB1	RI Education Bldg. Corp. 39 Charlesfield Street Providence, RI 02903
275-LL1	RI Education Bldg. Corp. 39 Charlesfield Street Providence, RI 02903
275-LB2	Farview, Inc. Box 1902 Providence, RI 02912
162	Brown University 1 Prospect Street Providence, RI 02906
164	Brown Univeristy 1 Prospect Street Providence, RI 02906
165	Brown University 1 Prospect Street Providence, RI 02906
167	Brown University 1 Prospect Street Providence, RI 02906
169	Kilberg, Arnold & Middle Associates LP 285 Governor Street Providence, RI 02906
170	Diane & Andrew Metrelis 120 Church Hill Drive Cranston, RI 02920
171	Diane & Andrew Metrelis 120 Church Hill Drive Cranston, RI 02920

JUL 26 1995

2:36 pm



8701
VINCENT A. CIANCI, JR.
MAYOR

ZONING BOARD OF REVIEW

July 6, 1995

RESOLUTION NO. 7865

Robert Z. Ricci

Recorder of Deeds
Farview Inc.
Donald J. Reaves
Vice President
P.O. Box 1902
Providence, RI 02912

RECEIVED MAIL
JUL 7 1995
NEW LONDON DISTRICT
WESTWOOD, MA 02090

Dear Sir:

At a meeting of the zoning Board of Review held on Tuesday, June 27, 1995, the following Resolution was adopted:

WHEREAS, Farview, Inc., owner of Lot 654 on Assessor's Plat 10 (152-162 Angell Street) in a Commercial C-2 and Institutional I-1 Zone; filed an application for permission to be relieved from Sections 200, 303-use code 45, 305.1(7), 409.4(A) and 607.3 in the proposed extension of the existing pump islands and adding two gasoline dispensers, replace/extend the existing canopy adding new internally illuminated signage associated with the new canopy top and building fascia wraps and replacing existing freestanding identification sign with a new two pole sign. Applicant seeks relief from regulations governing permitted uses and the expansion of a non-conforming use, pump island setbacks and signage. The lot in question contains approximately 16,122 sq. ft. of land area; and

WHEREAS, the members of the Zoning Board of Review made an inspection of the above-described premises and also of the surrounding properties in the neighborhood; and

WHEREAS, on Tuesday, May 23, 1995, a public hearing was held on this application by the Zoning Board of Review at which time the Board continued the matter in order to give the applicant time in which to have the owner of the property sign the application request, and

WHEREAS, on Tuesday, June 27, 1995, a public hearing was held by the Zoning Board of Review, at which time the applicant submitted revised plans indicating a reduction in the height of the freestanding sign and the removal of sign "F", and

WHEREAS, a recommendation was received from the Department of Planning and Development indicating no opposition to the application, and

NOW, THEREFORE, after consideration of the application and testimony of the applicant and objector and after having carefully weighed the same, the Zoning Board of Review makes the following findings of fact:

- 1.) The Board finds that the proposed variance is the least relief possible to alleviate the hardship as it will entail only the single expansion of use allowed, that being a service station, which is itself only a C-4 use which is the next more intensive zone in the Ordinance.
- 2.) The Board finds that this hardship is not caused by any prior action of the owner, but rather by the necessity to update this service station as years pass in order to remain competitive.
- 3.) The Board further finds that public convenience and welfare will continue to be served by providing these necessary retail services in this area of the City.

RESOLVED: That the Zoning Board of Review does hereby grant a variance of Sections 200, 303-use code 45, 305.1(7), 409.4(A) and 607.3 under Section 902 of the Zoning Ordinance substantially in accordance with the plans and plot plans filed with said Board. A copy of said plans are hereby made a part of this Resolution and must be filed with the Department of Inspection and Standards by the owner or its representative.

By Order of the Zoning Board of Review.

Sandra L. Carlson
SANDRA L. CARLSON, CHAIRMAN

SLC:bat

ATTENTION: SECTION 906 UNDER THE ZONING ORDINANCE REQUIRES THAT ANY VARIANCE OR SPECIAL USE PERMIT GRANTED BY THE BOARD SHALL EXPIRE SIX MONTHS AFTER THE DATE OF THE FILING OF THE RESOLUTION IN THE OFFICE OF THE BOARD UNLESS THE APPLICANT SHALL, WITHIN THE SIX MONTHS, OBTAIN A LEGAL BUILDING PERMIT AND PROCEED WITH CONSTRUCTION; OR OBTAIN A LEGAL BUILDING PERMIT AND A CERTIFICATE OF OCCUPANCY WHEN NO CONSTRUCTION IS REQUIRED.

MEMBERS VOTING: CARLSON, CATAURO, SCORPIO, STROTHER & LENNON

NOTE: THE ORIGINAL RESOLUTION MUST BE RECORDED IN THE LAND EVIDENCE RECORDS OF THE CITY OF PROVIDENCE BEFORE THE ISSUANCE OF A BUILDING PERMIT.

APPLICATION FOR
FUEL DISPENSING PERMIT

Permit No. _____ By _____ Date 12/5/95

To the Director of the Department of Inspection & Standards:

1. _____ Building District _____
2. Street Location 152-162 Angell Street
3. Plat 10 Lot 654
4. Owner Farview Inc.
5. New _____ Existing X
6. Number of Buildings one
7. Number of Curb Cuts 3 Width 25' each
8. Drawings Accompanying Application yes
9. Number of Pumps Now on Premises 2 (4 fueling points)
10. Number of Additional Pumps 2 (4 fueling points)
11. Total Pumps on Lot 4 (8 fueling points)
12. Capacity of Tanks (existing) n/a
13. Capacity of Additional Tanks n/a
14. Total Capacity on Lot n/a
15. Is Fuel or Oil to Be Sold? fuel
16. Zoning District C-2, I-2
17. Estimated Cost Construction Cost \$10,000.00

Approved: John Worthington
Commissioner of Public Safety

Approved: Frank G. Jesta
Traffic Engineer

Approved: Gerald Morio
ACTING Director of Public Works

Approved: Ramzi J. Joffe
Director of the Department of
Inspection and Standards

REMARKS

Farview Inc.

Owner's Name

P.O. Box 1902, Providence, RI 02912

Address

P. Ayoub Engineering, Agent for
Agent's Name
Shell Oil Products Company, P.A. Ayoub, P.E.
414 Benefit Street, Pawtucket, RI 02861

Agent's Address

401-728-5533

Telephone Number

FILED

JAN 18 10 34 AM '96
DEPT. OF CITY CLERK
PROVIDENCE, R. I.

THE COMMITTEE ON

PUBLIC WORKS

Recommendations

Robert A. Carver
Clerk

2/27/96

See 2/27/96

THE COMMITTEE ON

PUBLIC WORKS

Approved: For the

The Within Resolution

Robert A. Carver
Chairman

3/4/96

See

APPROVED

[Signature]

APPROVED

CHIEF OF DEPARTMENT

James H. Rattigan

APPLICATION FOR
FUEL DISPENSING PERMIT

Permit No. _____ By _____ Date 12/5/95

To the Director of the Department of Inspection & Standards:

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10. Number of Additional Pumps 2 (4 fueling points)
11. Total Pumps on Lot 4 (8 fueling points)
12. Capacity of Tanks (existing) n/a
13. Capacity of Additional Tanks n/a
14. Total Capacity on Lot n/a
15. Is Fuel or Oil to Be Sold? fuel
16. Zoning District C-2, I-2
17. Estimated Cost Construction Cost \$10,000.00

Approved: John J. Vartanian
Commissioner of Public Safety

Approved: Francis J. Sesta
Traffic Engineer

Approved: Gerald J. Morio
Acting Director of Public Works

Approved: Ramzi J. Lugo
Director of the Department of
Inspection and Standards

REMARKS

Farview Inc.

Owner's Name

P.O. Box 1902, Providence, RI 02912

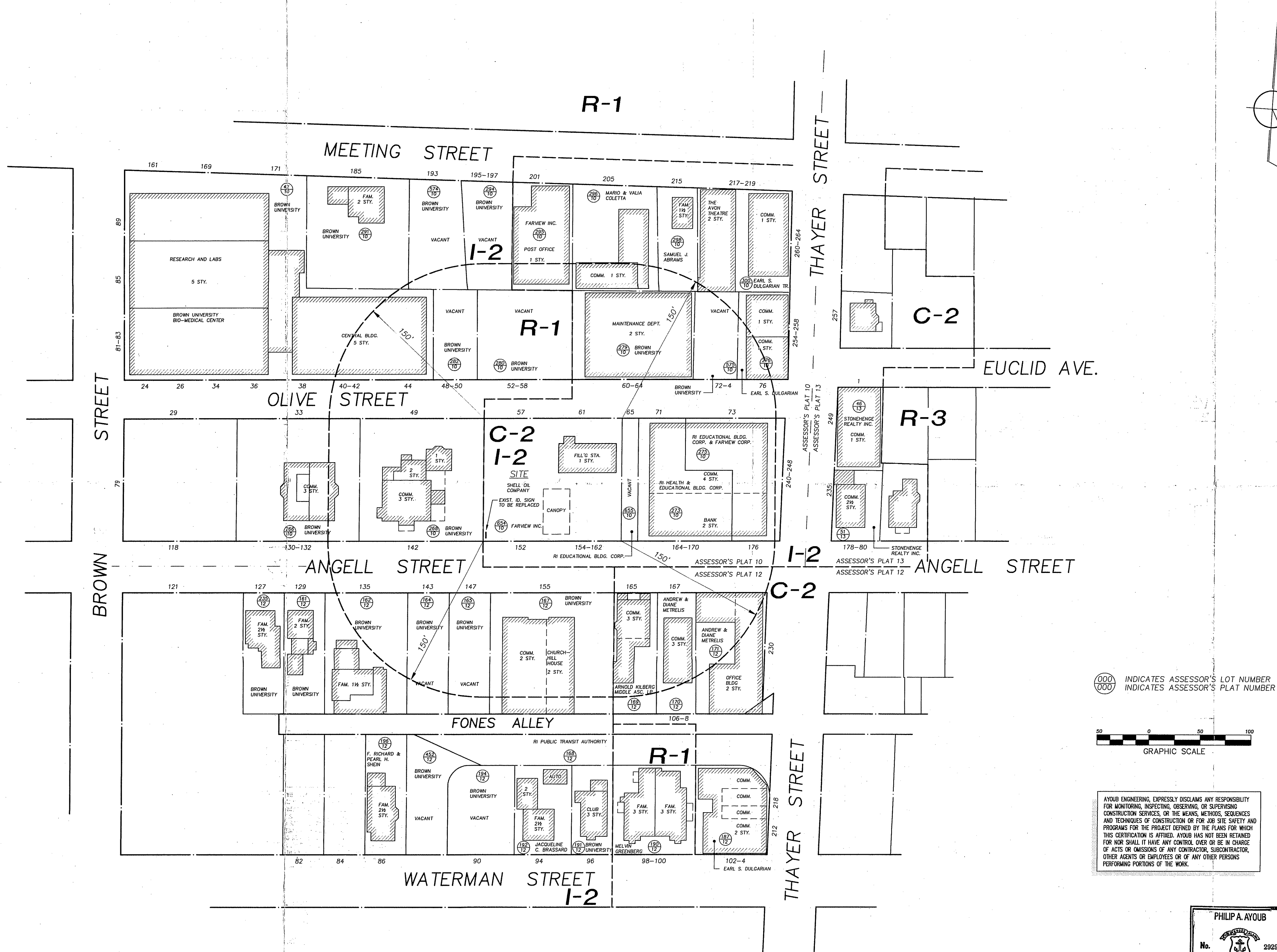
Address


P.A. Ayoub Engineering, Agent for
Agent's Name
Shell Oil Products Company, P.A. Ayoub, P.E.
414 Benefit Street, Pawtucket, RI 02861

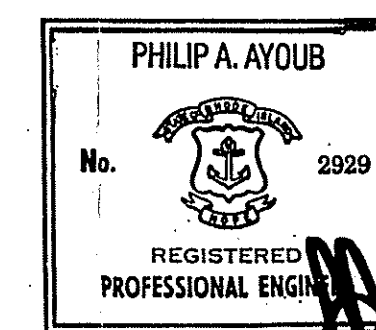
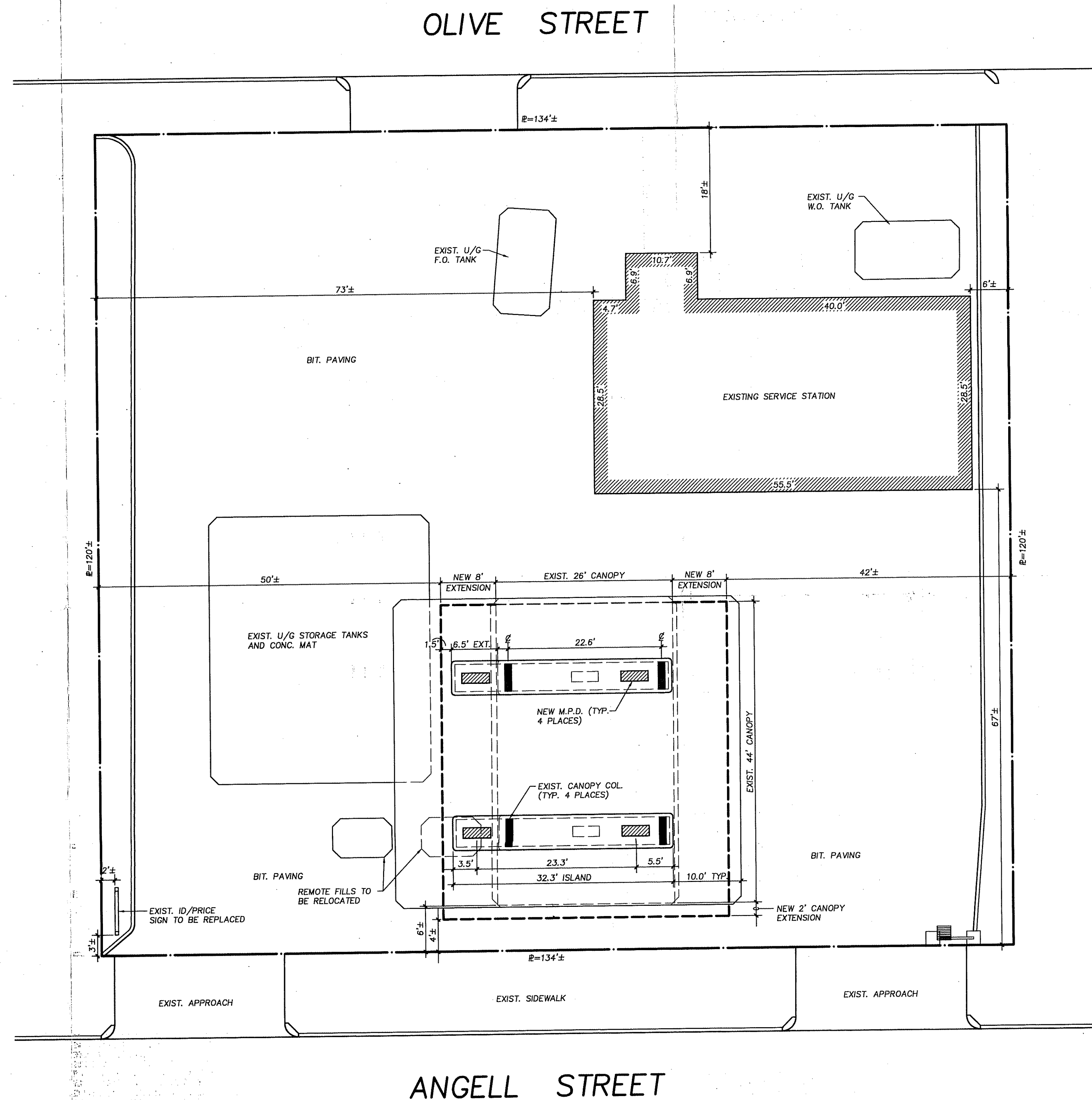
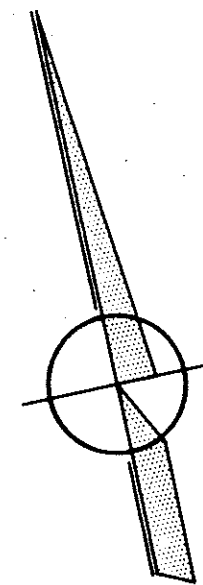
Agent's Address

401-728-5533

Telephone Number



REV	PER	DATE	DESCRIPTION	BY	CHK
REVISIONS					
APPROVALS					
 Shell Oil Products Company					
PROJECT TITLE					
PROVIDENCE, RI					
152-162 ANGELL STREET					
W.I.C. # 238-7140-2600					
SHEET DESCRIPTION					
150' RADIUS MAP					
PREPARED BY					
AYOUB ENGINEERING					
ENGINEERING & ARCHITECTURAL CONSULTANTS PAWTUCKET, RHODE ISLAND (401) 728-5533					
PROJECT NO.	S701	CAD FILE NO.	S701RAD1	DWG. FILE NO.	
DWN. BY:	RCD	DATE:	12/6/95		
CHK'D. BY:		DATE:			
SCALE:	1"=50'				
					1
					SHT. 1 OF 1




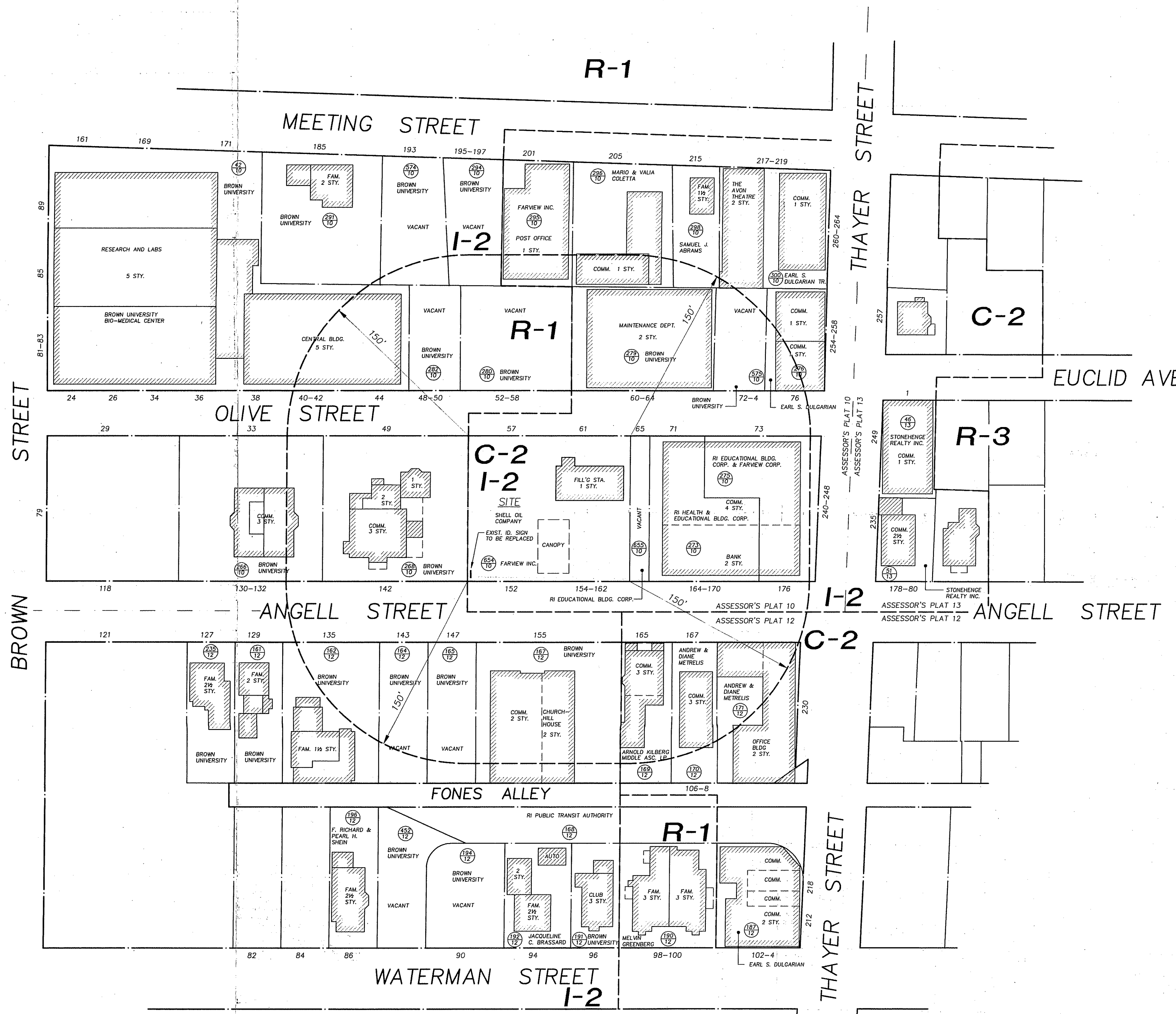
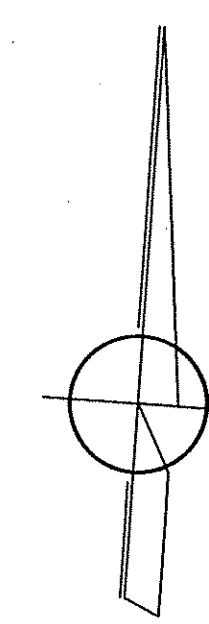
AYOUB ENGINEERING, EXPRESSLY DISCLAIMS ANY RESPONSIBILITY FOR MONITORING, INSPECTING, OBSERVING, OR SUPERVISING CONSTRUCTION SERVICES, OR THE MEANS, METHODS, SEQUENCES AND TECHNIQUES OF CONSTRUCTION OR FOR JOB SITE SAFETY AND PROGRAMS FOR THE PROJECT DEFINED BY THE PLANS FOR WHICH THIS CERTIFICATION IS AFFIRMED. AYOUB HAS NOT BEEN RETAINED FOR NOR SHALL IT HAVE ANY CONTROL OVER OR BE IN CHARGE OF ACTS OR OMISSIONS OF ANY CONTRACTOR, SUBCONTRACTOR, OTHER AGENTS OR EMPLOYEES OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.

NOTE:
PROPERTY LINES AND OTHER TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM A PLAN ENTITLED: "COMPILED PLAN OF LAND FOR SHELL OIL COMPANY #152-162 ANGELL ST., PROVIDENCE, R.I. DRAWN BY: AYOUB ENGINEERING, INC., PAWTUCKET, R.I. DATED 8/26/85 SCALE: 1"=10'-0", PROJECT S701. ALSO A SITE INSPECTION WAS PERFORMED BY AYOUB ENGINEERING, ON 11/16/94.

PERMIT PLAN



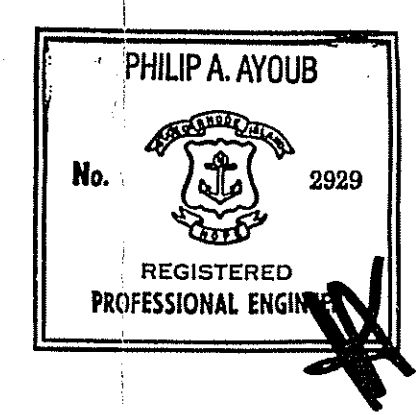
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1	AJM	4/12/95	MISC. REVISIONS	RCD
REV	PER	DATE	DESCRIPTION	BY
REVISIONS				
APPROVALS				
 Shell Oil Company				
PROJECT TITLE				
PROVIDENCE, R.I.				
152-162 ANGELL STREET				
W.I.C. # 238-7140-2618				
SHEET DESCRIPTION				
SITE PLAN				
ISLAND AND CANOPY EXTENSION				
PREPARED BY				
AYOUB ENGINEERING				
ENGINEERING & ARCHITECTURAL CONSULTANTS				
PAWTUCKET, RHODE ISLAND (401) 728-5533				
PROJECT NO.	S701	CAD FILE NO.	S701S2	DWG. FILE NO.
DWN. BY:	GWS	DATE:	03/15/95	
CHK'D. BY:		DATE:		
SCALE:	1"=10'			
				S-2
				SHT. 1 OF 3



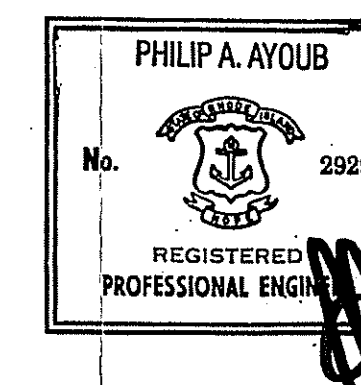
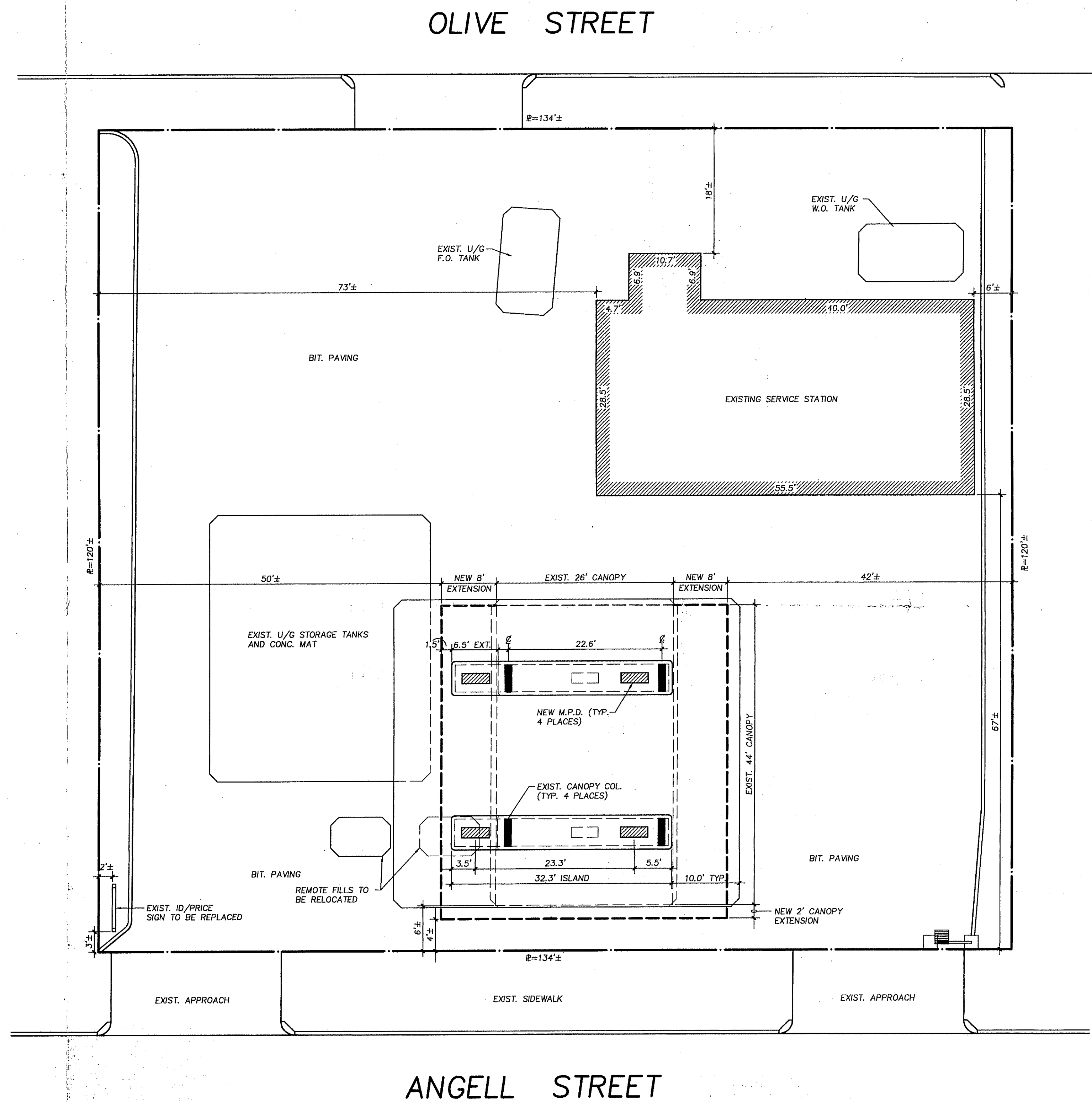
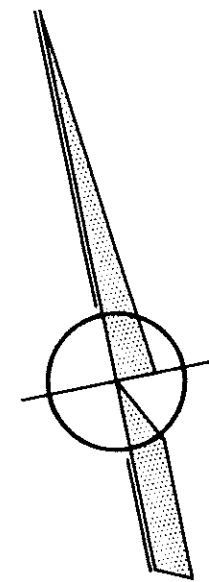
000 INDICATES ASSESSOR'S LOT NUMBER
000 INDICATES ASSESSOR'S PLAT NUMBER



AYOUB ENGINEERING, EXPRESSLY DISCLAIMS ANY RESPONSIBILITY FOR MONITORING, INSPECTING, OBSERVING, OR SUPERVISING CONSTRUCTION SERVICES, OR THE MEANS, METHODS, SEQUENCES AND TECHNIQUES OF CONSTRUCTION OR FOR THE SAFETY AND PROGRAMS FOR THE PROJECT DEFINED BY THE PLANS FOR WHICH THIS CERTIFICATION IS AFFIXED. AYOUB HAS NOT BEEN RETAINED FOR NOR SHALL IT HAVE ANY CONTROL OVER OR BE IN CHARGE OF ACTS OR OMISSIONS OF ANY CONTRACTOR, SUBCONTRACTOR, OTHER AGENTS OR EMPLOYEES OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.



REV	PER	DATE	DESCRIPTION	BY	CHK
REVISIONS					
APPROVALS					
PROJECT TITLE PROVIDENCE, RI 152-162 ANGELL STREET W.I.C. # 238-7140-2600					
SHEET DESCRIPTION 150' RADIUS MAP					
PREPARED BY AYOUB ENGINEERING ENGINEERING & ARCHITECTURAL CONSULTANTS PAWTUCKET, RHODE ISLAND (401) 728-5533					
PROJECT NO. S701		CAD FILE NO. S701RAD1		DWG. FILE NO.	
DWN. BY: RCD		DATE: 12/6/95		1	
CHK'D. BY:		DATE:		SHT. 1 OF 1	
SCALE: 1"=50'					



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PERMIT PLAN



2	AJM	4/18/95	REVISED PER CITY REVIEW	RCD
1	AJM	4/12/95	MISC. REVISIONS	RCD
REV	PER	DATE	DESCRIPTION	BY
REVISIONS				
APPROVALS				
PROJECT TITLE				
PROVIDENCE, R.I.				
152-162 ANGELL STREET				
W.I.C. # 238-7140-2618				
SHEET DESCRIPTION				
SITE PLAN				
ISLAND AND CANOPY EXTENSION				
PREPARED BY				
AYOUB ENGINEERING				
ENGINEERING & ARCHITECTURAL CONSULTANTS				
PAWTUCKET, RHODE ISLAND (401) 728-5533				
PROJECT NO.	S701	CAD FILE NO.	S701S2	DWG. FILE NO.
DWN. BY:	GWS	DATE:	03/15/95	
CHK'D. BY:		DATE:		
SCALE:	1"=10'			
				S-2
				SHT. 1 OF 3