

CITY OF PROVIDENCE, RHODE ISLAND IN CITY COUNCIL

FEB 1 - 1973



John R. Davis, Secretary

ZONING BOARD OF REVIEW

112 UNION STREET
02903

READ:

WHEREUPON IT IS ORDERED THAT
THE SAME BE RECEIVED.

CLERK

ANNUAL REPORT OF THE ACTIVITIES OF THE ZONING BOARD OF REVIEW
AND THE ZONING OFFICE FOR THE CALENDAR YEAR 1972

During the year 1972 the Zoning Board of Review held thirteen public hearings on applications for exceptions or variances and a corresponding number of executive session. For the year 1972, the Board acted on 88 applications of which 74 were granted, 19 were denied and 4 requested leave to withdraw. Two extensions were requested and were granted. In addition, 1 case heard in 1971 was granted at the January 18, 1972 meeting. No cases were continued from the year 1972 for action in 1973.

During the year, there were three appeals from the Board's decision through the Superior Court of the State of Rhode Island. These are currently awaiting hearing before the Court. Court action is pending on another appealed petition from 1971 and during the year a decision favorable to the Board was made on a Court case.

The following Board activity took place: Mayor Joseph A. Doorley, Jr. reappointed James F. McManus, auxiliary member, for a term ending in June, 1973, and reappointed Frank A. DelSesto as Chairman. Harry J. Licht died October 17, 1972. The ensuing vacancy remains unfilled at this time.

The Providence City Council amended the Zoning Ordinance, including the zoning map, on March 10, 1972 by establishing a \$100 fee for amending the Zoning Ordinance and on April 10, 1972, by establishing a filing fee of \$35 for any petition to the Zoning Board of Review for an appeal, special exception or variance.

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, 1972.

	<u>GRANTED</u>	<u>DENIED</u>
Applications pertaining to Sections: 23-A-3, 23-A-3(a), 23-C-1, 23-C-2, 23-C-2(f); Additions, enlargements or moving, Nonconforming use of land.	10	1
Applications pertaining to Sections: 24, 24-C, 24-C-1, 24-C-2, 24-C-2(a), 24-C-2(d), 24-C-2(e); General use provisions, Automobile parking space, Parking space for dwellings, Parking space for buildings.	11	2
Applications pertaining to Sections: 26-A, 26-A-1, 26-A-2(b), 26-A-3, 26-A-4; Area requirements, Reduction of lot area, Recorded lots less than minimum area.	11	2
Applications pertaining to Sections: 27, 27-7, 27.7; Special exceptions, Group housing.	3	0
Applications pertaining to Sections: 32; Zone boundaries.	3	0
Applications pertaining to Sections: 41-A, 41-B, 41-B-1, 41-C-1; Permitted uses-R-1 Zone, Height, Lot area.	15	6
Applications pertaining to Sections: 41-C-2, 41-C-3, 41-C-4, 41-C-5; Front yard, Side yards, Rear yards, Lot coverage.	7	4
Applications pertaining to Sections: 42-A, 42-A-3, 42-B, 42-B-1; Permitted uses R-2 Zone, Row dwellings, Height, Maximum height.	15	3
Applications pertaining to Sections: 42-C, 42-C-1, 42-C-2, 42-C-3, 42-C-4, 42-C-5, 42-C-6; Area, Lot area per dwelling unit, Lot area, Front yard, Side yards, Rear yard, Lot coverage.	17	5
Applications pertaining to Sections: 43-A, 43-A-3(a), 43-A-3(e), 43-B, 43-B-1; Permitted uses R-3 Zone, Lodging house or tourist home, Height, Maximum height.	14	1

	<u>GRANTED</u>	<u>DENIED</u>
Applications pertaining to Sections: 43-C-1, 43-C-2, 43-C-3, 43-C-4, 43-C-5, 43-C-6; Lot area per dwelling unit, Lot area, Front yard, Side yards, Rear yard, Lot coverage.	28	2
Applications pertaining to Sections: 44-A, 44-B-1, 44-C-1, 44-C-3, 44-C-4, 44-C-5, 44-C-7; Permitted uses, Height, Area, Front yard, Side yards, Rear yard, Lot coverage.	20	0
Applications pertaining to Sections: 45-A-5, 45-C-1, 45-C-2, 45-C-7; Permitted uses R-4 Zone, Lot area per dwelling, Floor area ratio, Offstreet parking.	5	0
Applications pertaining to Sections: 52-A, 52-B, 52-C-2, 52-C-3; Permitted uses C-2 Zone, Height, Side yards, Rear yards.	7	0
Applications pertaining to Sections: 54-A, 54-A-1, 54-A-9(c), 54-B-1; Permitted uses C-4 Zone, Any use permitted in C-2 Zone, Maximum height.	6	1
Applications pertaining to Sections: 54-C-1, 54-C-2, 54-C-3; Front yard, Side yards, Rear yard.	4	0
Applications pertaining to Sections: 61-A-1, 61-B-1, 61-C-1, 61-C-2; Permitted uses M-1 Zone, Maximum height, Front yard, Side yards.	4	0
Applications pertaining to Sections: 73-A, 73-B, 73-C, 73-F, 73-G, 73-J-5; Yard regulations modified, Front yard, Side yards waived, Open porch.	7	0