



John R. Davis, Secretary

## CITY OF PROVIDENCE, RHODE ISLAND

## ZONING BOARD OF REVIEW

112 UNION STREET  
02903

IN CITY-COUNCIL

FEB 7 1974

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

ANNUAL REPORT OF THE ACTIVITIES OF THE ZONING BOARD OF REVIEW  
AND THE ZONING OFFICE FOR THE CALENDAR YEAR 1973

During the year 1973 the Zoning Board of Review held fourteen public hearings on applications for exceptions or variances and a corresponding number of executive sessions. For the year 1973, the Board acted on 102 applications of which 84 were granted, 16 were denied and 1 requested leave to withdraw. One extension was granted as requested. Two cases were continued from 1973 for action in 1974.

During the year there were 11 appeals from the Board's decisions through the Superior Court of the State of Rhode Island. One of these appeals was returned to the Board by the Superior Court for hearing of further evidence on November 21, 1973. These are currently awaiting hearing before the Court. Court action is also pending on two appealed in 1971 and three appealed in 1972.

The following Board activity took place: Mayor Joseph A. Doorley, Jr. appointed Harry Goldstein to fill the unexpired term of Harry Licht, deceased, ending the first Monday in June, 1977, and at the same time, the Mayor reappointed Frank A. DelSesto as Chairman. The Mayor reappointed Anthony Viola for a term to expire in June, 1978. In June 1973, the Mayor appointed James McManus as auxiliary member of the Board to expire in June of 1974.

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, 1973:

	<u>GRANTED</u>	<u>DENIED</u>
Applications pertaining to Sections: 21-A, 23-A-3, 23-A-3(a), 23-A-3(2), 23-B-1(b); definitions, additions, enlargements, or moving, continua- tion and change of use.	7	2
Applications pertaining to Sections: 23-B-2, 24, 24-C, 24-C-1, 24-C-1(a), 24-C-2, 24-C-2(d), 24-C-2(e); ex- pansion prohibited, general use provisions, automobile parking space, parking space for dwellings, parking space for buildings other than dwelling.	13	1
Applications pertaining to Sections: 24-C-3, 24-C-26, 24-D, 24-E, 26-A-3, 26-A-4, 26-A-5, 26-A-26, 26-C-4; modification of requirements, off- street loading, public parking area, yards apply to only one building, only one main building on a lot, corner setback.	14	1
Applications pertaining to Sections: 27, 27 - par. 5, 27-5, 27.7, 27-7-B; special exceptions, public service, group housing, application of regu- lations.	5	0
Applications pertaining to Section: 32; zone boundaries.	1	0
Applications pertaining to Sections: 41-A, 41-B, 41-C-2, 41-C-3, 41-C-4, 41-C-5; permitted uses, height, front yard, side yard, rear yard, lot coverage.	23	4
Applications pertaining to Sections: 41-D, 42-A, 42-B, 42-B-1; permitted uses, height, maximum height.	11	5

	<u>GRANTED</u>	<u>DENIED</u>
Applications pertaining to Sections: 41-B-1, 42-C, 42-C-1, 42-C-3, 42-C-4, 42-C-5, 42-C-6; maximum height, area, lot area per dwelling unit, front yard, side yards, rear yard, lot coverage.	16	12
Applications pertaining to Sections: 43-A, 43-A-3(e), 43-C-1, 43-C-3, 43-C-4, 43-C-5, 43-C-6; permitted uses, lot area per dwelling unit, front yard, side yards, rear yard, lot coverage.	31	7
Applications pertaining to Sections: 44-A, 44-B-1, 44-C, 44-C-1, 44-C-3, 44-C-4, 44-C-5, 44-C-7; permitted uses, maximum height, area, lot area per dwelling unit, front yard, side yards, rear yard, lot coverage.	30	1
Applications pertaining to Sections: 45-C-3, 45-C-4, 45-C-5; front yard, side yards, rear yard.	4	0
Applications pertaining to Sections: 51-A, 51-C-1, 52-A, 52-B, 52-C-2, 52-C-3, 53-B-1; permitted uses, front yard, permitted uses, height, side yards, rear yard, maximum height.	8	0
Applications pertaining to Sections: 54-A, 54-A-3 54-A-3-1, 54-A-3(a), 54-A-3(c), 54-A-3(d), 54-A-3(e); permitted uses, automobile service station.	6	5
Applications pertaining to Section: 54-C-1, 54-C-2, 54-C-3, 61-C-2, 61-C-3; front yard, side yard, rear yard, side yards, rear yards.	5	0
Applications pertaining to Sections: 73-9, 73-G, 91, 92; requirements for mixed occupancy in C and M zones, organization and procedures, powers of the Board of Review.	6	0



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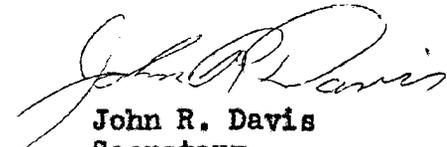
January 25, 1974

Hon. Joseph A. Doorley, Jr.  
Mayor  
City of Providence  
City Hall  
Providence, Rhode Island

Dear Sir:

Pursuant to Section 46 of the City Charter of the City of Providence, the Zoning Board of Review, the Building Board of Review and the Housing Board of Review submit the enclosed reports to the Mayor of the City of Providence. These reports are for the calendar year ending December 31, 1973.

Respectfully yours,

  
John R. Davis  
Secretary

JRD:vad  
Reports to:  
Mayor  
City Clerk  
City Council