



John R. Davis, Secretary

107
CITY OF PROVIDENCE, RHODE ISLAND

ZONING BOARD OF REVIEW

112 UNION STREET
02903

IN CITY COUNCIL

READ: FEB 6 1975

WHEREUPON IT IS ORDERED THAT
THE SAME BE RECEIVED.

Wm. J. Vesper
CLERK

ANNUAL REPORT OF THE ACTIVITIES OF THE ZONING BOARD OF REVIEW
AND THE ZONING OFFICE FOR THE CALENDAR YEAR 1974

During the year 1974 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 1974, the Board acted on 84 applications of which 54 were granted, 22 were denied and 6 requested leave to withdraw. Ten extensions were granted as requested. Two cases were continued from 1974 for action in 1975.

During the year there were 2 appeals from the Board's decisions through the Superior Court of the State of Rhode Island. These are currently awaiting hearing before the Court. Court action is also pending on two appealed cases in 1971, three appealed cases in 1972 and nine appealed cases in 1973. The Board's decision to grant the petition of Gary O. Prescott and Harold Shine at 550 Angell Street on appeal by John Rao, Jr., Verna Rao, Arnold B. Chace III, Avery Seaman and Eleanor Seaman was reversed by the Superior Court on August 21, 1974. One other petition was withdrawn from Court.

The following Board activity took place: Mayor Joseph A. Doorley reappointed Walter B. Pangborn for a term to expire in June, 1979 and at the same time, the Mayor reappointed Anthony Viola as Chairman and Henry F. Murray as auxiliary member of the Board to expire in June of 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, 1974:

	<u>GRANTED</u>	<u>DENIED</u>
Applications pertaining to Section: 21-A-6; basement.	2	1
Applications pertaining to Sections: 23-A, 23-A-1, 23-A-2, 23-A-3, 23-A-3(a) & 23-C-1; nonconforming buildings or structures, maintenance permitted, repairs and alterations, additions, enlargements or moving & continuation of use.	7	6
Applications pertaining to Sections: 24-A, 24-C, 24-C-1, 24-C-3, 24-C-2(d), 24-D & 24-E; conformance and permits required, automobile parking space, parking space for dwellings, modifi- cation of requirements, off-street loading & public parking area.	6	4
Applications pertaining to Sections: 26-A, 26-A-4 & 26-A-5; area require- ments, only one main building on a lot & corner setback.	7	0
Applications pertaining to Section: 27-7; group housing.	2	0
Applications pertaining to Sections: 41-A, 41-A-1, 41-A-5, 41-A-5(a), 41-B, 41-C-1, 41-C-2, 41-C-3 & 41-C-4; permitted uses, one-family detached dwelling, the following special exceptions, height, lot area, front yard, side yards & rear yard.	9	8
Applications pertaining to Sections: 42-A, 42-C, 42-C-1, 42-C-2, 42-C-3, 42-C-4, 42-C-5 & 42-C-6; permitted uses, area, lot area per dwelling unit, lot area, front yard, side yards, rear yard & lot coverage.	21	15

	<u>GRANTED</u>	<u>DENIED</u>
Applications pertaining to Sections: 43-A, 43-A-1, 43-A-3(c), 43-A-3(e), 43-C-1, 43-C-3, 43-C-3(c), 43-C-4, 43-C-5 & 43-C-6; permitted uses, any use permitted in the R-2 Two- family zone, doctor's or district nursing office, lot area per dwelling unit, front yard, side yards, rear yard & lot coverage.	23	4
Applications pertaining to Sections: 44-A, 44-A-1, 44-C-1, 44-C-2, 44-C-3, 44-C-4 & 44-C-5; permitted uses, any use permitted in the R-3 general residence zone, lot area per dwelling unit, lot area, front yard, side yards & rear yard.	17	12
Applications pertaining to Section: 45-C-5; rear yard.	0	1
Applications pertaining to Section: 51-A; permitted uses.	4	0
Applications pertaining to Sections: 52-A, 52-C-2; permitted uses & side yards.	4	0
Applications pertaining to Section: 53-A-1; any use permitted in the C-2 general commercial zone:	1	0
Applications pertaining to Sections: 54-A, 54-A-3, 54-A-3(d), 54-A-3(e), 54-A-9(c), 54-B-1, 54-C-2 & 54-C-3; permitted uses, automobile service station, maximum height, side yards & rear yard.	10	4
Applications pertaining to Sections: 61-A-1, 61-B-1, 61-C-1, 61-C-2 & 61-C-3; any use permitted in the C-4 heavy commercial zone, maximum height, front yard, side yards & rear yard.	6	0
Applications pertaining to Sections: 72-A, 73 & 73-G; three-story building in two-story zones, area & requirements for mixed occupancy in C and M Zones.	5	0
Applications pertaining to Sections: 91 & 92; organization and procedure & powers of the Board of Review.	0	2