



John R. Davis, Secretary

CITY OF PROVIDENCE, RHODE ISLAND

ZONING BOARD OF REVIEW

112 UNION STREET
02903

IN CITY COUNCIL

MAR 6 1980

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 1979.

During the year 1979, the Zoning Board of Review held 17 public hearings on applications for exceptions or variances and a corresponding number of executive sessions, plus three special executive meetings. For the year 1979, the Board acted on 127 applications, of which 115 were granted, 8 were denied and 2 requested leave to withdraw, and 1 was continued into 1980. There were 20 extensions for previously granted applications requested and granted.

During the year there were 11 appeals from the Board's decisions through the Superior Court of the State of Rhode Island. Court action is also pending on 7 cases appealed in previous years. Two appeals were withdrawn before decision from the Superior Court and one was ordered to be heard de novo by the Superior Court.

Seven affidavits of substantial change of circumstances to allow denied petitions to be reheard were considered and granted.

The following changes of the Board occurred in 1979. Mayor Vincent A. Cianci appointed Sheldon L. Gerber 2/15/79 to succeed Harry Goldstein. Nicholas Narducci was appointed 2/26/79 to succeed Frank A. DelSesto and Thomas Scorpio was appointed as auxiliary member 2/26/79 to succeed Henry F. Murray, Jr.

On January 3, 1979, the City Council re-elected Carolyn F. Brassil and Ralph Fargnoli as Councilmanic Members of the Board.

As of December 31, 1979, the membership of the Board was as follows:

Anthony Viola
Chairman

Aldo Mignanelli
Member

Joseph R. Paolino
Member

Sheldon Gerber
Member

Nicholas Narducci
Member

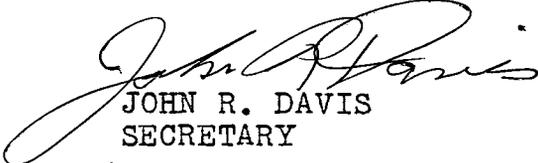
Thomas Scorpio
Auxiliary Member

Ralph Fargnoli
Councilmanic Member

Carolyn F. Brassil
Councilmanic Member

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

Respectfully submitted,


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, 1979:

	<u>GRANTED</u>	<u>DENIED</u>	<u>WITH-DRAWN</u>
Applications pertaining to Sections 21-A-37 & 21-A-38; lodging house & lot.	2		
Applications pertaining to Sections 23-A-3, 23-A-3a, 23-A-3b, 23-B-1b, 23-B-2 & 23-E; additions, enlargements or moving, continuation and change of use, expansion prohibited & special exceptions.	21	1	
Applications pertaining to Sections 24-B-2, 24-C, 24-C-1, 24-C-2, 24-C-2a, 24-C-2b, 24-C-2c, 24-C-2d, 24-C-2e, 24-C-3 & 24-E; expansion, automobile parking space, parking space for buildings other than dwellings, modifications of requirements & public parking area.	38	4	
Applications pertaining to Sections 26-A-1, 26-A-3, 26-A-4, 26-A-5 & 26-A-6; reduction of lot area, yards apply to only one building, only one main building on a lot, corner setback & front yards on a through lot.	17	6	
Applications pertaining to Section 27-6; educational institution.	2		
Applications pertaining to Sections 41-A, 41-A-1, 41-A-5-a, 41-A-5-e, 41-C-1, 41-C-2, 41-C-3, 41-C-4, 41-C-5 & 41-C-6; permitted uses, park, playground or community center, lot area, front yard, side yard, rear yard, lot coverage & exceptions.	44	6	3

	<u>GRANTED</u>	<u>DENIED</u>	<u>WITH-DRAWN</u>
Applications pertaining to Sections 42-A, 42-B-1, 42-C-1, 42-C-2, 42-C-3, 42-C-4, 42-C-5 & 42-C-6; permitted uses, maximum height, lot area per dwelling unit, lot area, front yard, side yards, rear yard & lot coverage.	19		
Applications pertaining to Sections 43-A, 43-A-3a, 43-A-3e, 43-B-1, 43-C-1, 43-C-2, 43-C-3, 43-C-4, 43-C-5 & 43-C-6; permitted uses, maximum height, lot area per dwelling unit, lot area, front yard, side yards, rear yard & lot coverage.	66		
Applications pertaining to Sections 44-A, 44-B-1, 44-C-1, 44-C-2, 44-C-3, 44-C-4, 44-C-5 & 44-C-7; permitted uses, maximum height, lot area per dwelling unit, lot area, front yard, side yards, rear yard & lot coverage.	32	3	
Applications pertaining to Sections 51-A, 51-B-1, 51-C-1 & 51-C-3; permitted uses, maximum height, front yard & rear yard.	6	3	
Applications pertaining to Sections 52-A, 52-C-1 & 52-C-3; permitted uses, front yard & rear yard.	4	1	
Applications pertaining to Sections 54-A, 54-A-3, 54-A-3Sec. 1, 54-A-3-Sec. 2, 54-A-3-Sec. 3, 54-A-3-1b, 54-A-3-1g & 54-B-1; permitted uses, automobile service station, lot requirements, spacing of access driveways minimum requirements, installation of underground storage tanks, minimum depth of lot, minimum distance between pump islands & maximum height.	16		

	<u>GRANTED</u>	<u>DENIED</u>	<u>WITH- DRAWN</u>
Applications pertaining to Section 72; height.	1		
Applications pertaining to Sections 73 & 73-J-2; area & cornice, sill or chimney.	2	1	



John R. Davis, Secretary

CITY OF PROVIDENCE, RHODE ISLAND

ZONING BOARD OF REVIEW

112 UNION STREET
02903

February 29, 1980

Rose M. Mendonca
City Clerk
City Hall
Providence, RI 02903

Dear Madam:

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 City Council of the City of Providence. These reports are for the calendar year ending December 31, 1979.

Respectfully yours,


JOHN R. DAVIS
SECRETARY

JRD/rr

Reports to:
Mayor
City Clerk
City Council

DEPT. OF CITY CLERK
PROVIDENCE, R.I.

FEB 29 2 58 PM '80

FILED