



John R. Davis, Secretary

CITY OF PROVIDENCE, RHODE ISLAND

ZONING BOARD OF REVIEW

112 UNION STREET
02903

IN CITY COUNCIL

MAR 16 1977

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 1976

During the year 1976, the Zoning Board of Review held 14 public hearings on applications for exceptions or variances and a corresponding number of executive sessions. For the year 1976, the Board acted on 103 applications of which 78 were granted, 21 were denied and 4 requested leave to withdraw. There were no extensions requested.

During the year there were 4 appeals from the Board's decisions through the Superior Court of the State of Rhode Island. Court action is also pending on 10 cases appealed in previous years. The Board was reversed by the Supreme Court on one decision. The Board was reversed on one decision by the Superior Court and ordered to hear additional evidence on two petitions. Three Affidavits of substantial change of circumstances to allow denied petitions to be reheard were considered. Two of the petitions were granted and one was withdrawn.

No changes in the composition of the Zoning Board of Review occurred in 1976.

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, 1976:

	<u>GRANTED</u>	<u>DENIED</u>	<u>WITH-DRAWN</u>
Applications pertaining to Section 21-A-6; basement.	1		
Applications pertaining to Sections 23-A, 23-A-3, 23-A-3a, 23-A-3c, 23-A-3e & 23-B-1b; nonconforming buildings or structure, additions, enlargements or moving, nonconforming use of building or structure, lack of sufficient parking space & nonconforming use of a building or structure.	17	3	2
Applications pertaining to Sections 24, 24-C, 24-C-2, 24-C-2d, 24-C-2e & 24-D; general use provisions, automobile parking space, parking space for buildings other than dwellings, parking for business or commercial buildings, parking for industrial buildings & off street loading.	15	3	1
Applications pertaining to Sections 26-A-1, 26-A-4 & 26-A-5; reduction of lot area, only one main building on a lot, corner setback.	6	2	
Applications pertaining to Sections 27-1 & 27-7; aircraft or airport landing field & group housing.	2	1	
Applications pertaining to Section 32; zone boundaries.	2		
Applications pertaining to Sections 41-A, 41-A-7, 41-A-8, 41-B-1, 41-C-3 & 41-C-4; permitted uses, accessory building, name plate or signs, maximum height, side yard & rear yard.	3	6	

GRANTEDDENIEDWITH-
DRAWN

Applications pertaining to Sections 42-A, 42-A-2, 42-B-1, 42-C-1, 42-C-2, 42-C-3, 42-C-4, & 42-C-5; permitted uses, parking space, maximum height, lot area per dwelling unit, lot area, front yard, side yards & rear yard.

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Applications pertaining to Sections 43-A, 43-A-3e, 43-C-1, 43-C-3, 43-C-4, 43-C-5 & 43-C-6; permitted uses, offstreet parking, lot area per dwelling unit, front yard, side yards, rear yard & lot coverage.

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Applications pertaining to Sections 44-A, 44-C, 44-C-1, 44-C-2, 44-C-3, 44-C-4, 44-C-5 & 44-C-7; permitted uses, area, lot area per dwelling unit, lot area, front yard, side yards, rear yard & lot coverage.

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Applications pertaining to Sections 51-A, 51-C-1 & 51-C-3; permitted uses, front yard & rear yard.

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Application pertaining to Sections 52-A & 52-C-3; permitted uses & rear yard.

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Applications pertaining to Sections 54-A, 54-A-3-ld, 54-A-9c, 54-B-1, 54-C-A-3-1a, 54-C-A-3-1b, 54-C-A-3-1c, 54-C-A-3-1d, 54-C-A-3-1e, 54-C-1, 54-C-2 & 54-C-3; permitted uses, minimum setback line from all street lines, maximum height, minimum lot size twelve thousand sq. ft., minimum depth of lot one hundred sq. ft., minimum lot width one hundred twenty ft., minimum setback line from all street lines forty ft., minimum distance from all property lines other than street lines twenty ft., front yard, side yards & rear yards.

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	<u>GRANTED</u>	<u>DENIED</u>	<u>WITH- DRAWN</u>
Applications pertaining to Sections 72-A, 73-A & 73-G; three-story building in two-story zone, yard regulations modified and requirements for mixed occupancy in C and M zones.	4	4	
Applications pertaining to Sections 91 and 92; organization and procedure and powers of the Board of Review.	6	6	2