

FEB 02 2021

CITY OF PROVIDENCE
ZONING BOARD OF REVIEW

APPLICATION FOR VARIANCE OR SPECIAL USE PERMIT

Check Each Type Zoning Relief Sought:

Variance – Use *
Variance – Dimensional*
Special Use Permit **

* Attach Appendix A to apply for a Use or Dimensional Variances

**Attach Appendix B to apply for a Special Use Permit

Applicant: Blackstone Slater LLC
E-mail cbilotti@naiadvisors.com
Phone (401) 214-2434
Home/Office

941 Dyer Avenue
Address Cranston, RI 02920
Zip Code _____
(401) 499-1506
Mobile (Cell)

Owner: Blackstone Slater LLC
E-mail cbilotti@naiadvisors.com
Phone (401) 214-2434
Home/Office

941 Dyer Avenue
Address Cranston, RI
Zip Code 02920
(401) 499-1506
Mobile (Cell)

Lessee: _____
E-mail _____
Phone: _____
Home/Office

Address _____
Zip Code _____

Mobile (Cell)

Does the proposal require review by any of the following (check each):

- _____ Downtown Design Review Committee
- _____ I-195 Redevelopment District Commission
- _____ Capital Center Commission
- _____ Historic District Commission

1. **Location of Property:** 275 Slater Avenue, Providence, Rhode Island
Street Address

2. **Zoning District(s):** R-1
Special purpose or overlay district(s): _____

3a. **Date owner purchased the Property:** November 5, 2019

3b. **Month/year of lessee's occupancy:** _____

3. Dimensions of each lot:

Lot #	<u>1</u>	Frontage	<u>72.45'</u>	depth	<u>149.82'</u>	Total area	<u>10,871</u>	sq. ft.
Lot #	_____	Frontage	_____	depth	_____	Total area	_____	sq. ft.
Lot #	_____	Frontage	_____	depth	_____	Total area	_____	sq. ft.

4. Size of each structure located on the Property:

Principal Structure:	Total gross square footage	_____
Footprint _____	Height _____	Floors _____

Accessory Structure:	Total gross square footage	_____
Footprint _____	Height _____	Floors _____

5. Size of proposed structure(s):	Total gross square footage:	_____
Footprint <u>2,344 s. f.</u>	Height <u>30'</u>	Floors <u>2</u>

6a. Existing Lot coverage: (include all buildings, decks, etc.) n/a

6b. Proposed Lot coverage: (include new construction) 21.56%

7a. Present Use of Property (each lot/structure):
vacant

7b. Legal Use of Property (each lot/structure) as recorded in Dept. of Inspection & Standards:
single family dwelling

8. Proposed Use of Property (each lot/structure):
single family dwelling

9. Number of Current Parking Spaces: n/a

10. Describe the proposed construction or alterations (each lot/structure):
See Memo attached hereto as Exhibit A

11. Are there outstanding violations concerning the Property under any of the following:

- Zoning Ordinance
- RI State Building Code
- Providence Housing Code

12. List all Sections of the Zoning Ordinance from which relief is sought and description of each section:

See Memo attached hereto as Exhibit A

13. Explain the changes proposed for the Property.

See Memo attached hereto as Exhibit A

The undersigned acknowledge(s) and agree(s) that members of the Zoning Board of Review and its staff may enter upon the exterior of the Property in order to view the Property prior to any hearing on the application.

The undersigned further acknowledge(s) that the statements herein and in any attachments or appendices are true and accurate, and that providing a false statement in this application may be subject to criminal and/or civil penalties as provided by law, including prosecution under the State and Municipal False Claims Acts. Owner(s)/Applicant(s) are jointly responsible with their attorneys for any false statements.

Owner(s):
Blackstone Slater, LLC
By: The Bilotti Group, Inc., Its Manager

Applicant(s):

Type Name

By: X _____
Signature Christopher Bilotti, President

Type Name

Signature

Type Name

Type Name

Signature

Signature

All requirements listed and described in the Instruction Sheet must be met or this application will not be considered complete.

APPENDIX A

APPLICATION FOR VARIANCE(S)

Rhode Island General Laws § 45-24-41(c) requires that the Applicant for a variance demonstrate:

- (1) That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant, excepting those physical disabilities addressed in § 45-24-30(16);
- (2) That the hardship is not the result of any prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain;
- (3) That the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance or the comprehensive plan upon which the ordinance is based;
- (4) That the relief to be granted is the least relief necessary; and
- (5) (a) For a **use variance**: That the land or structure cannot yield any beneficial use if it is required to conform to the provisions of the zoning ordinance;
- (b) For a **dimensional variance**, that the hardship suffered by the owner of the subject property if the dimensional variance is not granted amounts to more than a mere inconvenience.

Please provide the following information:

1. What is the specific hardship from which the applicant seeks relief?

See Memo attached hereto as Exhibit A

2. Specify any and all unique characteristics of the land or structure that cause the hardship?

See Memo attached hereto as Exhibit A

3. (a) Is the hardship caused by an economic disability? Yes ___ No x

(b) Is the hardship caused by a physical disability? Yes ___ No x

- (c) If the response to subsection (b) is "yes," is the physical disability covered by the Americans with Disabilities Act of 1990 (ADA), 42 U.S.C. § 12101 et seq.?

Yes ___ No ___

4. Did the owner/applicant take any prior action with respect to the Property that resulted in the need for the variance requested? (Examples include, but are not limited to, any changes the owner/applicant made to the structure(s), lot lines, or land, or changes in use of the Property)?

Yes ___ No x

If "yes," describe any and all such prior action(s), and state the month/year taken.

5. State any and all facts to support your position that the applicant is not seeking the variance(s) primarily in order to obtain greater financial gain.

See Memo attached hereto as Exhibit A

6. State any and all facts that support your position that you are seeking the least relief necessary to lessen or eliminate the hardship (for example, why there are no viable alternatives to your proposed plan).

See Memo attached hereto as Exhibit A

7. If you are seeking a USE VARIANCE, set forth all facts that demonstrate that the Property cannot have any beneficial use if you are required to use it in a manner allowed in the zoning district.

n/a

8. If you are seeking a DIMENSIONAL VARIANCE, set forth all facts that indicate that if the variance is not granted, the hardship the owner/applicant will suffer is more than a mere inconvenience.

See Memo attached hereto as Exhibit A

APPENDIX B

APPLICATION(S) FOR SPECIAL USE PERMIT

1. Identify the section(s) of the Ordinance that provides for the special use permit.

2. State all facts that demonstrate that the proposed special use will not substantially injure the use and enjoyment of neighboring property.

3. State all facts that demonstrate that the proposed special use will not significantly devalue neighboring property.

4. State all facts that demonstrate that the proposed special use will not be detrimental or injurious to the health or welfare of the community.

**IF THE APPLICANT IS AN EDUCATIONAL OR HEALTH CARE INSTITUTION,
COMPLETE PAGES 10 AND 11 BELOW**

HEALTH CARE INSTITUTIONS OR EDUCATIONAL FACILITIES ONLY

5. Date on which you last filed an Institutional Master Plan ("IMP") with the City:

Date on which the City issued final approval of your most recent IMP:

6. Specify the manner in which the proposed use conforms with your IMP.

7.a. Identify all dimensional requirements that apply to the proposed institutional use (you may refer to sections of the Ordinance).

b. Does the proposed use comply with all the dimensional requirements listed above?

_____ Yes _____ No

c. If your answer to subsection b is "no," state why the special use cannot be established without a dimensional variance.

8. Identify the sections of the Ordinance that govern parking for the proposed use.

Describe the manner in which the institution is providing for parking for the proposed use. (or attach proposed parking plan).

9. State why the proposed use cannot be located on your existing property within an institutional district in which the use is permitted.

10. State facts to support that the proposed use is in conformance with the objectives of the Comprehensive Plan. Include references to the specific objectives of the Plan.

**ZONING BOARD OF REVIEW
CITY OF PROVIDENCE**

IN RE: **Application of Blackstone Slater, LLC for dimensional variance**
Property located at 275 Slater Ave, o/k/a AP 40, Lot 373

Date Submitted: **February 1, 2021**

Hearing Date: **March 10, 2021**

NOW COMES, Blackstone Slater, LLC, and hereby submit, by and through the undersigned, this Memorandum in Support of their Application for a Dimensional Variance. This lot was part of a major subdivision which was approved and recorded in October, 2019. *See* attached final plan approval and recorded plan as **Exhibit A**.

As part of the final plan, the surveyor set out the “average front setback along Slater” on the plans as 20.4 ft. *See* **Exhibit A**. The measurement is noted on Lot 275 on the final plan for reference. *See* **Exhibit A**. This measurement complies with the requirements of Zoning Ordinance Sec. 402(B) which establishes the “built-to zone.”

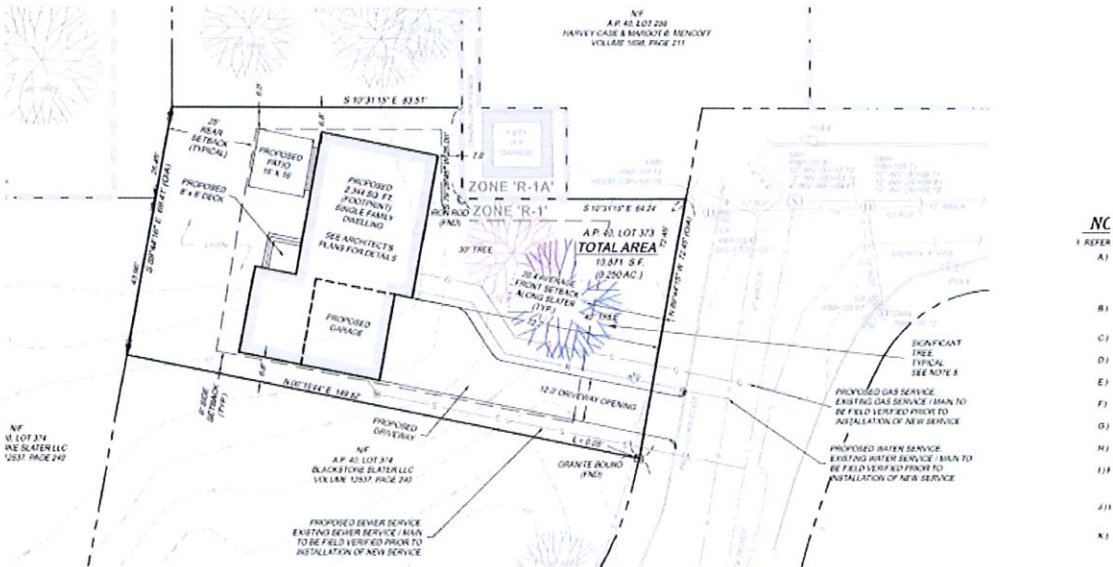
The lot is currently vacated, with vegetation at the front of the lot:



The unique configuration of the Property is further emphasized by outlining the unique configuration of 276 Blackstone Blvd, which lot has a small piece that cuts in to the Subject Property:



Blackstone Slater has a potential purchaser for the Property who would like to set the house back for landscaping and buffering purposes. *See* site plan submitted with application. At the original hearings on the subdivision, the neighbors expressed the concern in keeping the front of the lots wooded to minimize impact. In order to fit the garage and home on the lot, the plan is designed to set the house behind the remaining significant tree, which is required to remain per the Plan Commission approval. Accordingly, because of the unique shape and features of the lot, in that it becomes wider toward the rear of the lot, the house is to be placed in the wider rear portion of the lot, resulting in the requested relief from the build-to zone of 20.4 ft.



See submitted site plan. The house, as proposed on the plans, is proposed to be located 72.2 ft. into the lot, which lot has a total of almost 150 ft. of depth. The entirety of the structure will otherwise be constructed within the dimensional setbacks and the building envelope. *See* submitted site plan.

As set forth herein, and as will be shown at the hearing, the Application satisfies the standards for a dimensional variance, in that:

- (1) The hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant, excepting those physical disabilities addressed in § 45-24-30(a)(16).**

As noted above, the shape of the lot, and the retention of the tree in the front yard, necessitates the location of the house to the rear of the lot, where it has enough width to set the reasonably-sized home on the lot, away from view from the street and abutters. The unique configuration of the lot can be seen on the plans, as well as the tree that is to remain. The combination of those two constraints on construction led to the instant request for relief.

- (2) The hardship is not the result of any prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain;**

The Courts have held that “the label [of self-created hardship] seems to be most properly employed where one acts in violation of an ordinance and then applies for a variance to relieve the illegality.” *Sciacca v. Caruso*, 769 A.2d 578, 584 (R.I. 2001) *citing* 7 Patrick J. Rohan, *Zoning and Land Use Controls* § 43.02[6] at 43-66 (1998). Here, the Applicants believe it is good planning and design to place the structure toward the back of the lot, where it fits within the building envelope, and preserves the tree in the front of the lot. Additionally, such increased setback will lessen impact of a new home on the neighborhood, and not result in either an awkwardly shaped house, or undersized house which could devalue the neighborhood, or a number of side setback dimensional variances to wedge the home in toward the front of the lot.

- (3) The granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance or the comprehensive plan upon which the ordinance is based.**

The dimensional variance is for a legally permitted use—a single family structure to be located at the lot, which is currently vacant. The proposed structure complies with all other dimensional requirements, and the design, in locating the structure to the rear of the lot where it will not be largely visible helps minimize the new structure’s impact on the adjacent area. Additionally, the proposed home is one of several to be located on Slater Avenue, on a side of Slater that currently has all vacant (or under construction) lots.

- (4) The relief to be granted is the least relief necessary.**

As is shown on the plan, the house is set back just inside of where the lot increases in width, and no more, allowing the house, patio and deck to still be within the building envelope and not encroaching on either side or rear setback requirements. Additionally, the house is set back just past the significant tree to remain.

(5) The hardship suffered by the owner of the subject property if the dimensional variance is not granted amounts to more than a mere inconvenience.

Compliance with the 20.4' build-to front setback would require an oddly-shaped house or potentially one where only the garage is visible. The increased setback allows the house to be located where it is less visible from the street, providing more privacy to the owners, and less impact to adjacent neighbors, all while retaining the significant tree noted by the Plan Commission and not encroaching into setbacks with directly adjacent properties.

We look forward to presenting the request for relief before this Honorable Board and answering any questions or addressing any concerns you may have.

Blackstone Slater, LLC
By its Attorney,

Joelle C. Rocha

Joelle C. Rocha, Esq.
Duffy & Sweeney, LTD.
321 S. Main Street, Suite 400
Providence, RI 02903
Tel: 401-455-0700
Fax: 401-455-0701
jrocha@duffysweeney.com

EXHIBIT A



City Plan Commission
Jorge O. Elorza, Mayor

**Decision of the City Plan Commission granting Final Plan Approval for
Major Subdivision 18-028 MA at 280 and 288 Blackstone Boulevard and
325 Slater Ave**

(AP 40 Lots 370, 371 and 372)

October 25, 2019

Doc No: 00240282
Book: 12525 Page: 197

Owner: Nicholson 2018 LLC
c/o Thomas Nicholson
440 Conant Road
Weston MA 02493

Applicant: The Bilotti Group Inc
941 Dyer Ave
Cranston RI 02920

The City Plan Commission (CPC) granted preliminary plan approval of the subject major subdivision at a meeting on February 19, 2019 and delegated final plan approval to the Department of Planning and Development (DPD) who approve the plan based on the findings of fact and conditions of approval noted below.

Project Overview

The subject property is zoned R-1 and R-1A and is composed of three lots with a combined area of approximately 3 acres. The main residential building is located on 288 Blackstone Boulevard (AP 40 Lot 370) which measures 129,182 SF. The lots at 280 Blackstone Boulevard (AP 40 Lot 371) and 325 Slater Ave (AP 40 Lot 372) measure 16,702 SF and 76,988 SF respectively. Lots 370 and 371 will remain unchanged. Lot 372 will be subdivided into 6 buildable lots in the R-1 zone.

Findings of Fact

The DPD made the following findings of fact in accordance with section 806 of the CPC's development review regulations:

1. Consistency with Providence Tomorrow: The Comprehensive Plan

The subject property is located in an area that the Future Land Use Map of Providence Tomorrow: The Comprehensive Plan has designated for single-family residential development, which is intended for the construction of single-family residences on separate lots with an area typically between 3,200 and 6,000 SF. The subdivision conforms to the comprehensive plan as the resultant lots would be in conformance with the development intended by this land use designation and would be similar to existing residential development surrounding the site. Each lot would exceed the typically observed lot size within this designation, with no lot smaller than 10,000 SF. This would be in character with

this portion of Blackstone Boulevard that is characterized by large lot single-family residential development.

2. Compliance with Zoning Ordinance

The DPD finds that the proposed lots would meet the minimum dimensional requirements for lots in the R-1 and R-1A zones. Lots 370 and 371 are located in the R-1A zone and measure 35,492 SF and 16,702 SF respectively and provide more than the required 75 foot frontage. Lot 372 measures 76,988 SF and is located in the R-1 zone where the minimum size for new lots is 5,000 SF with 50 feet of frontage. The lot will be subdivided into 6 lots that will exceed the minimum dimensional requirements for the zone.

The DPD finds that all proposed lots will meet and exceed the minimum dimensional requirements for their respective zones.

3. Environmental Impact

The plan identifies all onsite trees and their diameter. Per the plan, site landscaping is composed of a mix of small, medium and large trees, which are color coded according to their status. Significant trees that will be preserved are shaded green. Significant trees that are recommended for removal based on the City Forester's opinion are shaded blue, large trees that will not be disturbed are shaded pink. Four large trees that will be removed are shaded grey. The DPD finds that the applicant will meet the ordinance's landscaping requirements.

The DPD finds no negative environmental impacts as the applicant is expected to come into conformance with all applicable environmental regulations.

4. Buildable Lot

The DPD finds that no lot lines will pass through the main residential building as depicted on the master plan. The DPD finds that there will be no constraints to development as all proposed lots will meet the minimum lot size requirements for their respective zones upon subdivision and that there are no other physical impediments to development.

5. Street Access

The DPD finds that adequate vehicular and pedestrian access will be provided to all of the lots, either from Blackstone Boulevard or Slater Ave. Per the CPC's requirement at the master plan stage, the subdivision plan was submitted to the Director of the Department of Public Works (DPW) to review the locations of curb cuts. The DPW has no objections to the plan.

ACTION – FINAL PLAN APPROVAL

Based on the foregoing discussion and citation of the relevant findings of fact, the DPD finds that the proposed subdivision conforms to the zoning ordinance and comprehensive plan. The DPD hereby approves the final plan.



Choyon Manjrekar
Administrative Officer

In accordance with Rhode Island General Laws Section 45-23-63, this decision must be recorded in the land evidence records within thirty-five (35) days after the CPC's vote.

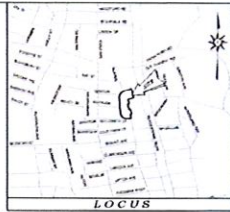
In addition, in accordance with Rhode Island General Laws Section 45-23-67, this decision shall be posted in the office of the City Clerk for a period of 20 days. Any appeals to this decision must be immediately transmitted to the DPD. If no appeals are filed, this letter may be removed 20 days after it has been posted.

Doc No: 00240282
Book: 12525 Page: 199

RECEIVED:

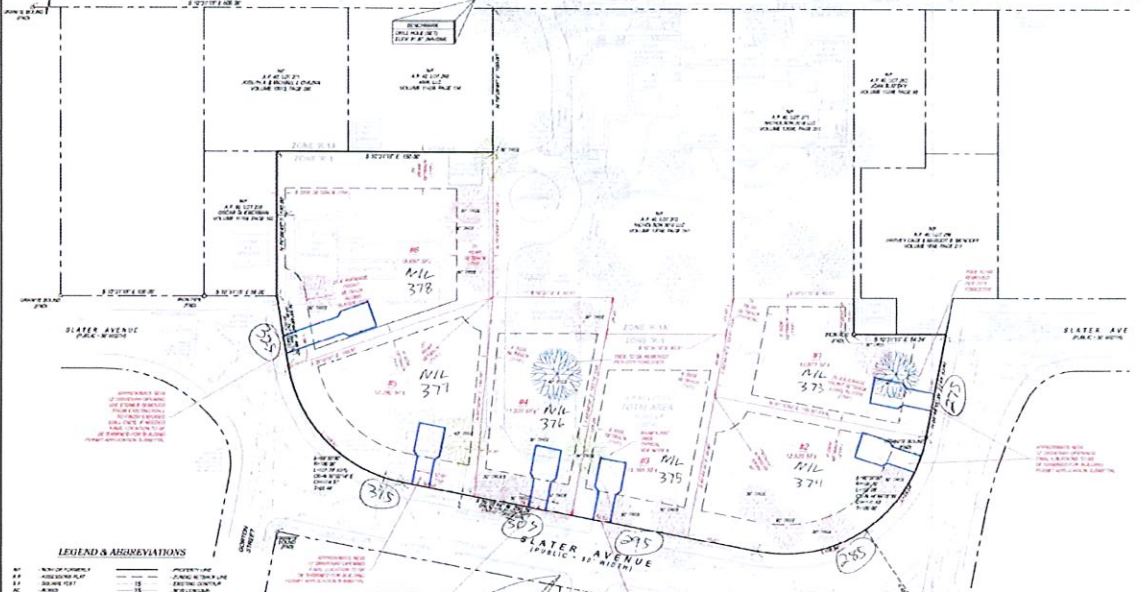
Providence
Received for Record
Oct 28, 2019 at 09:06A
Document Num: 00240282
John A Murphy
Recorder of Deeds

BLACKSTONE BOULEVARD
(PUBLIC - 80' WIDTH)



NOTES / REFERENCES

1. THE PROJECT AREA IS A TRACT OF LAND BELONGING TO THE CITY OF BOSTON, MASSACHUSETTS, AND IS CURRENTLY USED AS A PUBLIC HIGHWAY.
2. THE PROJECT AREA IS LOCATED WITHIN THE CITY OF BOSTON, MASSACHUSETTS, AND IS CURRENTLY USED AS A PUBLIC HIGHWAY.
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LEGEND & ABBREVIATIONS

- 1. PROJECT AREA
- 2. CITY OF BOSTON
- 3. PUBLIC HIGHWAY
- 4. PRIVATE DRIVE
- 5. EASEMENT
- 6. UTILITY LINE
- 7. TREE
- 8. FENCE
- 9. SIGN
- 10. WALL
- 11. CURB
- 12. DRIVEWAY
- 13. PORCH
- 14. BALCONY
- 15. GARAGE
- 16. DRIVE
- 17. WALKWAY
- 18. SIDEWALK
- 19. STAIRS
- 20. DECK
- 21. PATIO
- 22. FENCE
- 23. SIGN
- 24. WALL
- 25. CURB
- 26. DRIVEWAY
- 27. PORCH
- 28. BALCONY
- 29. GARAGE
- 30. DRIVE
- 31. WALKWAY
- 32. SIDEWALK
- 33. STAIRS
- 34. DECK
- 35. PATIO

GRAPHIC SCALE



- REMOVAL OF TREES TO BE REGENERATED TO REMAIN
- 1. 12" DBH
 - 2. 14" DBH
 - 3. 16" DBH
 - 4. 18" DBH
 - 5. 20" DBH
 - 6. 22" DBH
 - 7. 24" DBH
 - 8. 26" DBH
 - 9. 28" DBH
 - 10. 30" DBH
 - 11. 32" DBH
 - 12. 34" DBH
 - 13. 36" DBH
 - 14. 38" DBH
 - 15. 40" DBH
 - 16. 42" DBH
 - 17. 44" DBH
 - 18. 46" DBH
 - 19. 48" DBH
 - 20. 50" DBH
 - 21. 52" DBH
 - 22. 54" DBH
 - 23. 56" DBH
 - 24. 58" DBH
 - 25. 60" DBH
- 315 Slater Ave (Lot 373)
315 Slater Ave (Lot 374)
315 Slater Ave (Lot 375)
315 Slater Ave (Lot 376)
315 Slater Ave (Lot 377)
315 Slater Ave (Lot 378)

City of Boston
Department of Public Works
Office of the Director of Public Works
1218 18th St
Boston, MA 02128
10/18/18

RECOMMENDED MAP OF A PUBLIC HIGHWAY
CERTIFICATION

I, the undersigned, being a duly qualified and licensed Professional Engineer, do hereby certify that the foregoing is a true and correct copy of the map of the public highway as shown on the attached drawings, and that the same conform to the provisions of Chapter 89B of the Acts and Regulations of the State of Massachusetts.

ROBERT A. EDGEMOND
Professional Engineer
No. 10157-1
DATE

NO.	DATE	REVISION	PREPARED BY
1			
FINAL REVISION PLAN A. J. LOT 373 SLATER AVENUE, BOSTON, MASSACHUSETTS			
THE EDGEMOND GROUP, INC. 311 STATE STREET, SUITE 200 BOSTON, MASSACHUSETTS 02109 (617) 552-2200 WWW.EDGEMONDGROUP.COM			



IMPERVIOUS COVERAGE BREAKDOWN

- THE PROPOSED BUILDING COVERAGES ARE AS FOLLOWS:
 PROPOSED BUILDING COVERAGE: 21.6%
 45% ALLOWED (SEE SURVEY NOTES)
- THE PROPOSED TOTAL IMPERVIOUS SURFACE COVERAGES ARE AS FOLLOWS:
 PROPOSED TOTAL IMPERVIOUS SURFACE COVERAGE: 33.4%
 65% ALLOWED (SEE SURVEY NOTES)
- THE PROPOSED FRONT YARD IMPERVIOUS SURFACE COVERAGES ARE AS FOLLOWS:
 PROPOSED FRONT YARD IMPERVIOUS SURFACE COVERAGE: 17.0%
 33% (SEE SURVEY NOTES)
- THE PROPOSED REAR YARD IMPERVIOUS SURFACE COVERAGES ARE AS FOLLOWS:
 PROPOSED REAR YARD IMPERVIOUS SURFACE COVERAGE: 0.0%
 50% ALLOWED (SEE SURVEY NOTES)

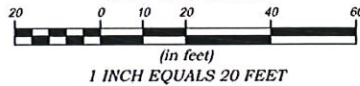
BREAKDOWN OF TREES TO BE REMOVED AND TO REMAIN FROM PLAN REF. 101

- THREE (3) SIGNIFICANT TREES TO BE REMOVED PER CITY FORESTER
- TEN (10) SIGNIFICANT TREES TO REMAIN
- TWENTYFOUR (24) LARGE TREES TO REMAIN
- FOUR (4) LARGE TREES TO BE REMOVED

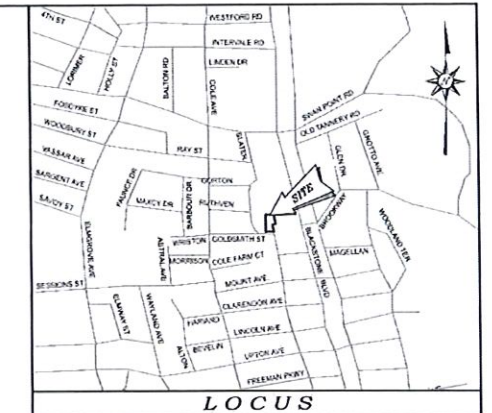
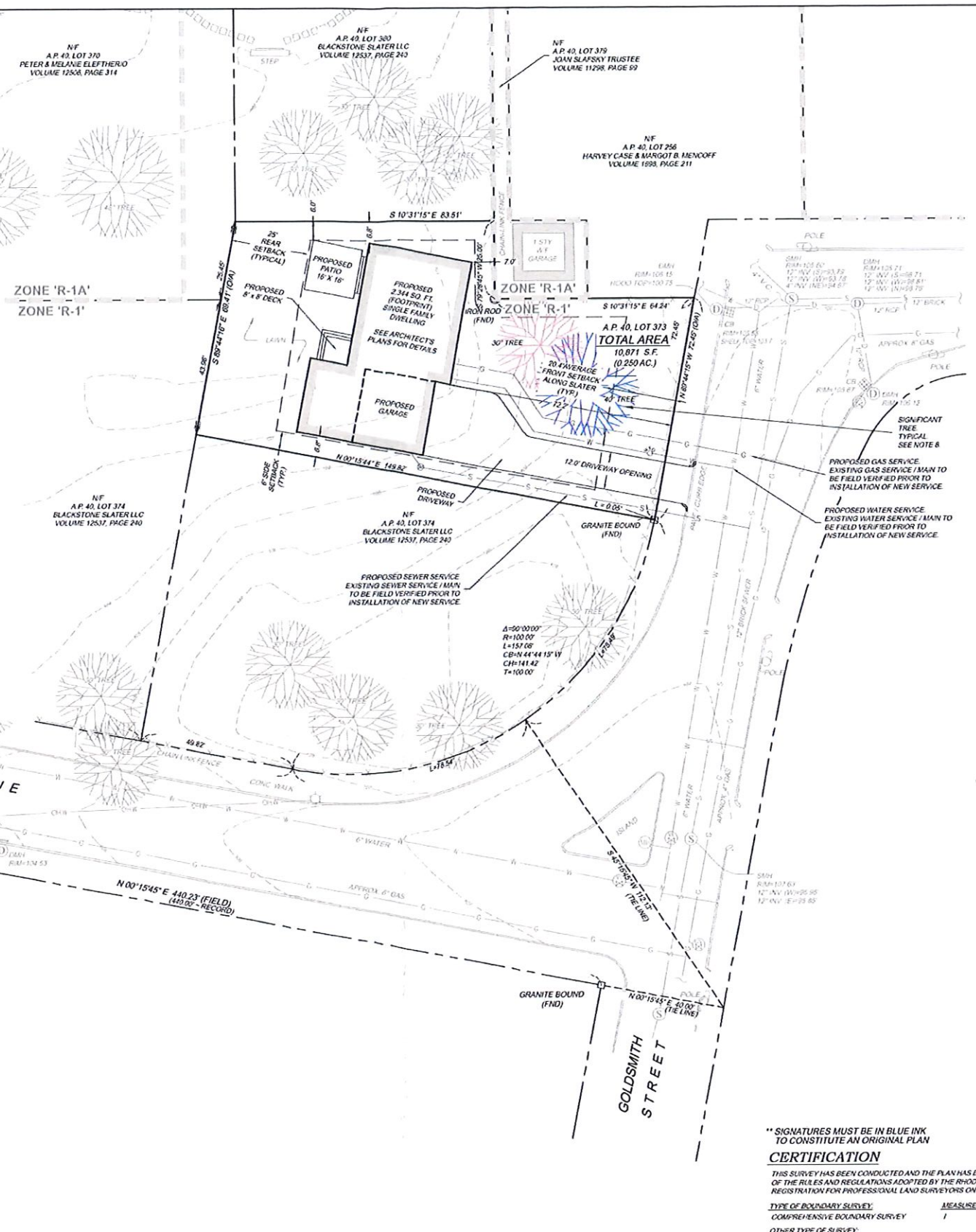
LEGEND & ABBREVIATIONS

NF	- NOW OR FORMERLY	---	- PROPERTY LINE
A.P.	- ASSESSOR'S PLAT	- - - 15'	- ZONING SETBACK LINE
S.F.	- SQUARE FEET	- - - 15'	- EXISTING CONTOUR
AC	- ACRES	- - - 15'	- NEW CONTOUR
+	- PLUS OR MINUS	---X---	- STONE WALL
STY	- STORY	X	- FENCE
W/F	- WOOD FRAMED	S	- SEWER LINE
SHP	- STATE HIGHWAY PLAT	D	- DRAIN LINE
RET	- RETAINING WALL	W	- WATER LINE
PED	- PEDESTRIAN	G	- GAS LINE
(FND)	- FOUND	E	- ELECTRIC LINE
RHB	- RI HIGHWAY BOUND	⊙	- SANITARY SEWER MANHOLE
PK NAIL	- MASONRY NAIL	⊙	- CATCH BASIN
FE	- FLARED END	⊙	- STORM DRAIN MANHOLE
RCP	- REINFORCED CONCRETE PIPE	⊙	- WATER GATE
CLF	- CHAIN LINK FENCE	⊙	- GAS VALVE
INV.	- INVERT	⊙	- ELECTRIC MANHOLE
# 10 80	- EXISTING SPOT GRADE	⊙	- GRANITE BOUND
10 80	- NEW SPOT GRADE	⊙	- DRILL HOLE
		⊙	- IRON PIPE

GRAPHIC SCALE



COPYRIGHT
 THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEER SURVEYOR AND HAVE BEEN PREPARED FOR THE OWNER FOR THIS PROJECT AT THIS SITE AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE. LOCATION OWNERS MUST OBTAIN WRITTEN CONSENT OF THIS OWNER OR ONE OF ITS DIRECTORS.



NOTES / REFERENCES

- REFERENCE IS MADE TO THE FOLLOWING MAPS AND PLANS OF RECORD:
 - PLAN ENTITLED 'PARTITION PLAT OF THE MARINA LIFT LOT RETURNED BY THE COMMISSIONERS WITH THEIR REPORT TO THE SURVEYOR - ELIZABETH A. GAMMEL ET AL. VS. CHARLOTTE H.B. PIER ET AL. - NO. 1270 - TO THE APPELLATE DIVISION OF THE SUPREME COURT IN THE COUNTY OF PROVIDENCE, MADE BY W.H.G. TRIPLE, SCALE 40 FEET TO AN INCH, DATED APRIL, 1881, WHICH PLAT IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN THE CITY OF PROVIDENCE IN PLAT BOOK 22 AT PAGE 21 AND (C.P.) 1101 PLAT CARD 704
 - PLAN ENTITLED 'PLAT OF SLATER AVENUE FROM ROCHAMBEAU AVENUE TO SOUTHWEST CORNER OF GORTON ST. SCALE 50 FEET PER INCH DECLARED AND ESTABLISHED A PUBLIC HIGHWAY BY RESOLUTION OF THE BOARD OF ALDERMEN FEBRUARY 17, 1927
 - PLAN ENTITLED 'PLAT OF SLATER AVENUE FROM GORTON ST. TO GOLDSMITH ST. BOARD OF ALDERMEN DATED JULY 11, 1929' WHICH PLAT IS RECORDED IN THE PROVIDENCE, R.I. CITY ENGINEER'S OFFICE
 - PLAN ENTITLED 'PLAT OF SLATER AVENUE FROM MOUNT AVE. TO GOLDSMITH ST. BOARD OF ALDERMEN DATED JULY 31, 1930' WHICH PLAT IS RECORDED IN THE PROVIDENCE, R.I. CITY ENGINEER'S OFFICE
 - PLAN ENTITLED 'MAP OF LAND IN PROVIDENCE, R.I. BELONGING TO MURPHY C. SILVER ET UX. PREPARED BY WATERMAN ENGINEERING CO. SCALE 1"=20', DATED NOV 1953'
 - PLAN ENTITLED 'PLAN OF LAND IN PROVIDENCE, R.I. BELONGING TO PAUL C. NICHOLSON. PREPARED BY WATERMAN ENGINEERING CO. SCALE 1"=40', DATED MAR 1955'
 - PLAN ENTITLED 'MAP OF LAND IN PROVIDENCE, R.I. BELONGING TO GEORGE L. MINER, TRUSTEE. PREPARED BY WATERMAN ENG. CO. SCALE 1"=20', DATED JANUARY 1957'
 - PLAN ENTITLED 'SKETCH SHOWING PROPOSED DIVISION LINE LOCATED IN PROVIDENCE, R.I. (PAUL C. NICHOLSON, PREPARED BY STANLEY ENGINEERING, INC. SCALE 1"=20', DATED JULY 1987'
 - PLAN ENTITLED 'ADMINISTRATIVE SUBDIVISION PLAN A.P. 40 LOTS 248, 296 & 377 BLACKSTONE BOULEVARD & SLATER AVENUE, PROVIDENCE, RHODE ISLAND PREPARED FOR WATERRMAN ENGINEERING COMPANY PROJECT NO. 18-005 DATED 10/19/2019 SCALE 1"=30'
 - PLAN ENTITLED 'FINAL SUBDIVISION PLAN A.P. 40 LOT 373 SLATER AVENUE PROVIDENCE, RHODE ISLAND PREPARED FOR THE BILOTTI GROUP INC. PREPARED BY WATERMAN ENGINEERING COMPANY PROJECT NO. 18-005 DATED 10/19/2019 SCALE 1"=30'
 - PLAN ENTITLED 'ADMINISTRATIVE SUBDIVISION PLAN A.P. 40 LOTS 376 & 377 SLATER AVENUE PROVIDENCE, RHODE ISLAND PREPARED FOR THE BILOTTI GROUP INC. PREPARED BY WATERMAN ENGINEERING COMPANY PROJECT NO. 19-000 DATED 11/11/2020 SCALE 1"=30'
- REFERENCE IS MADE TO THE FOLLOWING CITY OF PROVIDENCE LAND EVIDENCE RECORDS REGARDING RECORDED TITLE TO THE PREMISES SURVEYED:
 - A.P. 40, LOT 373 - BLACKSTONE SLATER LLC - VOLUME 12537, PAGE 240
- THESE PREMISES MAY BE SUBJECT TO THE FOLLOWING EASEMENTS, RIGHTS OF WAY OR AGREEMENTS OF RECORD:
 - NONE FOUND RECORDED
- THESE PREMISES ARE SITUATED IN AN R-1 ZONE (RESIDENTIAL DISTRICT)

DIMENSIONAL REQUIREMENTS	R-1 - EXIST / NEW
MIN LOT AREA	= NONE / 5,000 S.F.
MIN WIDTH	= NONE / 50 FT
MIN SB FRONT YARD	= AVERAGE FRONT SETBACKS OF DEVELOPED LOTS WITHIN WITHIN 10 FT ON EITHER SIDE OF THE SUBJECT LOT ON THE SAME SIDE OF THE SUBJECT LOT
MIN SB REAR YARD	= 25% OF LOT DEPTH OR 25, WHICHEVER IS LESS
MIN SB SIDE YARD	= 4 FT (FOR LOTS 40 OR LESS); 6 FT (FOR LOTS MORE THAN 40)
MAX STRUCTURE HEIGHT	= 40 FT (NOT TO EXCEED 3 STORIES)
MAX BUILDING LOT COVERAGE	= 45 %
MAX FRONT YARD SURFACE COVERAGE	= 33 %
MAX REAR YARD SURFACE COVERAGE	= 50 %
TOTAL MAX SURFACE COVERAGE	= 65 %

NOTE - ZONING INFORMATION IS FROM CURRENT ZONING AND MAY NOT REFLECT THE CONDITIONS AT THE TIME OF CONSTRUCTION OR ANY VARIANCES GRANTED
- THESE PREMISES ARE SITUATED IN A ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DESIGNATED ON THE 'NATIONAL FLOOD INSURANCE PROGRAM FIRM FLOOD INSURANCE RATE MAP PROVIDENCE COUNTY, RHODE ISLAND (ALL JURISDICTIONS) PANEL 307 & 309 OF 451 CITY OF PROVIDENCE MAP NUMBERS 440100007J & 440100008K, MAPS REVISED OCTOBER 2, 2015. FEDERAL EMERGENCY MANAGEMENT AGENCY'
- ANY UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING PLANS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM ALL AVAILABLE INFORMATION. (PLEASE CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION AT PHONE NO. 1-888-DIG-SAFE AND/OR ALL LOCAL UTILITY COMPANIES)
- THE HORIZONTAL DATUM FOR THIS PROJECT IS THE R.I.S.P.C.S. (NAD 83) AND THE VERTICAL DATUM FOR THIS PROJECT IS NAVD 83. THE PROJECT DATUMS WERE ESTABLISHED FROM DATA TRANSMITTED FROM MTS REFERENCE STATIONS USING THE MTS RTK NETWORK VIA CARLSON BRX5 GNSS ANTENNAS / RECEIVERS
- PER ARTICLE 15 OF THE CITY OF PROVIDENCE ZONING ORDINANCE, A SIGNIFICANT TREE IS ANY TREE THAT MEASURES 32 INCHES OR MORE IN DIAMETER AT FOUR AND ONE-HALF FEET ABOVE THE GROUND. NO SIGNIFICANT TREE MAY BE REMOVED WITHOUT THE PERMISSION OF THE CITY FORESTER

NOTES / REFERENCES CONTINUED

- ALL EXISTING BUILDINGS ON SITE WILL BE DEMOLISHED
- ALL SIGNIFICANT TREES TO REMAIN, UNLESS OTHERWISE NOTED. TREES TO BE REMOVED AND TO REMAIN ARE PER A FIELD MEETING & REPORT BY THE CITY FORESTER
- THE PREMISES SURVEYED AS WELL AS THE SURROUNDING PROPERTIES ARE SITUATED IN THE 'BLACKSTONE BOULEVARD-COLE AVENUE-GORTON AVENUE HISTORIC DISTRICT' WHICH WAS PLACED IN THE NATIONAL REGISTER OF HISTORIC PLACES BY THE US DEPARTMENT OF THE INTERIOR ON NOV. 12, 2009

RICHARD S. LIPSITZ
 No. 1837
 PROFESSIONAL LAND SURVEYOR

CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON JANUARY 1, 2016, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: COMPREHENSIVE BOUNDARY SURVEY
 MEASUREMENT / ACCURACY SPECIFICATION: I

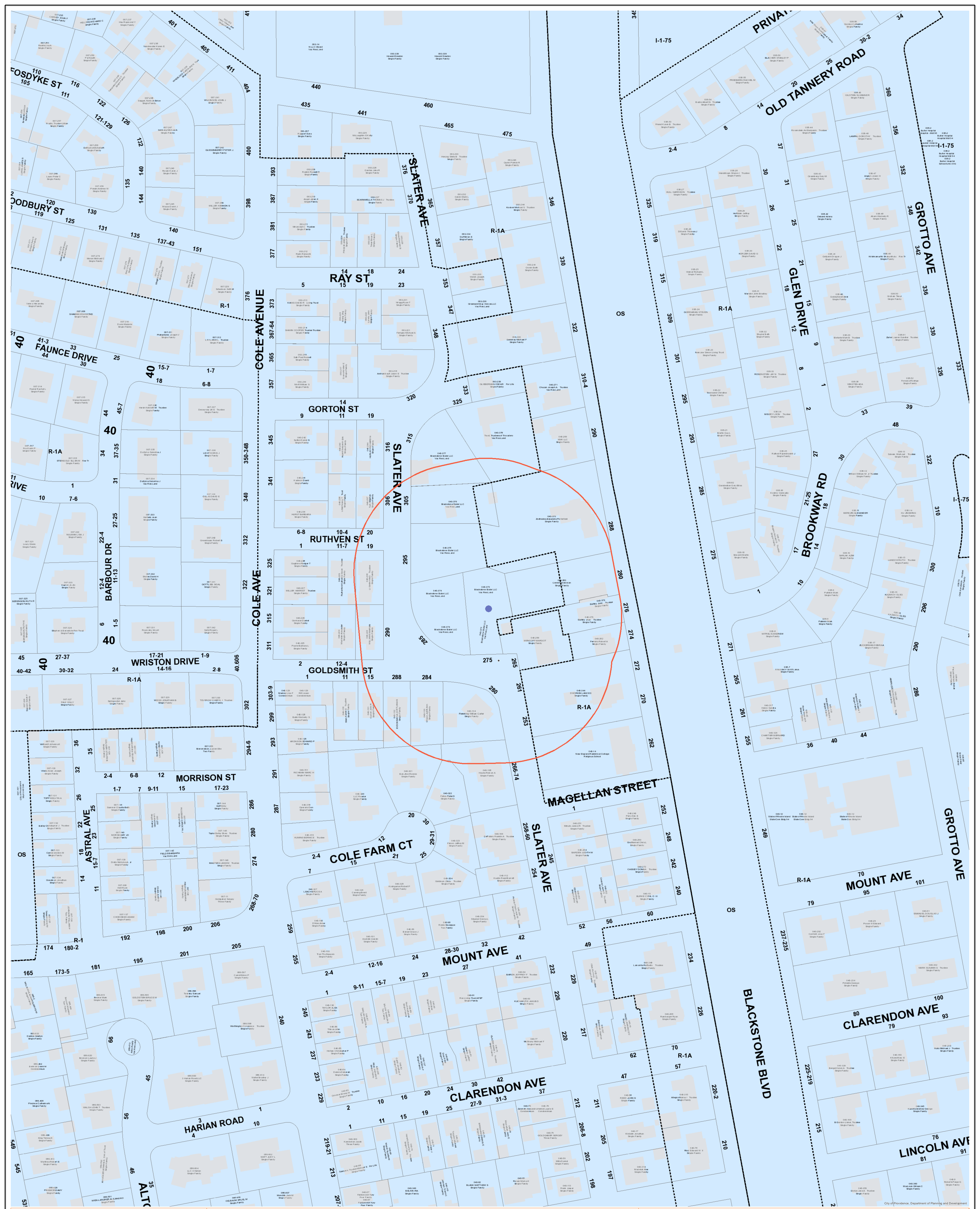
OTHER TYPE OF SURVEY: DATA ACCUMULATION
 TOPOGRAPHIC SURVEY
 T-1

THE PURPOSE FOR CONDUCTING THIS SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
 BOUNDARY & TOPOGRAPHIC SURVEY PLAN FOR THE FUTURE DEVELOPMENT OF THE SUBJECT PARCEL.

BY:
 RICHARD S. LIPSITZ, PLS. REG. NO. 1837 DATE 01/28/2021
 WATERMAN ENGINEERING COMPANY (C/M NO. LS 000483)

NO.	DATE	REVISION	CHECKED BY

PROPOSED PLOT PLAN A.P. 40, LOT 373 SLATER AVENUE PROVIDENCE, RHODE ISLAND		PROJECT NO. 18-000 SCALE 1" = 20' DATE 1/20/2021 DRAWN BY: EJP/BJT/MS CHECKED BY: RSL TOLERANCE: ±0.01' (HORIZONTAL) / ±0.01' (VERTICAL) CONTROLLER: C-1
THE BILOTTI GROUP, INC. 941 DYER AVENUE CRANSTON, RHODE ISLAND 02920		46 Sutton Avenue East Providence, RI Phone (401) - 438 - 5774 Fax (401) - 438 - 5772 www.watermanengineering.com

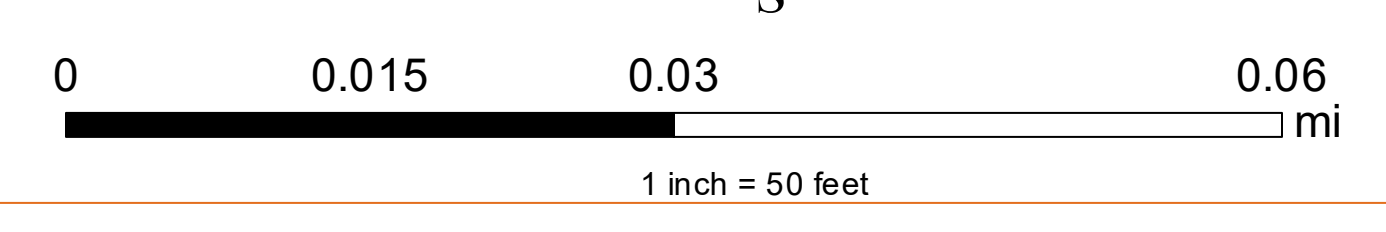
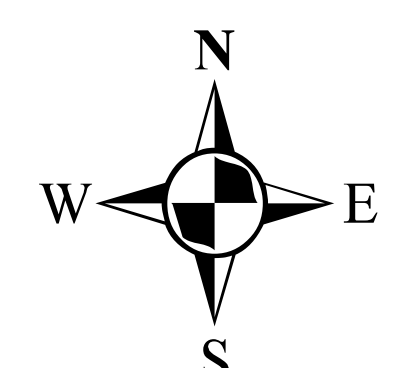


The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.

Produced by the Providence Planning and Development GIS Lab.
444 Westminster Street, Providence, R.I. 02903

Data Sources:
Providence Geographic Information System

Date: 2/16/2021



PROVIDENCE, RHODE ISLAND

PROVIDENCE THE CREATIVE CAPITAL
DEPARTMENT OF PLANNING AND DEVELOPMENT
JORGE O. ELORZA, MAYOR | BONNIE NICKERSON AICP, DIRECTOR

