

**CITY OF PROVIDENCE
ZONING BOARD OF REVIEW**

APPLICATION FOR VARIANCE OR SPECIAL USE PERMIT

Check Each Type Zoning Relief Sought:

<input type="checkbox"/>
<input checked="" type="checkbox"/>
<input type="checkbox"/>

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: The Narragansett Electric Company (TNEC) Address 280 Melrose Street, Providence, RI
d/b/a National Grid Zip Code 02907
E-mail amy.willoughby@nationalgrid.com
Phone _____ 401-258-5410
Home/Office *Mobile (Cell)*

Owner: Same as applicant Address _____
Zip Code _____
E-mail _____
Phone _____
Home/Office *Mobile (Cell)*

Lessee: _____ Address _____
Zip Code _____
E-mail _____
Phone: _____
Home/Office *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: 280 Melrose Street, Providence, Rhode Island - not
including a portion of employee parking lot area.
Street Address

2. Zoning District(s): M-1 Light Industrial District
Special purpose or overlay district(s): Historic District - Providence Landmark District

3a. Date owner purchased the Property: See attached property deeds

3b. Month/year of lessee's occupancy: Not applicable

3. Dimensions of each lot:

Lot # 194 Frontage 1,300 LF depth 600 LF Total area 683,900 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:

Existing Structure	Total Gross Floor Area (SF)	Footprint (SF)	Height (feet)	Floors
Office/Connector Building	28500	9500	44	3
Light Stores	81750	27250	44	3
Extension Building	12500	12500	14	1
Heavy Stores	22500	22500	30	1
Garage	60000	40000	35	1.5
Boiler House	2500	2500	24	1
Line House	3150	3150	17	1

5. Size of proposed structure(s): Total gross square footage: There are no proposed structures.

Footprint _____ Height _____ Floors _____

Building Coverage = 117,400 SF
 Existing Other Impervious Surface Coverage (includes employee lot) = 533,590 SF
 Existing Pervious Surface Coverage (includes employee lot) = 32,910 SF
 Total Lot Area = 683,900 SF

6a. Existing Lot coverage: (include all buildings, de

6b. Proposed Lot coverage: (include new construct

Building Coverage = 117,400 SF
 Proposed Other Impervious Surface Coverage (includes employee lot) = 527,160 SF
 Proposed Pervious Surface Coverage (includes employee lot) = 39,340 SF
 Total Lot Area = 683,900 SF

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

Utility, Warehouse, Office, Outdoor Storage Yard and Vehicle Operations Facility

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

_ Utility, Warehouse, Office, Outdoor Storage Yard and Vehicle Operations Facility _____

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

. Utility, Warehouse, Office, Outdoor Storage Yard and Vehicle Operations Facility _____

9. Number of Current Parking Spaces: Passenger vehicles - 57 spaces - does not include the employee parking lot
 Vehicle Operations Facility - 285 spaces

10. Describe the proposed construction or alterations (each lot/structure):

The applicant intends to remove contaminated materials (as required by RIDEM and USEPA), install stormwater management systems, install retaining walls, install an engineered cap (as required by RIDEM and USEPA), install new line striping, guardrail, select new fencing and gates, new exterior lighting, select new electrical infrastructure and new landscaping (seeding, trees and bushes).

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

- No Zoning Ordinance
- No RI State Building Code
- No Providence Housing Code

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

- 1505 (A,C,D,E) Interior Landscaping (see attached calculations for details) _____
- 1302(I)(3) Barbed wire fences _____
- 2004(C)(5) Nonconforming fence lines along lot lines shall be brought into conformance _____ when reconstructed.
- 2004(C)(6) Nonconforming exterior lighting shall be brought into conformance when re-constructed.

13. Explain the changes proposed for the Property.

The applicant intends to remove contaminated materials(as required by RIDEM and USEPA), install stormwater management systems, install retaining walls, install an engineered cap (as required by RIDEM and USEPA), install new line striping, guardrail, select new fencing and gates with three (3) strands of barbed wire, new exterior lighting, select new electrical infrastructure and new landscaping (seeding, trees and bushes). The installation of new line striping will result in seventy (70) additional passenger vehicle parking spaces and seventeen (17) additional vehicle operations facility parking spaces at the Site. The installation of new trees at the Site will result in forty four (44) additional on-site trees. The installation of new landscaping will increase the amount of pervious surfaces at the Site.

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):

Applicant(s):

Amy Willoughby

Same as Owner

Type Name

Type Name

Signature

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?

Our project will not be able to meet all of the interior landscaping, exterior lighting and fencing requirements of the Zoning Ordinance.

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

The Site is the location of a utility that stores high value electrical equipment for use throughout the State of Rhode Island on a 24 hours per day basis. The parking lots must continue to accommodate a high volume of use daily, as well as additional volume during critical storm restoration efforts. The layout of the parking lots must facilitate snow removal during critical storm restoration efforts and maximize space for parking. Additionally, there have been security issues at the Site in the past.

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.

The current use of the Property as a utility will not change. The Site is the location of a utility that stores high value electrical equipment for use throughout the State of Rhode Island on a 24 hours per day basis. The parking lots and outdoor storage yards must be well lit, safe and secure, and provide sufficient parking, especially during critical storm restoration efforts. Employees access the outdoor storage yard 24 hours per day and it must remain well-lit for safety and security purposes. There have been security issues at the Site in the past.

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).

The landscaping and exterior lighting requirements of the Zoning Ordinance are being met to the extent possible. Perimeter landscaping with trees and some interior landscaping will be installed in the parking lots. Due to the critical nature of the facility and security issues that have occurred at the Site, a secure and well lit parking lot, outdoor storage yard and vehicle operations facility is integral to facility operations. The Board approved a similar request from the Applicant in 2020 with respect to the onsite employee parking lot, concluding that the relief requested was the least relief necessary given the critical nature of the facility.

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.

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.

We have maximized interior landscaping to the extent possible with 6 islands, 5,240 square feet of interior landscaped islands and 32 interior trees, with a total increase in pervious surfaces at the Site. If a variance from the interior landscaping requirements is not granted, 37 additional interior landscaping islands, 1,725 square feet of interior landscaped islands and 11 additional trees would be required in the parking lots. The addition of this interior landscaping would reduce parking capacity considerably. A reduction in parking spaces is not feasible due to the need to have employees on the property especially during critical storm restoration efforts. Additionally, interior landscaping would impede snow removal during critical storm restoration efforts.

Currently, existing exterior lighting at the Site is high intensity discharge lighting mounted on utility poles and various types of building mounted lighting and does not conform with the ordinance. The majority of the proposed lighting will meet the ordinance, however select fixtures will not because of the existing use of the Site as a utility, existing building heights at the Site and several light poles on the Property along Cadillac Drive are also utilized for street lighting owned by the City of Providence. The following fixtures will remain as non-conforming lights:

- * Four (4) building mounted non-conforming fixtures (above an existing fire escape and garage doors) are currently located approximately 30-35 feet above the ground surface and will be replaced at the same height with cut off LED fixtures.
- * Five (5) utility poles with non-conforming fixtures and street lights (owned by the City of Providence) located approximately 25 feet above ground surface on the Property along Cadillac Drive will be replaced at the same height with cut off LED fixtures (street lights (owned by City of Providence) will be reinstalled as part of the Project).
- * Two (2) utility poles with non-conforming fixtures located approximately 25 feet above ground surface on the Property along Melrose Street will be replaced at the same height with cut off LED fixtures.
- * Three (3) pole mounted LED cut off fixtures mounted at a height of 35 feet above ground surface and one (1) pole mounted LED cut off fixture mounted at a height of 30 feet above ground surface will be installed to light a portion of the outdoor storage yard.

In total, we will have a net decrease of fifteen (15) non-conforming fixtures. All proposed exterior lighting is designed as cut off LED luminaires. Except for the five (5) replacement lights along Cadillac Drive and two (2) replacement lights along Melrose Street necessary to light a portion of the outdoor storage yard, the maximum footcandle at any lot line will be less than 1 footcandle. Exterior lighting (including select non-conforming features) is necessary in order to maintain a secure and well lit parking lot, outdoor storage yard and vehicle operations facility. Employees access the outdoor storage yard 24 hours per day and it must remain well-lit for safety and security purposes.

If a variance from the fencing requirements is not granted, barbed wire would not be reinstalled on perimeter fencing. Currently, perimeter fencing at the Site has three strands of barbed wire and is over 6 feet in height. Due to the critical nature of the facility and security issues that have been identified at the Site, a secure parking lot, outdoor storage yard and vehicle operations facility is considered to be integral to facility operations. 7 foot tall fencing and three strands of barbed wire installed on perimeter fencing is necessary in order to maintain a secure parking lot, outdoor storage yard and vehicle operations facility.

**Calculations for Compliance with
City of Providence Zoning Ordinance Article 1505
Interior Parking Lot Landscaping
Remedial and Redevelopment Project
280 Melrose Street
Providence, Rhode Island**

GZA Job No. 05.0045179.00

June 15, 2021

All parking lots consisting of 20,000 gross square feet or more require interior parking lot landscaping as described in this section. When the calculation of interior parking lot landscaping requirements results in a fraction, said fraction is rounded up.

- A. One parking lot island shall be provided between every ten parking spaces. As part of the landscape plan approval, parking lot island locations may be varied based on specific site requirements or design scheme, but the total number of islands shall be no less than the amount required of one island for every ten spaces.

Proposed Number of Passenger Vehicles Parking Spaces (Refer to Notes 2 and 3)
= 127 spaces

Proposed Number of Vehicle Operations Facility Spaces (Refer to Note 2) = 302 spaces

Total number of parking spaces subject to Section 1505 = 127 + 302 = 429 total spaces

Required Minimum Number of Islands = $\frac{429 \text{ spaces}}{10 \text{ spaces per island}} = 43 \text{ islands}$

Proposed Number of Islands = 6 islands

- B. In addition to parking lot islands, additional landscape areas shall be provided within the interior of parking lots. The minimum total landscape area of a parking lot, including parking lot islands, shall be 10% of the total parking lot area. Parking lot perimeter landscaping is excluded from the calculation of total parking lot area.

Proposed Passenger Vehicles Parking Lot Size (Refer to Notes 1, 2, and 3) = 56,170 SF

Proposed Vehicle Operations Facility Size (Refer to Notes 1 and 2) = 152,460 SF

Total Size of Parking Lots subject to Section 1505 = 56,170 + 152,460 = 208,630 SF

Required Minimum Total Landscape Area = 208,630 SF × 10% = 20,863 SF

*Proposed Total Interior Landscape Area
(includes islands but not perimeter landscaping strip) = 21,990 SF*

- C. All rows of parking spaces shall terminate in a parking lot island or landscaped area.

Not Provided

**Calculations for Compliance with
City of Providence Zoning Ordinance Article 1505
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- D. Parking lot islands shall be the same dimension as the parking stall at a minimum. Double rows of parking shall provide parking lot islands that are the same dimension as the double row.

Proposed Parking Stall Dimensions = 9 feet wide × 18 feet long

Required Minimum Each Parking Lot Island Area = 9 feet × 18 feet = 162 SF

Required Minimum Area dedicated to Parking Lot Islands =

$$43 \text{ islands (1505A)} \times \frac{162 \text{ SF}}{1 \text{ island}} = 6,966 \text{ SF}$$

Proposed Total Area dedicated to Parking Lot Islands = 5,240 SF

- E. A minimum of one shade tree shall be provided for every parking lot island or landscape area. If a parking lot island extends the width of a double row, then two shade trees are required.

$$\text{Required Minimum Number of Island Trees} = 43 \text{ islands (1505A)} \times \frac{1 \text{ tree}}{\text{island}} = 43 \text{ trees}$$

Proposed Number of Island Trees = 19 trees

*Proposed Total Number of Interior Trees
= 32 trees (includes island trees but does not include trees
planted in perimeter landscaping strip or outside the property line)*

- F. The use of stormwater management techniques such as rain gardens and bioswales is encouraged in landscaped areas. Parking lot islands and landscaped areas should be designed for the absorption of stormwater.

*Stormwater infiltration is limited at the Site and is subject to approvals by RIDEM and USEPA.
Parking lot islands and landscaped areas are in areas approved by RIDEM and USEPA and
are designed for the absorption of stormwater.*

- G. Where existing conditions or other provisions of this Ordinance make it impracticable to meet the interior parking lot landscaping requirements, the City Forester may approve a modification to the requirements so long as there is no net loss of planted area or number of trees required.

Not Applicable

Calculation Notes:

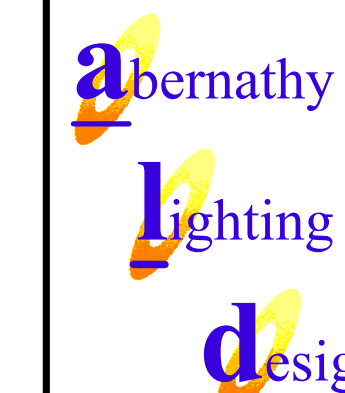
- 1) Per Section 1505B, the perimeter filter strip area is not included in the proposed parking lot size for either the spaces for passenger vehicles or vehicle operations facility.
- 2) Does NOT include parking lot space utilized for trailers, as these are integral to the use of the facility as an Outdoor Storage Yard.

**Calculations for Compliance with
City of Providence Zoning Ordinance Article 1505
Interior Parking Lot Landscaping
Remedial and Redevelopment Project
280 Melrose Street
Providence, Rhode Island**

GZA Job No. 05.0045179.00

June 15, 2021

- 3) Original parking lot was permitted in 2020 and included permitting for 320 parking spaces. Compliance with Section 1505 is calculated based on an increase of 127 passenger vehicles and 56,170 SF.



Documents produced by Abernatthy Lighting Design are intended to convey the lighting design intent to the Contractor, who will in turn, supply any support wiring or electrical engineering required to achieve said design. These documents do NOT constitute electrical engineering or wiring construction documents.
Scales as stated herein are valid on the original drawing only. Contractor shall carefully review all dimensions and conditions shown herein and at once report to the Lighting Designer any error, inconsistency or omission they may discover.

Design Drawings
FOR REFERENCE ONLY
These documents are not for construction

Submittal Dates

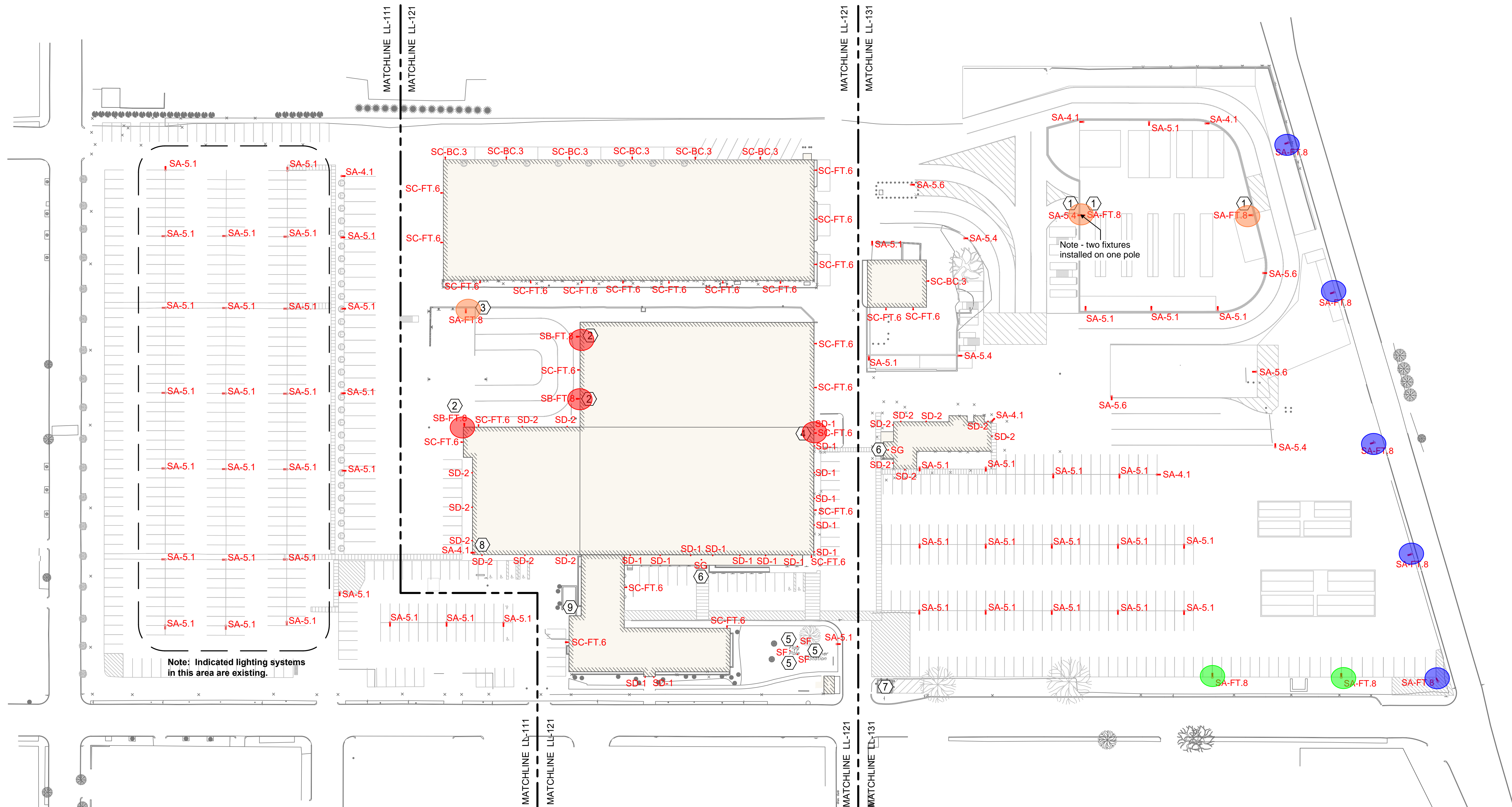
06-18-2021
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Approved
 Approved as Noted
 Not Approved
By: _____ Date: _____

Drawn By: JJR
Cad File: _____

Project No. 19.150.15
Area Name: Site Lighting Plan
Overall

Sheet No.
LL-101



Note: Indicated lighting systems in this area are existing.

Note - two fixtures installed on one pole

General Lighting Notes:

- All pole mounted luminaires mount at 25'-0" AFG to top of luminaire unless otherwise noted. See expanded lighting plans LL-111, LL-121, and LL-131 for additional mounting information.
- All luminaires mount to standard 5" x 5" square aluminum pole of appropriate height. Pole height must account for height of pre-cast base by others in order to ensure proper luminaire mounting height. Pole must meet all applicable local wind load requirements. Final pole specification by Contractor.
- Luminaires to be provided with Manufacturer's standard Glare Shield.
- Any variations from "Basis of Design" luminaire specification or the above indicated luminaire locations and orientations shall require Contractor to re-verify photometric compliance with the illumination and uniformity requirements of IESNA Recommended Practice RP-8-18 and the light trespass requirements of the Providence, Rhode Island Zoning Code Section 1301.

Specific Lighting Notes:

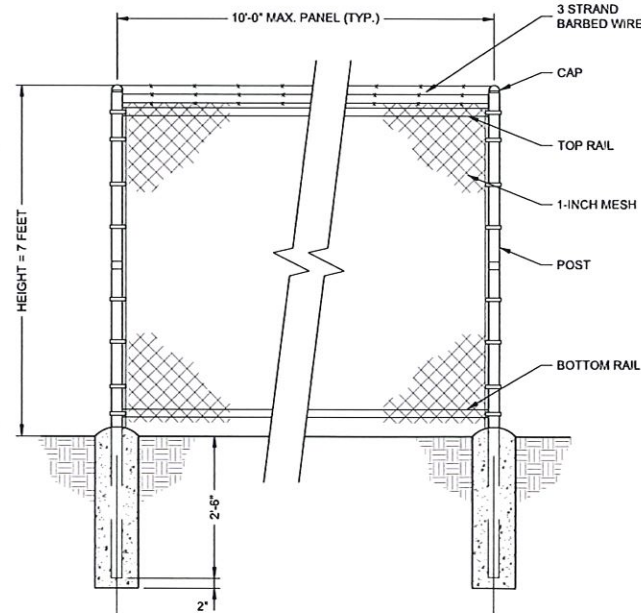
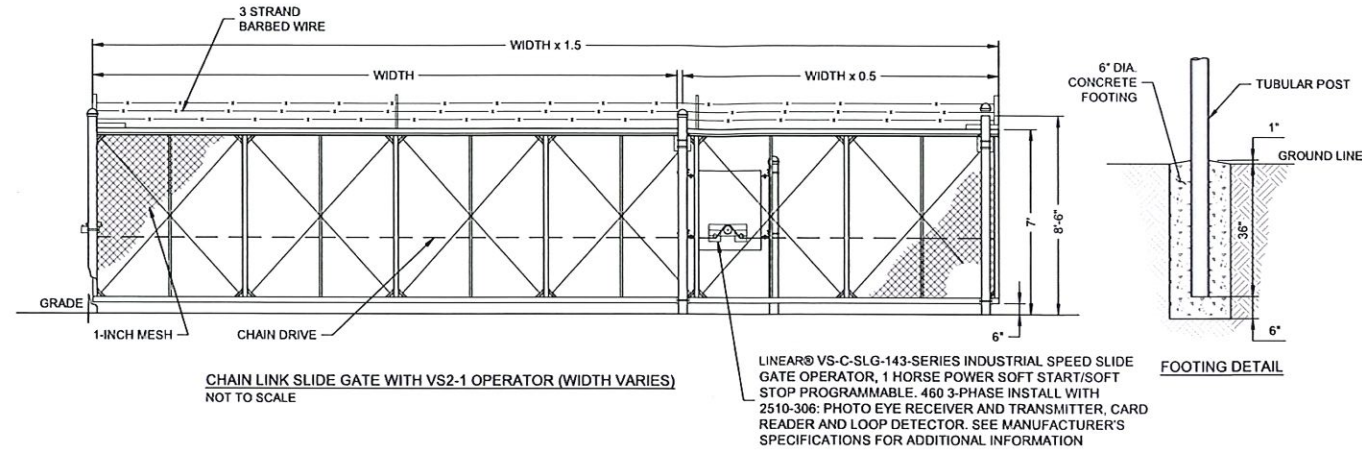
- Indicated pole mounted Type SA-5.4 and SA-FT.8 luminaires mount at 35'-0" AFG to the top of the luminaire to remove the need for a stand alone light pole located in the center of the lay-down yard. These pole mounted locations will require approval by the local Authority.
- Indicated building mounted Type SB-FT.8 luminaire mounts at 30'-0" AFG to the top of the luminaire to adequately light the center of the west turn-around area during both normal and event conditions.
- Indicated pole mounted Type SA-FT.8 luminaire mounts at 30'-0" AFG to top of luminaire to adequately light the center of the west turn-around area during both normal and event conditions.
- Indicated building mounted Type SC-FT.6 luminaire mounts at approximately 35'-0" AFG to provide high level lighting down the length of the emergency fire escape located adjacent to this location.
- Indicated Type SF in-ground uplight luminaires mount 120 degrees apart around base of flagpole, 1/5th the height of the flagpole away from the flagpole center to the center of the luminaire. Exact location to be confirmed in the field prior to rough-in.
- Indicated Type SG luminaire replaces existing surface mounted area light one-for-one. Exact mounting to be confirmed by electrical contractor prior to final order.
- Existing historical lantern luminaire at indicated location to be carefully removed, refurbished, and reinstalled by Electrical Contractor. The luminaire shall be internally cleaned, all exterior metal components are to be cleaned, sanded, and repainted with exterior rated black paint, internal electrical components are to be removed and replaced with a simple line voltage medium screw base lamp socket rated for enclosed exterior use, and the luminaire is to be re-lamped with a 2700K LED A19/A21 (Soraa: SA19-11-OMNI-927-01 or similar) lamp. Restored luminaire shall be controlled by local daylight sensor for simple dusk-to-dawn operation. Daylight specification and location to be coordinated by Electrical Contractor with Engineer and Owner.
- Indicated pole mounted Type SA-4.1 luminaire mounts atop the corner of the existing building to remove the need for a large concrete base on the adjacent sidewalk area. Exact mounting system and all structural requirements for this lighting pole to be coordinated by Engineer and Electrical Contractor in the field prior to rough-in. Final luminaire mounting height shall remain 25'-0" AFG to the top of the luminaire.
- All existing lighting systems associated with visitor entrance and handicapped ramp access are to be cleaned, repaired, and re-lamped as needed with appropriate LED replacement lamps. Exact repair and re-lamping requirements for these lighting systems to be coordinated by the Electrical Contractor on site prior to final order.
- Power to existing exterior signage to be tested, repaired if required, made safe, and appropriately capped at grade to allow for the reuse of the power when a new branded sign is installed at some point in the future. Electrical Contractor's as-built documentation shall reflect the nature and location of this power feed for easy reference in the future.

Zoning Ordinance Non-Conforming Features Highlighting:

- Replacement building mounted LED cut off fixtures (mounted at more than 25 feet above the ground surface)
- Replacement pole mounted LED cut off fixtures and street lights (more than 1 footcandle at the property line)
- Replacement pole mounted LED cut off fixtures (more than 1 footcandle at the property line)
- New pole mounted LED cut off fixtures (mounted at more than 25 feet above the ground surface)

2021 - GZA GeoEnvironmental, Inc. - GZA - CIVIL - 05.0045179.00 - REQUEST FOR DIMENSIONAL VARIANCE - PROJECT NO. 05179 - FENCING.DWG 2 MAY 27, 2021 3:11 PM LISA THORNTON

CRITICAL DIMENSION CHART		
MARK	DESCRIPTION	FORMULA
A	CLEAR OPENING	A
B	COUNTERBALANCE POST SPACING C/C	(A/2)-11"
C	OVERALL GATE LENGTH	A x 1.5
D	COUNTERBALANCE LENGTH	A x 0.5
E	NOMINAL GATE HEIGHT	E
F	POST HEIGHT (W BARB ARMS)	E + 1'-6"
G	FABRIC HEIGHT	E - 1'-0"



FOR PERMITTING ONLY
NOT FOR CONSTRUCTION

APPROVED:

SOPHIA D. NARKIEWICZ

No. 001134

REGISTERED PROFESSIONAL ENGINEER (CIVIL)

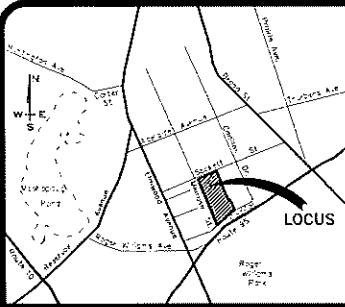
NO.	ISSUE/DESCRIPTION	BY	DATE

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CITY OF PROVIDENCE APPLICATION FOR DIMENSIONAL VARIANCE
280 MELROSE STREET
PROVIDENCE, RHODE ISLAND

FENCING DETAILS

PREPARED BY: GZA GeoEnvironmental, Inc. Engineers and Scientists www.gza.com	PREPARED FOR: nationalgrid
PROJECT NO.: SN DESIGNED BY: SM DATE: MAY 28, 2021	REVIEWED BY: SR DRAWN BY: LDT PROJECT NO.: 05.0045179.00
CHECKED BY: JC SCALE: AS NOTED	DRAWING NO.: 2 REVISION NO.: 0 SHEET NO. 2 OF 2



PARCEL DATA	
A.P. 60, LOT 194	N/F
THE NARRAGANSETT ELECTRIC COMPANY	
DEED BK. 1150 / PG. 906	
DEED BK. 617 / PG. 442	
DEED BK. 615 / PG. 108	
DEED BK. 596 / PG. 298	
#266 MELROSE STREET	
LOT AREA:	
683,691± S.F. or 15.70± Ac.	

LOCUS MAP
N.T.S.

PLAN REFERENCES:

- "MAP OF LAND IN ELMWOOD, MADE FOR JOSEPH J. COOKE", BY JOHN HOWE, MAY 1872, PLAT CARD 284.
- "PLAT OF ROGER WILLIAMS AVENUE IN TWO SHEETS FROM ELMWOOD AVE. TO MELROSE STREET", NOV. 21, 1958, STREET LINE PLAN NO. 082200, DRAWER 88 SHEET D-4.
- "PLAT OF SACKETT STREET FROM MELROSE ST. TO EMERSON ST.", JAN. 21, 1926, STREET LINE PLAN NO. 052032, DRAWER 33 SHEET A22.
- "PLAT OF MELROSE STREET FROM ADELAIDE AVE. TO ROGER WILLIAMS AVE. IN THREE SHEETS", SEPT. 10, 1890, STREET LINE PLAN NO. 016888, DRAWER 85 SHEET A-82,83,84.
- "PLAT OF ROGER WILLIAMS AVE. EXTENSION FROM MELROSE STREET TO EARLY STREET", JULY 1969, STREET LINE PLAN NO. 063358, DRAWER 89.
- "PLAT OF ROGER WILLIAMS AVE. FROM ELMWOOD AVE. TO MELROSE ST.", NOV. 21, 1958, STREET LINE PLAN NO. 062199, DRAWER 88 SHEET 3.
- "SACKETT STREET FROM MELROSE TO EMERSON", DRAWER 73 SHEET A21.
- "PLAT OF NIAGARA STREET FROM SACKETT ST. TO SOUTH LINE OF DETROIT AVE.", MAY 15, 1930, STREET LINE PLAN NO. 053777, DRAWER 89 SHEET C46.
- STATE FREEWAY PLAT NO. 1247, SH 1-3 OF 3, JAN. 1962, ON FILE IN DEPT. OF TRANSPORTATION PLAN ROOM.
- A MAP OF LAND LOCATED IN THE CITY OF PROVIDENCE, RHODE ISLAND, BELONGING TO "THE ONE TWENTY ONE CORPORATION", DEC. 1967, PLAT BK. 46, PG. 2.
- STATE FREEWAY PLAT NO. 1249, SHEET 1-5 OF 5, ON FILE IN DEPT. OF TRANSPORTATION PLAN ROOM.
- PARTITION PLAN OF LANDS BELONGING TO THE ESTATE OF JOSEPH J. COOKE, REC'D. AUG. 1884, PLAT CARD 420.
- STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS TO THE ONE TWENTY ONE CORPORATION, OCT. 1, 1968, PLAT NO. 1709, SHEET 1 OF 1, ON FILE IN DEPT. OF TRANSPORTATION PLAN ROOM.
- TOPOGRAPHIC PLAN PREPARED FOR HERB CHAMBERS CADILLAC, ASSESSOR'S PLAT 60, LOTS 189 AND 197, CADILLAC DRIVE, PROVIDENCE, R.I., APRIL 1991, NOT ON FILE.

NOTES:

- THE PARCEL SHOWN HEREON IS LOCATED WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF PROVIDENCE, PROVIDENCE COUNTY, RHODE ISLAND, PANEL NO. 316 OF 451, MAP NUMBER 44007C03166, EFFECTIVE DATE: MARCH 2, 2009. ALSO, A PORTION OF THIS SITE IS LOCATED IN ZONE "A" WITH NO DEFINED ELEVATION.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. (PLEASE CONTACT DIGSAFE PRIOR TO CONSTRUCTION @ 1-888-344-7233)
- DATUM - VERTICAL: NAVD 88
HORIZONTAL: NAD 83
- REFERENCE POINTS FOR THIS PROJECT ARE DISK'S PRO 13 AND PRO 14
- THE ON THE GROUND FIELD SURVEY WAS PERFORMED BY GAROFALO & ASSOCIATES, INC. BETWEEN JANUARY 18, 2010 AND JANUARY 31, 2018.
- AFTER FURTHER VIEW OF THE DEED DESCRIPTION AND RECORDED PLANS, GAROFALO & ASSOCIATES FINES NO MENTION OF ANY EASEMENTS WITHIN THE SURVEYED AREA (SACKETT STREET, MELROSE STREET, ROGER WILLIAMS AVENUE & CADILLAC DRIVE).

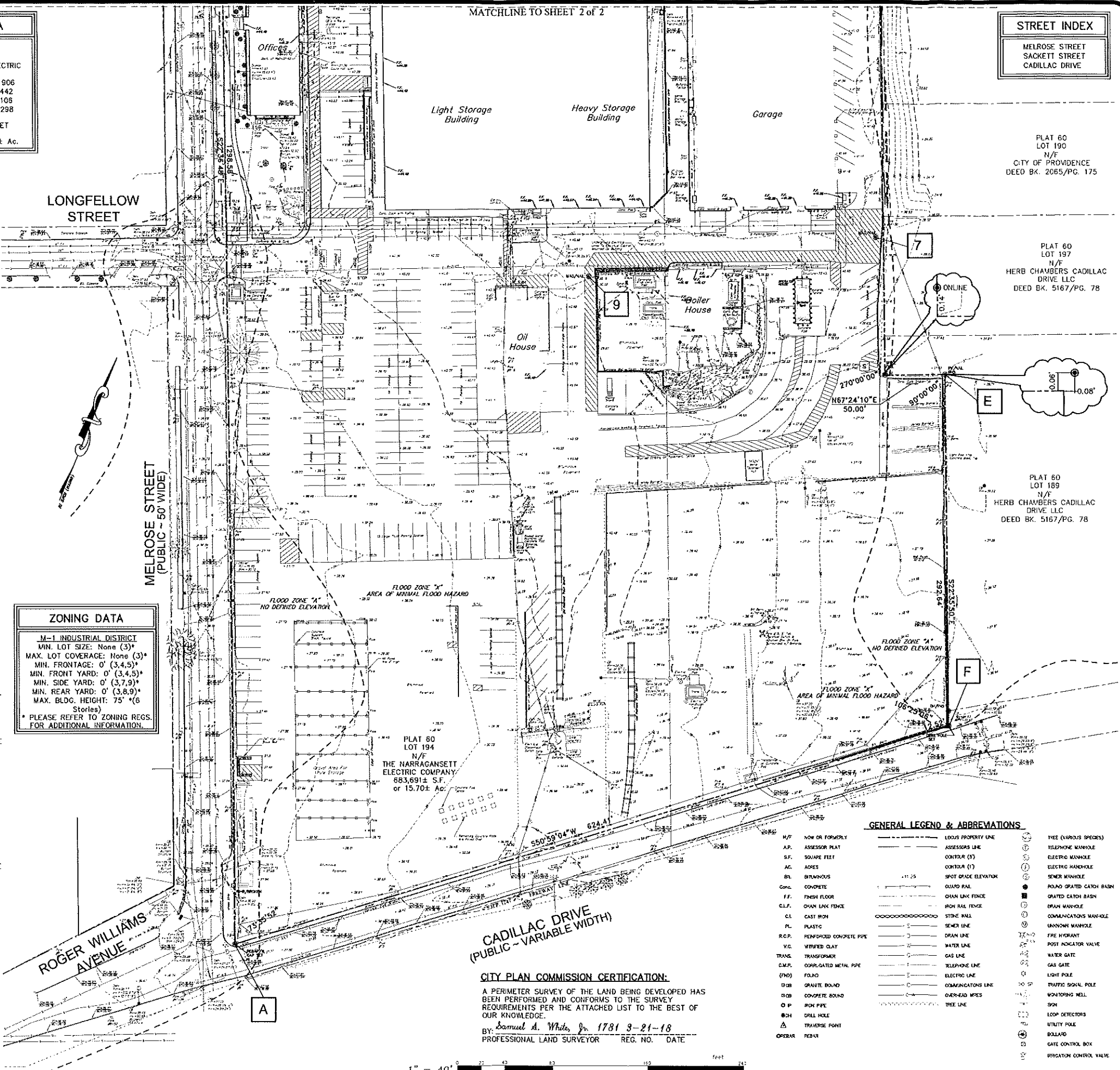
CERTIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY	MEASUREMENT SPECIFICATION
COMPREHENSIVE BOUNDARY SURVEY	CLASS I
DATA ACCUMULATION SURVEY (TOPOGRAPHIC MANUAL)	CLASS III T-2

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO PROVIDE AN EXISTING CONDITIONS PLAN WITH TOPOGRAPHY AND A PROPERTY SURVEY FOR DESIGN. LOT 194 ON ASSESSOR'S MAP 60 CITY OF PROVIDENCE, R.I.

By: Samuel A. White, Jr.
SAMUEL A. WHITE LICENSE NO. 1781
LS A59-00A



ZONING DATA	
M-1 INDUSTRIAL DISTRICT	
MIN. LOT SIZE: None (3)*	
MAX. LOT COVERAGE: None (3)*	
MIN. FRONTAGE: 0' (3,4,5)*	
MIN. FRONT YARD: 0' (3,4,5)*	
MIN. SIDE YARD: 0' (3,7,9)*	
MIN. REAR YARD: 0' (3,8,9)*	
MAX. BLDG. HEIGHT: 75'*(6 Stories)	
* PLEASE REFER TO ZONING REGS. FOR ADDITIONAL INFORMATION.	

STREET INDEX	
MELROSE STREET	
SACKETT STREET	
CADILLAC DRIVE	

PLAT 60
LOT 190
N/F
CITY OF PROVIDENCE
DEED BK. 2065/PG. 175

PLAT 60
LOT 197
N/F
HERB CHAMBERS CADILLAC DRIVE, LLC
DEED BK. 5167/PG. 78

PLAT 60
LOT 189
N/F
HERB CHAMBERS CADILLAC DRIVE, LLC
DEED BK. 5167/PG. 78

GENERAL LEGEND & ABBREVIATIONS

N/F	NOT ON FILE	LOCUS PROPERTY LINE	TREE (VARIOUS SPECIES)
A.P.	ASSESSOR PLAT	ASSESSOR'S LINE	TELEPHONE MANHOLE
S.F.	SQUARE FEET	CONTOUR (5')	ELECTRIC MANHOLE
AC.	ACRES	CONTOUR (1')	ELECTRIC HANDHOLE
BL.	BIRCHWOOD	SPOT GRADE ELEVATION	SEWER MANHOLE
CONC.	CONCRETE	GUARD RAIL	ROUND GRATED CATCH BASIN
F.F.	FRESH FLOOR	CHAIN LINK FENCE	GRATED CATCH BASIN
C.L.F.	CHAIN LINK FENCE	IRON RAIL FENCE	DRAIN MANHOLE
CL.	CAST IRON	STONE WALL	COMMUNICATIONS MANHOLE
PL.	PLASTIC	SEWER LINE	UNKNOWN MANHOLE
R.C.P.	REINFORCED CONCRETE PIPE	DRAIN LINE	FIRE HYDRANT
V.C.	VITRIFIED CLAY	WATER LINE	POST INDICATOR VALVE
TRANS.	TRANSFORMER	GAS LINE	WATER GATE
C.M.P.	CORRUGATED METAL PIPE	TELEPHONE LINE	GAS GATE
(NO)	FOLD	ELECTRIC LINE	LIGHT POLE
GB	GRANITE BOUND	COMMUNICATIONS LINE	TRAFFIC SIGNAL PULL
CB	CONCRETE BOUND	OVERHEAD MPES	MONITORING HELL
IP	IRON PIPE	TREE LINE	SPH
OH	DRILL HOLE		LOOP DETECTORS
TR	TRAVEL POINT		UTILITY POLE
OPEN	OPEN		BOLLARD
			GATE CONTROL BOX
			IRRIGATION CONTROL VALVE

CITY PLAN COMMISSION CERTIFICATION:

A PERIMETER SURVEY OF THE LAND BEING DEVELOPED HAS BEEN PERFORMED AND CONFORMS TO THE SURVEY REQUIREMENTS PER THE ATTACHED LIST TO THE BEST OF OUR KNOWLEDGE.

By: Samuel A. White, Jr. 1781 3-21-18
PROFESSIONAL LAND SURVEYOR REG. NO. DATE



* SEE SHEET 2 OF 2 FOR HORIZONTAL AND VERTICAL CONTROL

**TOPOGRAPHIC AND
PROPERTY SURVEY**
FOR
ASSESSOR'S PLAT 60, LOT 194
SITUATED AT
266 MELROSE STREET
PROVIDENCE, RHODE ISLAND

NO.	REVISION	BY	DATE

Prepared for:
THE NARRAGANSETT ELECTRIC COMPANY
d/b/a
nationalgrid
LAND SURVEYING DEPARTMENT
40 SYLVAN RD.
WALTHAM, MA 02451



GAROFALO
GAROFALO & ASSOCIATES, INC.
CIVIL & STRUCTURAL ENGINEERS/SURVEYORS
LAND PLANNERS/ENVIRONMENTAL SCIENTISTS

Garofalo & Associates, Inc. is a member of the Surveyors' Guild of Rhode Island. The Surveyors' Guild of Rhode Island is a non-profit organization established for the purpose of promoting the interests of the profession of land surveying in the State of Rhode Island. The Surveyors' Guild of Rhode Island is a member of the National Society of Professional Surveyors.

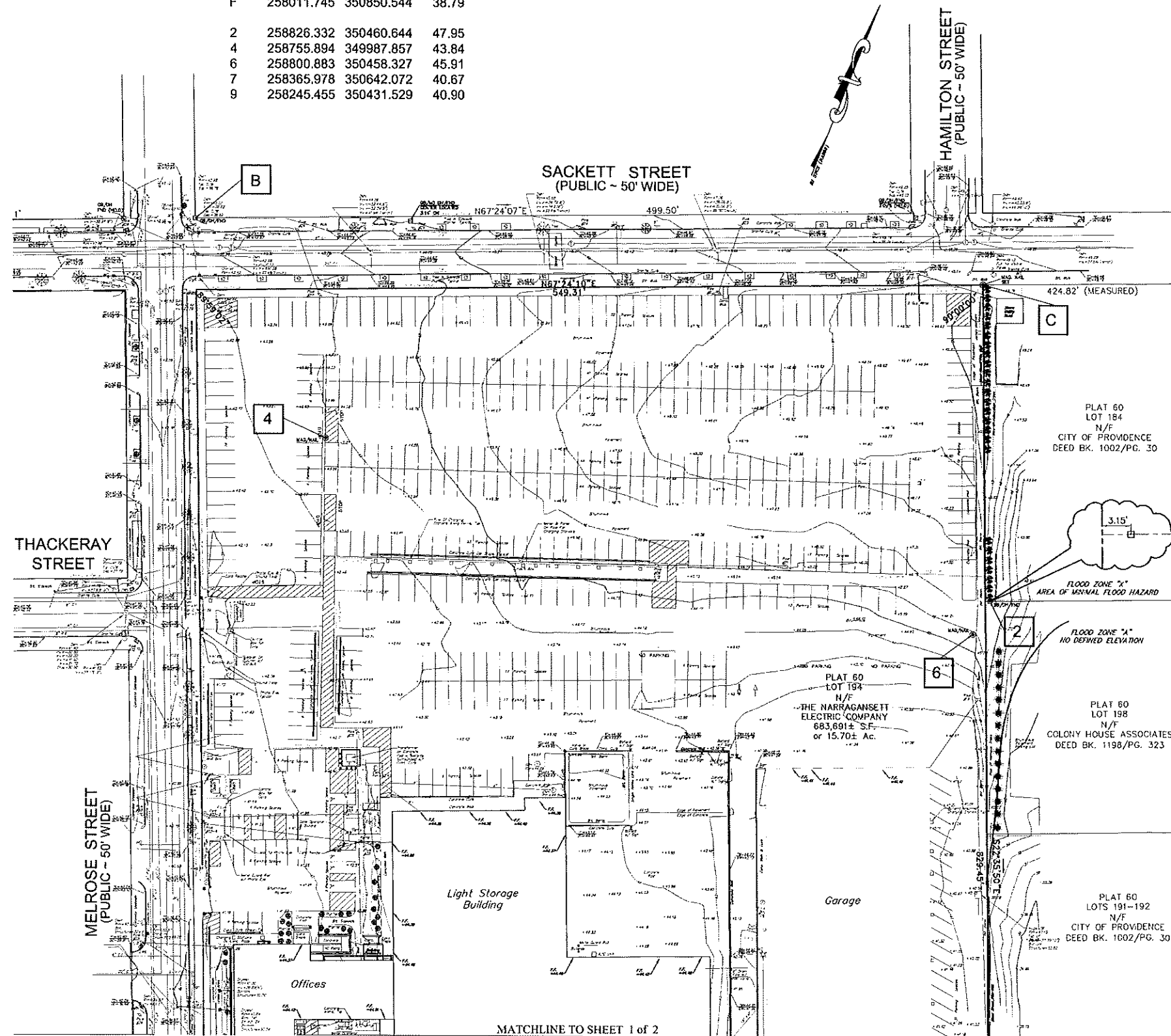
85 CORLISS STREET
P.O. BOX 6145
PROVIDENCE, R.I. 02940
TEL. 401-273-6000

JOB NO. 6697-00
DWG. NO. 6697.01-ECS
SCALE: 1"=40'
DRAWN BY D.R.D.
CALCS BY S.A.W.
APPROVED S.A.W.
DATE: JANUARY 2018

SHEET
1
OF 2 SHEETS

HORIZONTAL AND VERTICAL CONTROL

NO.	NORTH	EAST	ELEV.
A	257618.660	350365.395	36.92
B	258863.435	349846.788	43.12
C	259028.478	350373.217	50.75
E	258282.011	350738.155	37.05
F	258011.745	350850.544	38.79
2	258826.332	350460.644	47.95
4	258755.894	349987.857	43.84
6	258800.883	350458.327	45.91
7	258365.978	350642.072	40.67
9	258245.455	350431.529	40.90



* SEE SHEET 1 OF 2 FOR NOTES, REFERENCES AND PARCEL INFORMATION



TOPOGRAPHIC AND
PROPERTY SURVEY
FOR
ASSESSORS PLAT 60, LOT 194
SITUATED AT
266 MELROSE STREET
PROVIDENCE, RHODE ISLAND

NO.	REVISION	BY	DATE

Prepared for:
THE NARRAGANSETT ELECTRIC COMPANY
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LAND SURVEYING DEPARTMENT
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WALTHAM, MA 02451



GAROFALO
GAROFALO & ASSOCIATES, INC.
CIVIL & STRUCTURAL ENGINEERS/SURVEYORS
LAND PLANNERS/ENVIRONMENTAL SCIENTISTS

Garofalo & Associates, Inc. and its employees, agents, or independent contractors, have been engaged by the owner, for this project, for the site and are not to be held responsible for the location or owner without written consent of this owner or one of its directors.

85 CORLISS STREET
P.O. BOX 6145
PROVIDENCE, R.I. 02940
TEL. 401-273-6000

JOB NO. 6697-00	DRAWN BY D.R.D.
DWG. NO. 6697.01-ECS	CALCS BY S.A.W.
SCALE: 1"=40'	APPROVED S.A.W.
	DATE: JANUARY 2018

SHEET
2
OF 2 SHEETS



Photographic Log


Client Name: National Grid		Site Location: 280 Melrose Street, Providence, RI	Project No. 05.0045179.00
Photo No. 1	Date: 5/26/21		
Direction Photo Taken: Looking North			
Description: View of the property from the southernmost corner of the property.			

Photo No. 2	Date: 5/26/21		
Direction Photo Taken: Looking Northwest			
Description: View of the property from the southeast corner of the property.			



Photographic Log



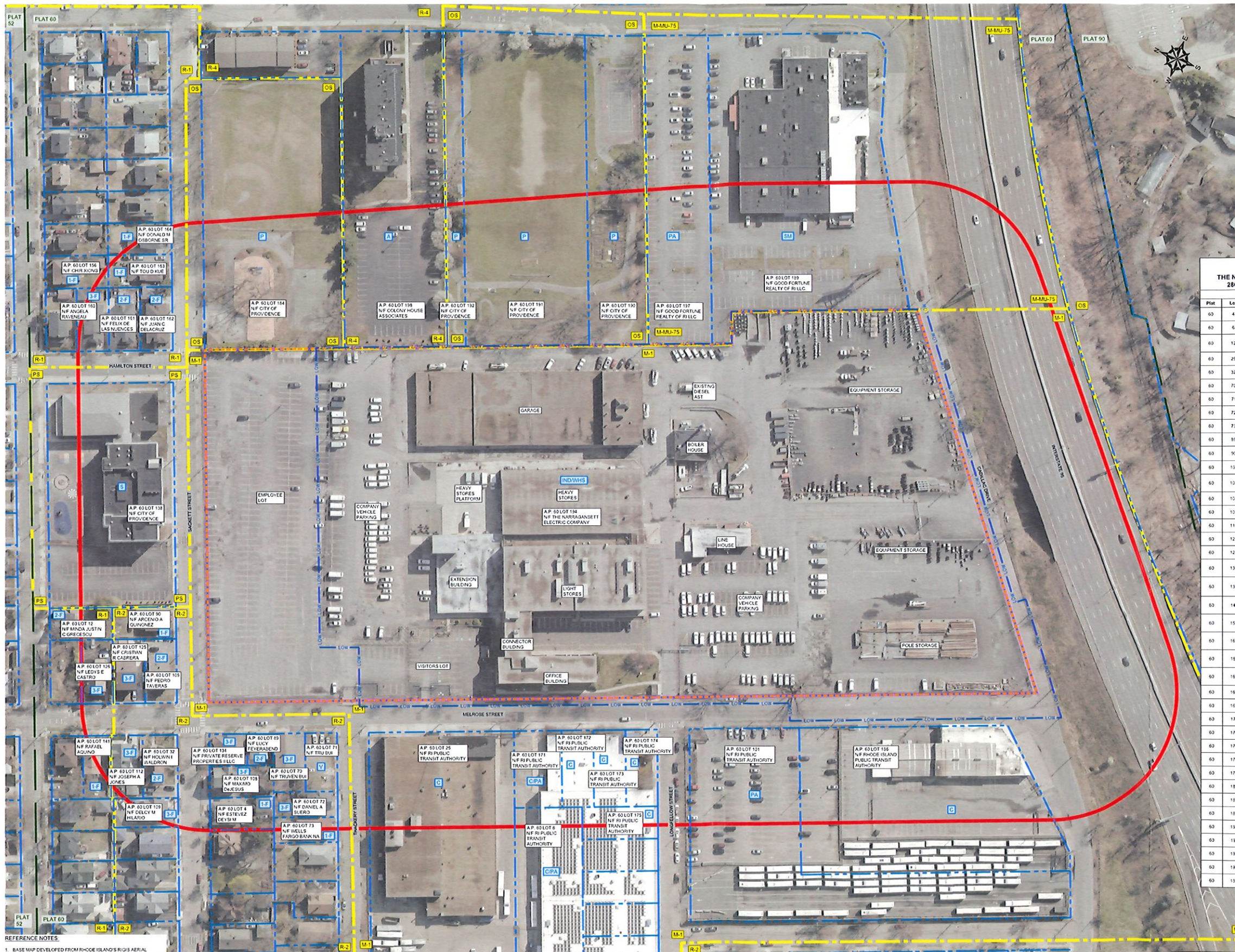
Client Name: National Grid		Site Location: 280 Melrose Street, Providence, RI	Project No. 05.0045179.00
Photo No. 3	Date: 5/26/21		
Direction Photo Taken: Looking Southeast			
Description: View of the property from the northeast corner of the vehicle operations facility.			

Photo No. 4	Date: 5/26/21		
Direction Photo Taken: Looking South			
Description: View of the property from the northernmost corner of the vehicle operations facility.			



- LEGEND**
- PROPERTY LINES
 - 200' MELROSE STREET SITE
 - LAY OF WORK
 - ZONE BOUNDARY
 - TAX ASSESSORS PLAT BOUNDARY
 - 200 FOOT RADIUS FROM THE 200 MELROSE STREET SITE
 - HISTORIC DISTRICT - PROVIDENCE LANDMARK DISTRICT
- PROPERTY ZONING KEY:**
- 1F SINGLE FAMILY
 - 2F 2 FAMILY
 - 3F 3 FAMILY
 - AC APARTMENT COMPLEX
 - C COMMERCIAL
 - IND INDUSTRIAL/WAREHOUSE
 - PA PARKING AREA
 - S SCHOOL
 - SM SUPERMARKET
 - V VACANT LAND

SUBJECT PARCEL:
A.P. 60 LOT 194
THE NARRAGANSETT ELECTRIC COMPANY D/B/A NATIONAL GRID
280 MELROSE STREET, PROVIDENCE, RHODE ISLAND 02907

LIST OF ADJACENT WITHIN 200' OF SUBJECT PARCEL

Plot	Lot	Owner	Maining Address	Street Address
60	4	Deyo M Ethretz	196 Sackett Street, Providence, Rhode Island 02907	196 Sackett Street
60	5	RI Public Transit Authority	265 Melrose Street, Providence, Rhode Island 02907	276 Elmwood Avenue
60	12	Mrs. Justin C. Grescoe	188 Warrington Street, Providence, Rhode Island 02907	188 Warrington Street
60	25	RI Public Transit Authority	265 Melrose Street, Providence, Rhode Island 02907	750 Elmwood Avenue
60	32	Helen I and Brenda T Waldron	225 Melrose Street, Providence, Rhode Island 02907	225 Melrose Street
60	70	Bu Truyen	87 Whipple Avenue, Cranston, Rhode Island 02920	237 Melrose Street
60	71	Bu Tri	237 Melrose Street, Providence, Rhode Island 02907	241 Melrose Street
60	72	Daniel A. Suro	90 Dixon Street, Providence, Rhode Island 02907	9 Thackeray Street
60	73	Wells Fargo Bank NA	1476 Stateville Boulevard, Fort Mill, South Carolina 29715	15 Thackeray Street
60	89	Lory Feyersland	235 Melrose Street, Providence, Rhode Island 02907	235 Melrose Street
60	90	Acacia A Quinonez and Carmen R. Vasquez-Nunez	171 Sackett Street, Providence, Rhode Island 02907	171 Sackett Street
60	101	RI Public Transit Authority	265 Melrose Street, Providence, Rhode Island 02907	241 Melrose Street
60	105	Pedro Taveras	126 Reservoir Avenue, Providence, Rhode Island 02907	224 Melrose Street
60	108	Maximo DeJesus	190 Sackett Street, Providence, Rhode Island 02907	190 Sackett Street
60	109	Dely M Mirano	195 Sackett Street, Providence, Rhode Island 02907	195 Sackett Street
60	112	Joseph A Jones	219 Melrose Street, Providence, Rhode Island 02907	219 Melrose Street
60	125	Orlando R. Cabera	220 Melrose Street, Providence, Rhode Island 02907	220 Melrose Street
60	126	Ledy E Castro	214 Melrose Street, Providence, Rhode Island 02907	214 Melrose Street
60	134	Private Reserve Properties II LLC	59 Elmwood Avenue, Providence, Rhode Island 02907	186 Sackett Street
60	138	City of Providence	10 Mill A Salvadore Esq. 400 Reservoir Avenue, Providence, Rhode Island 02907	170 Warrington Street
60	141	Rafael Aquino	23 Van Buren Street, Providence, Rhode Island 02905	215 Melrose Street
60	156	Chi Xiong	148 Warrington Street, Providence, Rhode Island 02907	146 Warrington Street
60	160	Angela Raveanu	276 Hamilton Street, Providence, Rhode Island 02907	276 Hamilton Street
60	151	Felix De Las Nueces	234 Hamilton Street Unit 2, Providence, Rhode Island 02907	282 Hamilton Street
60	162	Juan C and Margaret Delacruz	288 Hamilton Street, Providence, Rhode Island 02907	288 Hamilton Street
60	163	Tou D and Lee M Kiu	447 Doric Avenue, Cranston, Rhode Island 02910	129 Sackett Street
60	164	Donald M Osborne Sr.	125 Sackett Street, Providence, Rhode Island 02907	125 Sackett Street
60	171	RI Public Transit Authority	265 Melrose Street, Providence, Rhode Island 02907	271 Melrose Street
60	172	RI Public Transit Authority	265 Melrose Street, Providence, Rhode Island 02907	277 Melrose Street
60	173	RI Public Transit Authority	266 Melrose Street, Providence, Rhode Island 02907	281 Melrose Street
60	174	RI Public Transit Authority	265 Melrose Street, Providence, Rhode Island 02907	287 Melrose Street
60	175	RI Public Transit Authority	265 Melrose Street, Providence, Rhode Island 02907	113 Longfellow Street
60	184	City of Providence and Providence Schools	25 Dorrance Street, Providence, Rhode Island 02903	110 Sackett Street
60	186	RI Public Transit Authority	265 Melrose Street, Providence, Rhode Island 02907	338 Melrose Street
60	189	Good Fortune Realty of RI LLC	16-51 Magueth Avenue, Magueth, New York 11378	121 Cadlac Drive
60	190	City of Providence	25 Dorrance Street, Providence, Rhode Island 02903	27 Cadlac Drive
60	191	City of Providence	25 Dorrance Street, Providence, Rhode Island 02903	7 Cadlac Drive
60	192	City of Providence	25 Dorrance Street, Providence, Rhode Island 02903	5 Cadlac Drive
60	197	Good Fortune Realty of RI LLC	16-51 Magueth Avenue, Magueth, New York 11378	43 Cadlac Drive
60	198	Standard Colony 2.0 Venture LP	1901 Avenue of the Stars, Los Angeles, California 90067	250 Niagara Street

REFERENCE NOTES

- BASE MAP DEVELOPED FROM RHODE ISLAND'S RIGS AERIAL IMAGERY PUBLISHED IN SPRING 2020
- PARCEL AND STREET DATA OBTAINED FROM THE PROVIDENCE, RHODE ISLAND ONLINE ASSESSMENT DATABASE. PARCELS OF REAL ESTATE ASSESSED AS OF APRIL 23, 2018. GIS DATA ARE FOR PLANNING PURPOSES ONLY. THE DATA DOES NOT REPRESENT A LEGALLY RECORDED PLAN, DEED, SURVEY, OR ENGINEERING SCHEMATIC AND ARE NOT INTENDED TO BE USED AS SUCH.
- PROPERTY LINES AND LOT INFORMATION ESTABLISHED FROM INFORMATION PROVIDED ON A PLAN TITLED "TOPOGRAPHIC AND PROPERTY SURVEY FOR ASSESSORS PLAT 60 LOT 194 DATED JANUARY 2018. ORIGINAL SCALE 1"=40', DEVELOPED BY GAROFALO ASSOCIATES, INC.
- SITE BOUNDARIES ARE APPROXIMATE



FOR PERMITTING ONLY
 NOT FOR CONSTRUCTION

APPROVED
 SOPHIA D MARKIEWICZ
 REGISTERED PROFESSIONAL ENGINEER
 (C.E.C.)

CITY OF PROVIDENCE APPLICATION FOR DIMENSIONAL VARIANCE
 280 MELROSE STREET
 PROVIDENCE, RHODE ISLAND

200' RADIUS MAP

PREPARED BY: OZA Geo-Environmental, Inc. Engineers and Scientists
 www.oza.com

PREPARED FOR: nationalgrid
 www.natgrid.com

DESIGNED BY: DM DRAWN BY: JLT SCALE: AS SHOWN
 DATE: MAY 28, 2021 PROJECT NO: 45179

DRAWING NO: 1
 SHEET NO. 1 OF 1