

October 14, 2020

Marc A. Greenfield, Chair
Zoning Board of Review
City of Providence
444 Westminster Street
Providence, RI 02903

Re: Agenda Item 2- Continued Matter- Pettis Properties LLC, 58 Printery Street, Plat 2, Lot 447

Dear Chairman Greenfield and Honorable Members of the Board,

Thank you for considering these comments on the Continued Matter for various Use and Dimensional Variances on the property at 58 Printery St, Plat 2, Lot 447 (Pettis Properties LLC, Applicant/Owner).

I grew up in Rhode Island; the last twenty-three years living in Providence raising a family with my wife. My two daughters started attending Providence Public Schools in Kindergarten, with my older daughter graduating in 2018 and currently attending her junior year of college in Philadelphia and my younger daughter a senior in high school and working on submitting college applications.

I also served as a member of the Providence City Council during the time that the Zoning Ordinance was considered and ultimately passed. The process included countless hours of public testimony and consideration from Council staff, with special consultant to the Council Ernie Hutton, FAICP, and work from the Administration and Department of Planning and Development staff. I voted to approve the current Zoning Ordinance and it was adopted November 24, 2014.

The Continued Matter referenced above represents an application for a Use Variance seeking relief from Zoning Ordinance Sections 1200.F. and 1605.F. to erect a 2 faced billboard. Section 1200.F. specifically prohibits *any* billboard in *any* district. "Billboard" is the first prohibited use listed in Section 1200.F. Section 1605 also explicitly details 'Prohibited Signs' and expressly prohibits billboards. This Use Variance should be denied out of hand.

The Dimensional Variance referenced above represents a proposed height that is five and a half times the allowed sign height (112' request, 20' allowed) and more than double the 50' maximum building height allowed in the C-3 District. As well, the proposed sign area of 732 square feet is more than twelve times the 60 square feet allowed. Both requests contained within this Dimensional Variance should be denied out of hand.

Thank you for your consideration of these comments in opposition to the Use and Dimensional Variances, as stated above, and for your work serving on the Zoning Board of Review.

Sincerely,

Bryan Principe
89 Hudson Street
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