



**REAL ESTATE SURVEY FOR
PROPERTY LOCATED AT
58 PRINTERY STREET
PROVIDENCE, RHODE ISLAND**

Presented to: City of Providence
Zoning Board of Review
Marc Greenfield, Chairman

Anthia Maniotes
Arthur Strother
Scott Wolf
Bianca Rodriguez

Marcus Mitchell (1st Alt)
James Scott (2nd Alt)

For: Mr. Nicholas J. Hemond
DARROWEVERETT, LLP
One Turks Head Place, Suite 1200
Providence, Rhode Island 02903

By: Thomas O. Sweeney, SIOR
SWEENEY REAL ESTATE & APPRAISAL
One Turks Head Place, Suite 850
Providence, Rhode Island 02903

Property Type: Vacant Land (Proposed Billboard)

Date: November 10, 2020



Mr. Chairman and Members of the Zoning Board of Review:

At the request of Nicholas J. Hemond, Esq., I have inspected the real estate located at 58 Printery Street, Providence, Rhode Island, otherwise designated as Lot 447 on Plat 2 of the Tax Assessor's Plat of the City of Providence, State of Rhode Island. In addition to my inspection, I have reviewed the surrounding properties and the Zoning Ordinance of the City of Providence. The purpose of my inspection and review was to determine the effect, if any; the granting of the petitioner's request for a use and dimensional variances would have on the value of surrounding properties. The applicant is requesting use and dimensional variances and seeks relief from regulations governing freestanding signs, maximum sign area and billboard.

The subject property is located on the westerly side of Printery Street in a heavy commercial area, off of North Main Street (US Route 1). Uses in the immediate area are auto body uses across Printery Street to the east and a residential and assisted living facility to the south. The property is abutted on the west by the Moshassuck River and Interstate 95 and to the north by an open lot and Industrial Drive (an elevated access road from North Main Street to the West River Industrial area).

The subject property is slightly irregular in shape with an overall area of 11,761± square feet with frontage on Printery Street and on the Moshassuck River. The site is level and at street grade at the front and then drops dramatically to the river. The site is vacant and graveled. Due to the proximity of the site to the river; any development of the site is highly unlikely. Additionally, the site is in effect isolated due to the difference in grade

between it and North Main Street and I-95. The site is in essence only visible from I-95. The subject property is zoned Commercial (C-3).

The applicant is requesting use and dimensional variances in order to construct a new "V" shaped billboard, 112 feet in height consisting of two sign panels, each panel face measuring 48' x 14' attached to a monopole. One sign panel would face in a generally northerly direction and one sign panel facing in a generally southerly direction. The proposed billboard is similar to other billboard in the area and along the I-95 corridor in general, including one to the south of the subject on the easterly side of I-95 and three (both north and south of the subject) on the westerly side of I-95.

After inspecting the property, looking at the area in general and specifically the surrounding properties and reviewing the Providence Zoning Ordinance, and Comprehensive Plan, it is my opinion that the hardship is being sought due to the unique characteristics of the subject property. Due to its proximity of the subject property to the river and its topographical location with respect to the area, there are very few if any uses for the site. Additionally, the location of the site below the grade of I-95 and the traffic speed on I-95 make the need for the dimensional variances.

It is my opinion that the hardship is not the result of any prior action by the applicant, nor for greater financial gain. The hardship is not due to any prior action of the applicant and the applicant is attempting to utilize the property in a way similar to other properties along the corridor.

It is my opinion that the applicant's request will not change the general character of the surrounding area. The property is located in a heavy commercial area, on a dead end street, next to the Moshassuck River and Interstate 95. The proposed use, height and size of signage is similar to other uses in the area and along the corridor and therefore it will not change the general character of the surrounding area, it will in fact be consistent with the character of uses in the area.

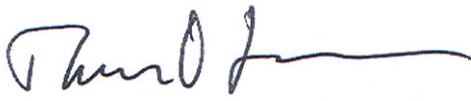
It is my opinion that the relief is the least relief necessary due to the restrictions on the use of the site as well as the grade differences between the site and Interstate 95. The proposed height is necessary to make the sign visible to motorist due to the fact that it is significantly below the highway grade.

It is my opinion that the granting of the use and dimensional variances will have no detrimental impact on surrounding properties values as the use proposed, again, is consistent with other similar uses in the area and along the corridor, it will provide additional tax benefit to the City of Providence and allows the use of a property that otherwise is significantly impacted by proximity and topography issues.

In granting a use variance, the subject land or structure cannot yield any beneficial use if it is required to conform to the provisions of this Ordinance. As was previously stated due to the size, topography and location, including proximity to the river, there is no other viable use other than what is proposed.

In granting a dimensional variance, the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted will amount to more than a mere inconvenience. If the relief is not granted, the site could not be utilized as intended as the proposed sign would not have visibility from its intended audience, highway travelers for the reasons described previously.

Respectfully submitted,
SWEENEY REAL ESTATE & APPRAISAL

A handwritten signature in black ink, appearing to read 'Thomas O. Sweeney', with a long horizontal flourish extending to the right.

Thomas O. Sweeney, SIOR

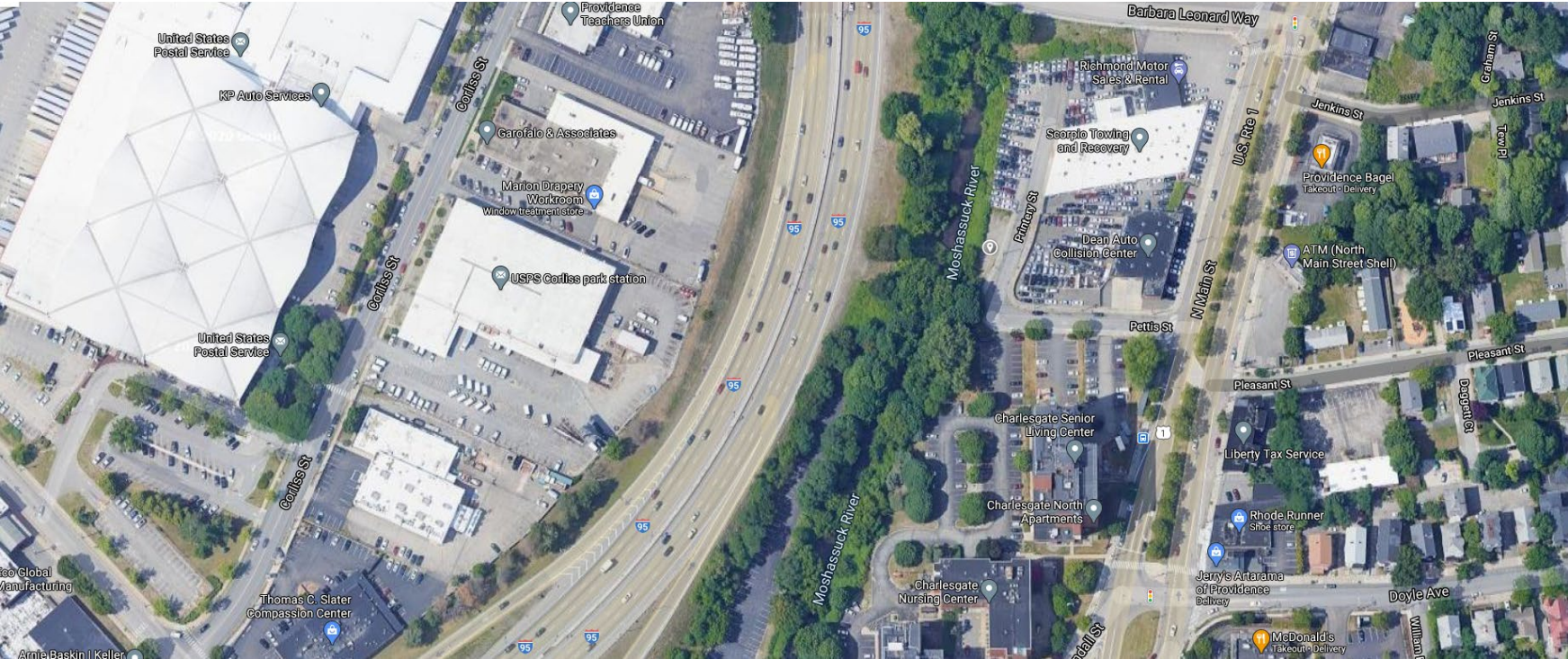
SUBJECT PHOTOGRAPHS



SUBJECT PHOTOGRAPHS



GOOGLE MAP



QUALIFICATIONS OF THOMAS O. SWEENEY, SIOR

REALTOR AND APPRAISAL SPECIALIST

Engaged in Real Estate business since 1983:

Principal, Sweeney REAL ESTATE APPRAISAL
Vice President, RODMAN REAL ESTATE (1996 – 2010)
Executive Vice President, HENRY W. COOKE CO. (1983 - 1996)

Certified General Real Estate Appraiser:

Rhode Island Certification No. CGA.0A00217

Licensed Real Estate Broker:

Rhode Island Real Estate Broker's License Number B13444
Commonwealth of Massachusetts Real Estate Broker's License # 137525

Member:

Industrial Specialist Designation, Society of Industrial and Office Realtors (SIOR)
National Association of Realtors (NAR)
Rhode Island Association of Realtors (RIAR)
Rhode Island Commercial and Appraisal Board of Realtors (RICABOR)

Graduated from:

Providence College with a Bachelor of Arts Degree in Political Science.

Successfully completed the following courses and examinations:

Society of Real Estate Appraisers:

Course 101: Introduction to Appraising Real Property
Course 102: Applied Property Valuation
Course 201: Principles of Income Property Appraising
Course 202: Applied Income Property Valuation
Seminar: Narrative Report Seminar
Seminar: How to Appraise Apartments
Seminar: Overview of Income Capitalization

American Institute of Real Estate Appraisers:

Course 1A1: Real Estate Appraisal Principles
Course 1A2: Basic Valuation Procedures

Appraisal Institute

Standards of Professional Practice, Parts A & B
Seminar: Feasibility Analysis & Highest and Best Use Analysis

QUALIFICATIONS OF THOMAS O. SWEENEY, SIOR

Qualified Expert Witness:

Qualified as a Real Estate Expert to Testify in Superior Court & Family Court, State of Rhode Island

Qualified as a Real Estate Expert to Testify in Federal Bankruptcy Court, Federal District Court.

Zoning Boards of Review:

Cities of Providence, Warwick, Cranston, East Providence, Woonsocket, Newport and Pawtucket.

Towns of Smithfield, Johnston, North Providence, Lincoln, Barrington, Scituate, Glocester, Foster, Burrillville, East Greenwich, Coventry, West Greenwich, West Warwick, Cumberland, Middletown, North Kingstown, South Kingstown, Westerly, Hopkinton, Richmond Warren and Bristol

Appraisals for Attorneys, Business and Homeowners

Clients include:

United States Small Business Administration

State of Rhode Island

Department of Transportation, Real Estate Division

Department of Administration, Division of Municipal Affairs

Department of Environmental Management

City of Providence

Water Supply Board

Department of Planning and Development

Department of Public Property

Resource Recovery Corporation

Narragansett Bay Commission

Providence Redevelopment Agency

Federal National Mortgage Association

QUALIFICATIONS OF THOMAS O. SWEENEY, SIOR

Clients, continued:

Bank of America
Citizens Bank
Home Loan and Savings Bank
Washington Trust
Centerville Bank
Rockland Bank
Bristol County Savings Bank
Locke Lord
Hinckley, Allenr
Moses and Ryan
Darrow\Everett
Adler, Pollock and Sheehan
Partridge, Snow and Hahn
Nixon – Peabody
Moonan, Stratton and Waldman
Chase, Ruttenberg and Freedman
Benny's Stores
Tenneco Gas
National Grid