

NOV 09 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: Michael J. Salvatore

Address 713 Academy Avenue, Providence, RI

Zip Code 02908

E-mail mjs4887@yahoo.com

Phone _____

Home/Office

401-641-2982

Mobile (Cell)

Owner: Michael J. Salvatore

Address 713 Academy Avenue, Providence, RI

Zip Code 02908

E-mail mjs4887@yahoo.com

Phone _____

Home/Office

401-641-2982

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: 25-27 Harold Street, Providence, RI 02908
Street Address

2. Zoning District(s): R3 (Residential District)
Special purpose or overlay district(s): _____

3a. Date owner purchased the Property: May 7, 2019

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

3. Dimensions of each lot:

Lot # <u>128</u>	Frontage <u>.07</u>	depth <u>AC</u>	Total area <u>3049</u>	sq. ft.
Lot # <u>129</u>	Frontage <u>.07</u>	depth <u>AC</u>	Total area <u>3049</u>	sq. ft.
Lot # <u>908</u>	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 _____ Height _____ Floors _____

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

6b. Proposed Lot coverage: (include new construction) 90% _____

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

Vacant Lot

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

Vacant Lot

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

Parking Lot - Principal Use

9. Number of Current Parking Spaces:

N/A

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

Construction of a paved parking lot for the existing businesses in the area known as State Auto Body and State Towing to support the need for temporary storage of operable vehicles.
Landscape screening will be added and will be determined by Owner, either a wall or shrubs.

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:

<u>1901</u>	<u>Special Use Permit</u>
<u>Zoning Table 12-1</u>	<u>Use table - Parking lot permitted per special use permit in R-3</u>
_____	_____
_____	_____
_____	_____

13. Explain the changes proposed for the Property.

Use of vacant residential land for use of parking lot for customers and other operable vehicles.

Landscape screening to be added to lot per Zoning 1506.

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):

Michael J. Salvatore

Type Name



Signature

Type Name

Signature

Applicant(s):

Michael J. Salvatore

Type Name



Signature

Type Name

Signature

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

APPENDIX B

APPLICATION(S) FOR SPECIAL USE PERMIT

1. Identify the section(s) of the Ordinance that provides for the special use permit.
1901
1201

2. State all facts that demonstrate that the proposed special use will not substantially injure the use and enjoyment of neighboring property.
The current state of the lot is more undesirable to abutters and the rest of the immediate area as it is unmaintained and underutilized.
The proposed use would bring uniformity to the lot and create an organize layout.

3. State all facts that demonstrate that the proposed special use will not significantly devalue neighboring property.
The proposed use is merely a parking lot that would be utilized for the temporary storage of operational vehicles.
There would be no negative externalities that such a lot would bring to the neighboring properties.


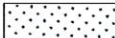

4. State all facts that demonstrate that the proposed special use will not be detrimental or injurious to the health or welfare of the community.
The proposed use is in conformity with a number of existing parking lots built on lots in the surrounding area.
Additionally, this is a mixed use zone, and it would create a more aesthetically pleasing use than the existing non-use for which the lot is currently utilized for.

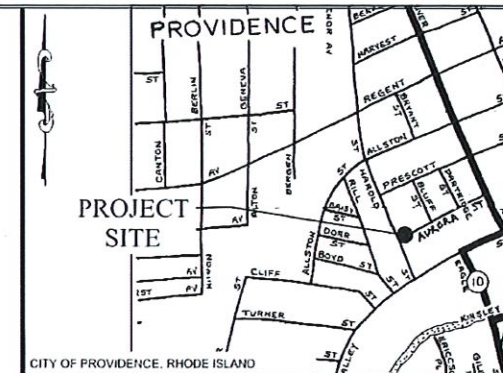
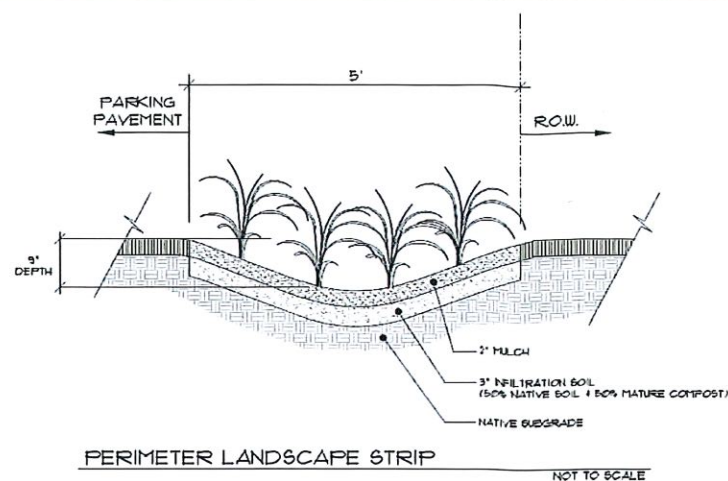
**IF THE APPLICANT IS AN EDUCATIONAL OR HEALTH CARE INSTITUTION,
COMPLETE PAGE 10 BELOW**

PLANT SCHEDULE - PERIMETER STRIP

Key	Botanical / Common Name	Size	Qty	Comment
TREES				
AC	ACER CAMPESTRE Hedge Maple	2"-2.5" Cal.	5	B 4 B
AR	ACER RUBRUM Red Maple	2"-2.5" Cal.	2	B 4 B
FS	PRUNUS BARGENTII Sargent Cherry	2"-2.5" Cal.	5	B 4 B
PERENNIALS				
	ACHILLEA 'CORONATION GOLD' Yellow Yarrow	2 Qt.	130	Container 2' O.C.
	HEMEROCALLIS CITRINA Tall Daylily	2 Qt.	130	Container 2' O.C.
	PANICUM AMARUM Switchgrass	2 Qt.	130	Container 2' O.C.

LEGEND

-  = PAVED "NO PARKING" AREA
-  = PERIMETER LANDSCAPE STRIP
-  = EXISTING ZONE LINE



No.	Revision	Date

REFERENCES:

- CITY OF PROVIDENCE GIS WEBSITE
- THIS PLAN IS NOT BASED ON SURVEY INFORMATION. ALL DIMENSIONS ARE APPROXIMATE.



**17, 21, 25 & 27
HAROLD STREET
58 AURORA STREET**

A.P. 65, LOTS 128, 129,
701, 702 & 828
PROVIDENCE, RI

OWNER:
MICHAEL J. SALVATORE
VALLEY REALTY HOLDING CO.

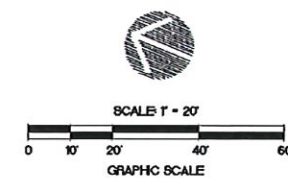
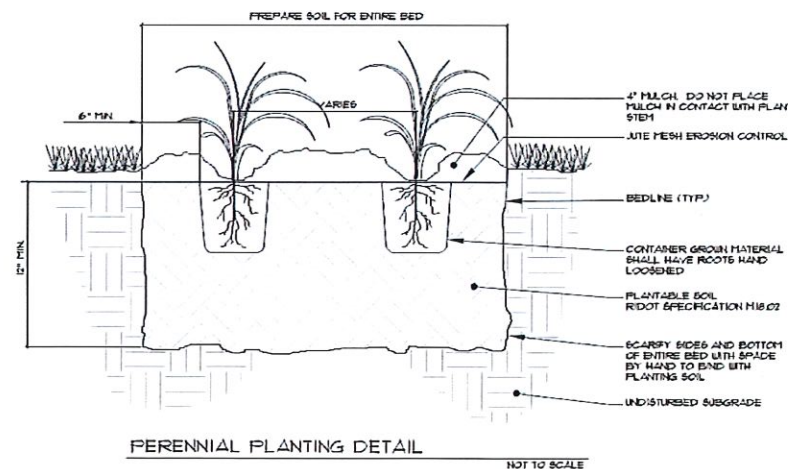
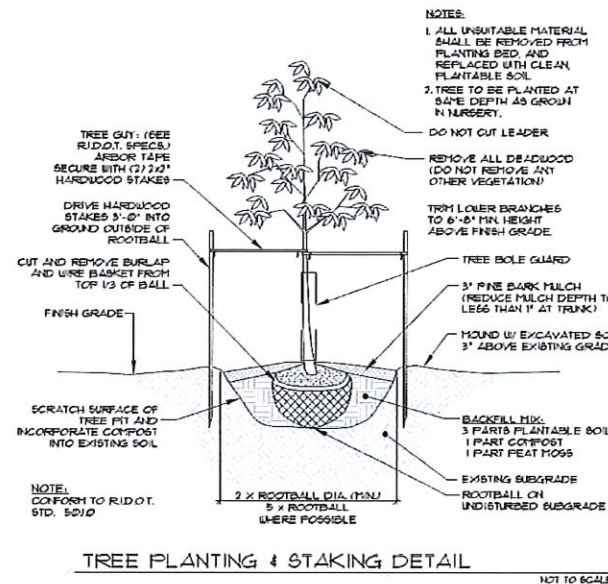
APPLICANT:

**THE GIFFORD
DESIGN GROUP, Inc.**
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL PLANNING
406 ALEXANDER ROAD, CUMBERLAND, RHODE ISLAND 02904
PHONE: (401) 421-5000 FAX: (401) 571-6000

**FOR PERMITTING ONLY
NOT FOR CONSTRUCTION**

**LANDSCAPE
PLAN**

PROJECT NO.	DRAWING 1 OF 1
DATE: JUNE 2021	DRAWING NO:
SCALE: AS SHOWN	L-1
DRAWN BY: CB	CHECKED BY: GMS



SCALE: 1" = 20'

Radius Map with Owner Information

25-27 Harold Street, Providence, RI

