

CITY OF PROVIDENCE
ZONING BOARD OF REVIEW

APR 30 2025

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 Variance

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

If a section of the application is not applicable, please indicate this by using N/A in that field.

Applicant: Community Libraries of Providence Applicant Mailing Address
Email: shuber@clpvd.org Street: PO Box 9267
Phone: 401-467-2700;1603 City, State, Zip: Providence, RI 02940

Owner: Providence Public Library Owner Mailing Address
Email: _____ Street: 150 Empire St
Phone: 401-455-8000 City, State, Zip: Providence, RI 02903

Lessee: Community Libraries of Providence Lessee Mailing Address
Email: shuber@clpvd.org Street: 31 Candace St
Phone: 401-467-2700;1603 City, State, Zip: Providence, RI 02908

Attorney: n/a Attorney Mailing Address
Email: _____ Street: _____
Phone: _____ City, State, Zip: _____

Does the proposal require review by any of the following:

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

1. Street Address of Subject Property: 31 Candace St
Plat and Lot Numbers of Subject Property: 068-421, 420, 518

2. Base Zoning District(s): Residential
Overlay District(s): R-3
- 3a. Date owner purchased the Property: 5/7/1930
- 3b. Month/year of lessee's occupancy: 2009
4. Dimensions of each lot:
- | | | | |
|------------------|-------------|-------------|--------------------------------|
| Lot # <u>421</u> | Width _____ | Depth _____ | Total area <u>6018</u> sq. ft. |
| Lot # <u>420</u> | Width _____ | Depth _____ | Total area <u>3006</u> sq. ft. |
| Lot # <u>518</u> | Width _____ | Depth _____ | Total area <u>3012</u> sq. ft. |
| Lot # _____ | Width _____ | Depth _____ | Total area _____ sq. ft. |
- 5a. Size of existing structure(s) located on the Property:
- | | |
|----------------------------------|-----------------------------|
| <u>Principal Structure:</u> | <u>Accessory Structure:</u> |
| Area of Footprint <u>4510 SF</u> | Area of Footprint _____ |
| Overall Height _____ | Overall Height _____ |
| # of Stories <u>1</u> | # of Stories _____ |
- 5b. Size of proposed structure(s) located on the Property:
- | | |
|------------------------------|-----------------------------|
| <u>Principal Structure:</u> | <u>Accessory Structure:</u> |
| Area of Footprint <u>n/a</u> | Area of Footprint _____ |
| Overall Height _____ | Overall Height _____ |
| # of Stories _____ | # of Stories _____ |
- 6a. Existing Lot Coverage:
- Building Coverage (area of all roofed structures) n/a
- Total Impervious Coverage Area (area of all roofed structures and impervious surfaces) _____
- Rear Yard Impervious Coverage (area of structures and impervious surface in rear yard) _____
- Front Yard Impervious Coverage (area of structures and impervious surface in front yard) _____
- 6b. Proposed Lot Coverage:
- Building Coverage (area of all roofed structures) n/a
- Total Impervious Coverage Area (area of all roofed structures and impervious surfaces) _____
- Rear Yard Impervious Coverage (area of structures and impervious surface in rear yard) _____
- Front Yard Impervious Coverage (area of structures and impervious surface in front yard) _____
- 7a. Present Zoning Use of the Property: Cultural Facility/Library
- 7b. Legal Zoning Use of the Property as recorded in the Dept. of Inspection & Standards:
Cultural Facility/Library
8. Proposed Zoning Use of the Property: n/a
9. Number of Parking Spaces:
- # of existing spaces 3 # of proposed spaces no change
10. Are there outstanding violations concerning the Property under any of the following:
- ____ Zoning Ordinance ____ RI State Building or Property Maintenance Code(s)

11a. List all Zoning Ordinance Sections from which a variance is sought:

<u>Section Number</u>	<u>Section Title + Quantity of relief, if applicable (eg. 4' setback where 6' required)</u>
Section 1302.I.2	5' fence where 3' is required
Section 2004.C.2	

11b. Identify the section(s) of the Zoning Ordinance that provide for the special use permit, and list all section(s) which provide Use Standards for the proposed Special Use(s):

<u>Section Number</u>	<u>Section Title</u>

12. Summarize any changes proposed for the Property (use, construction/renovation, site alteration):

We are seeking to replace existing wrought iron fencing that was installed in 1932 with steel fencing to mimic what exists.

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. As indicated on the instructions page, this application may not be signed by an attorney on behalf of their client(s).

Owner(s):

Providence Public Library

Type Name

Jack Martin

Signature

Jack Martin

Type Name

Signature

Applicant(s):

Cheryl Space, Community Libraries of Providence

Type Name

Cheryl Space

Signature

Cheryl Space
Cheryl Space (Apr 25, 2025 09:52 EDT)

Type Name

Cheryl Space

Signature

All applicable requirements listed and described on the Instruction Sheet shall be met or this application will not be considered complete.

APPENDIX A

APPLICATION FOR VARIANCE(S)

Rhode Island General Laws § 45-24-41(d) and (e) require 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(a)(16);
2. That the hardship is not the result of any prior action of the applicant;
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; and
4. (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, meaning that the relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted.

Please provide the following information:

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

We are seeking to raise the required height from 3 feet to 5 feet, which is what is currently existing.

2. Specify all unique characteristics of the land or structure that cause the hardship:

We are trying to keep historically accurate fencing in place.

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. 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

6. 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:

This project has been underway for a year+ and materials have been ordered. Due to funding sources, we aim to complete work by June 30, 2025. If we are forced to order 3 foot fencing, it will delay the project and risk incompletion by the required date. Additionally, we are replacing fencing that was installed in 1932, and seeking to keep it the same.

***IF MORE ROOM IS NEEDED TO ANSWER ANY OF THE ABOVE QUESTIONS, PLEASE SUBMIT AN
ADDENDUM TO THIS APPENDIX WITH COMPLETE RESPONSES.***



Community Libraries
of Providence: Smith...

AU STATE FENCING
 310-915-4652
 SIDNEY BARBOUR

PHASE 1

35 CORNER POSTS

44 - SIDE CORNERS

6 - END POSTS

2 - CORNER POSTS

1 - LONG CORNER POST

4 - WALKWAY POSTS

3 - SIDE CORNER POSTS

OPENING

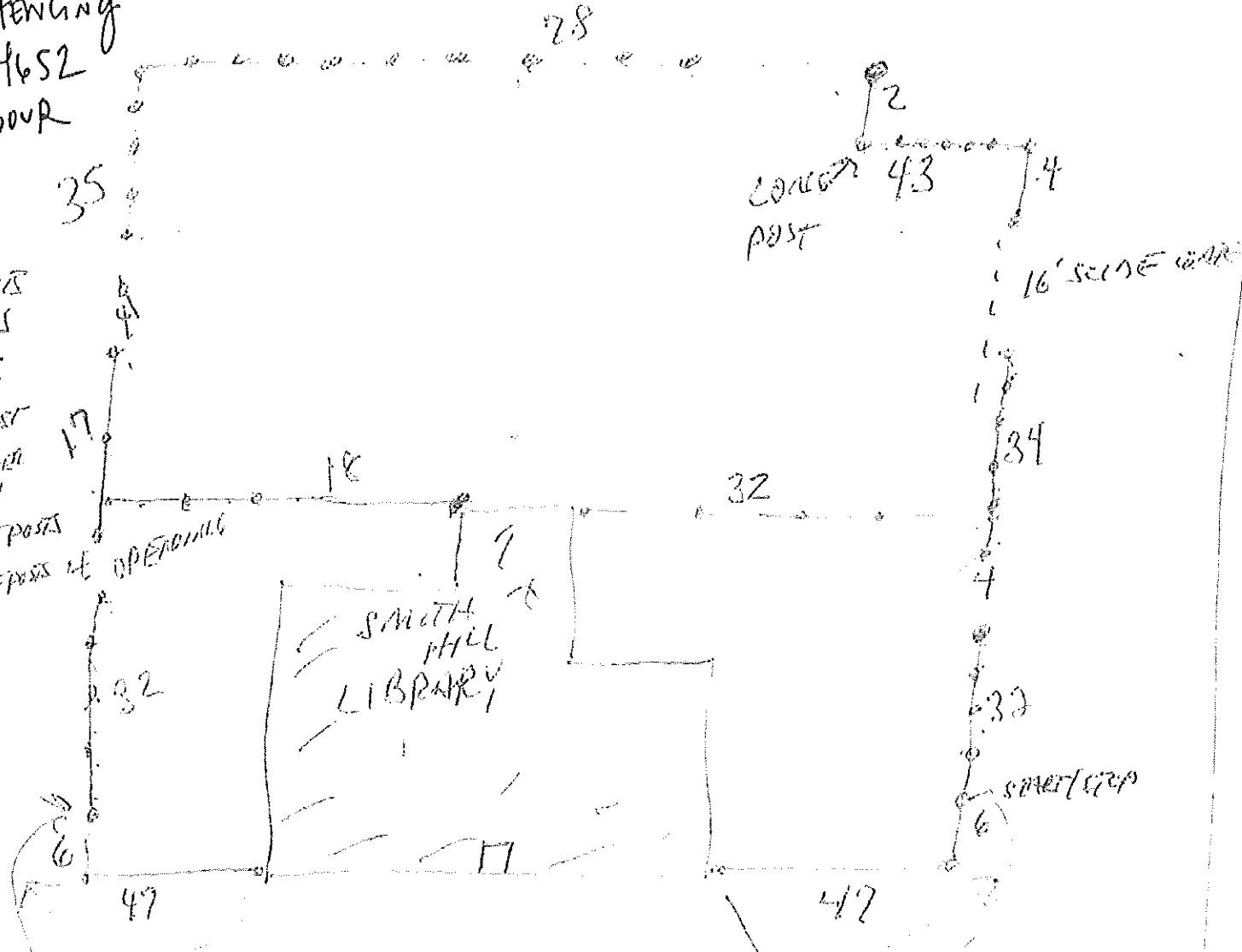
START/STOP

HEIGHT PHASE 2
 TO BE
 DETERMINED

CARRIAGE STREET

PHASE 2
 HEIGHT
 TO BE
 DETERMINED

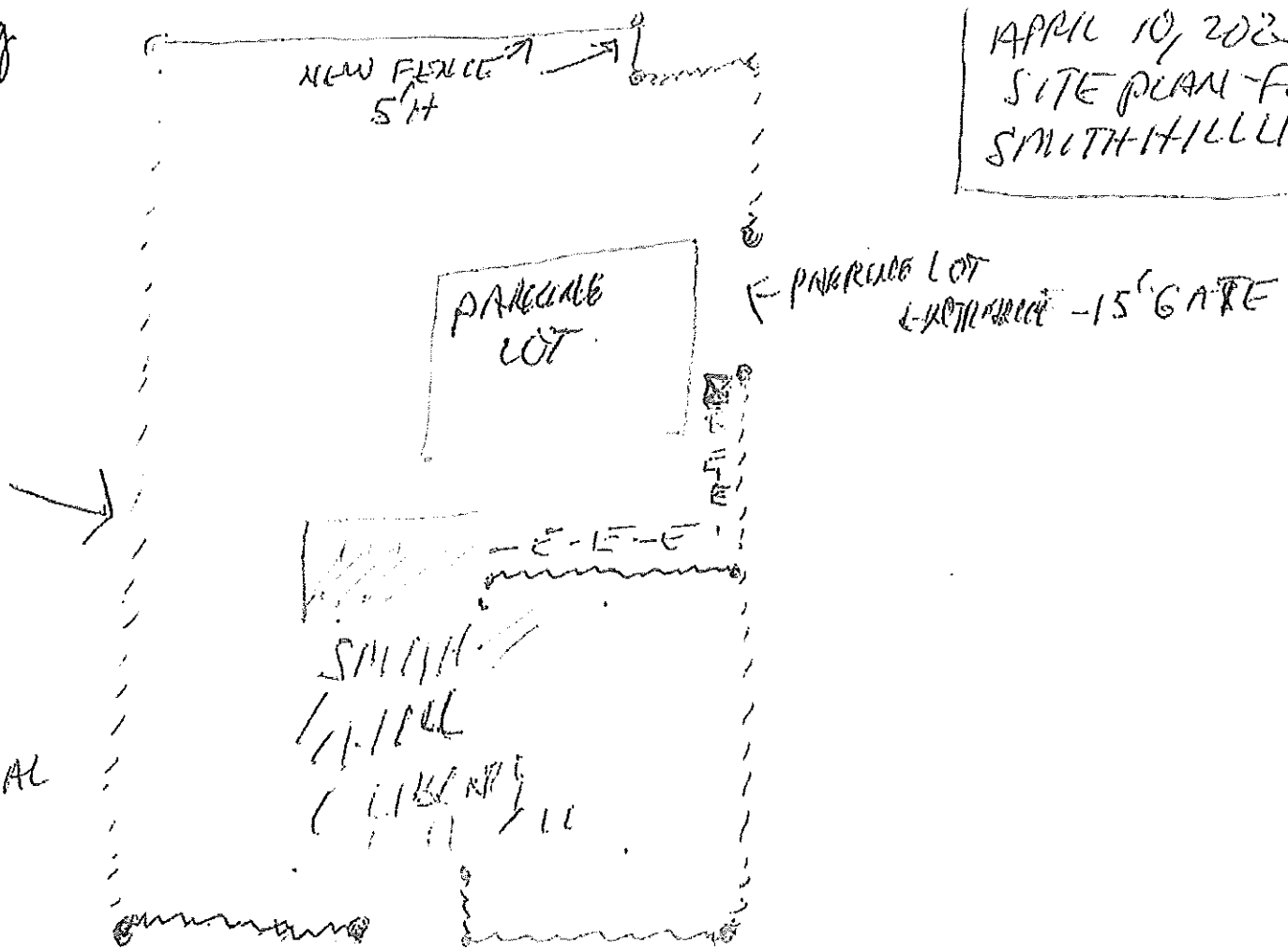
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ALL STATE FENCING
310-915-4652
SIDNEY BARBOUR

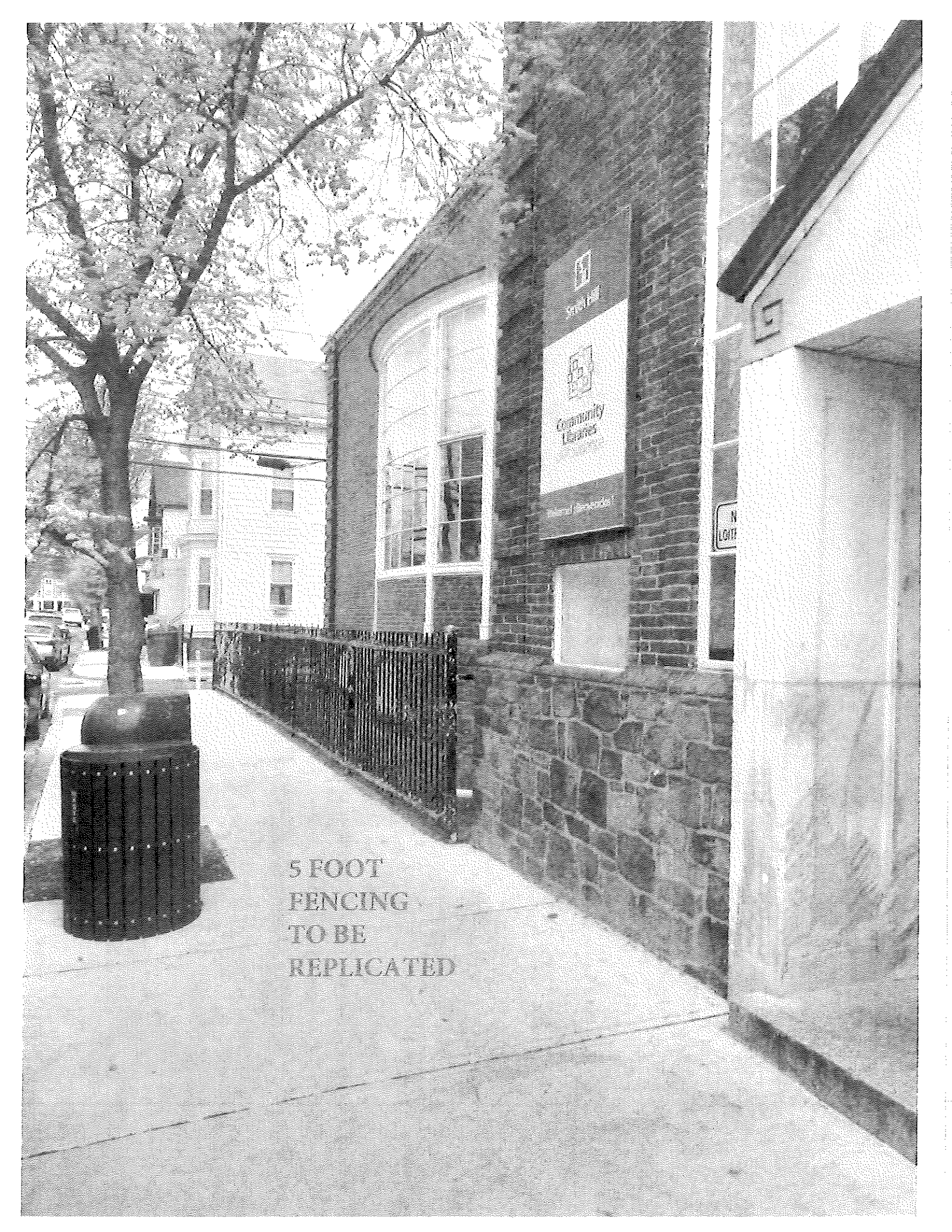
APRIL 10, 2025
SITE PLAN - FENCE/ELEC
SMITH HILL LIBRARY

EXISTING
FENCE
TO BE
REPLACED
WITH NEW
5'H FENCE
TYPICAL



CHANDLER STREET

- EXISTING FENCE - CHAIR LANE AND WINDY HILL WENT TO BE REPLACED
- E-E- PROPOSED ELECTRIC LINE AFTER ~~EXISTING~~ BUILDING TO LOCATION OF NEW GATE
- PROPOSED GATE OPERATOR LOCATION



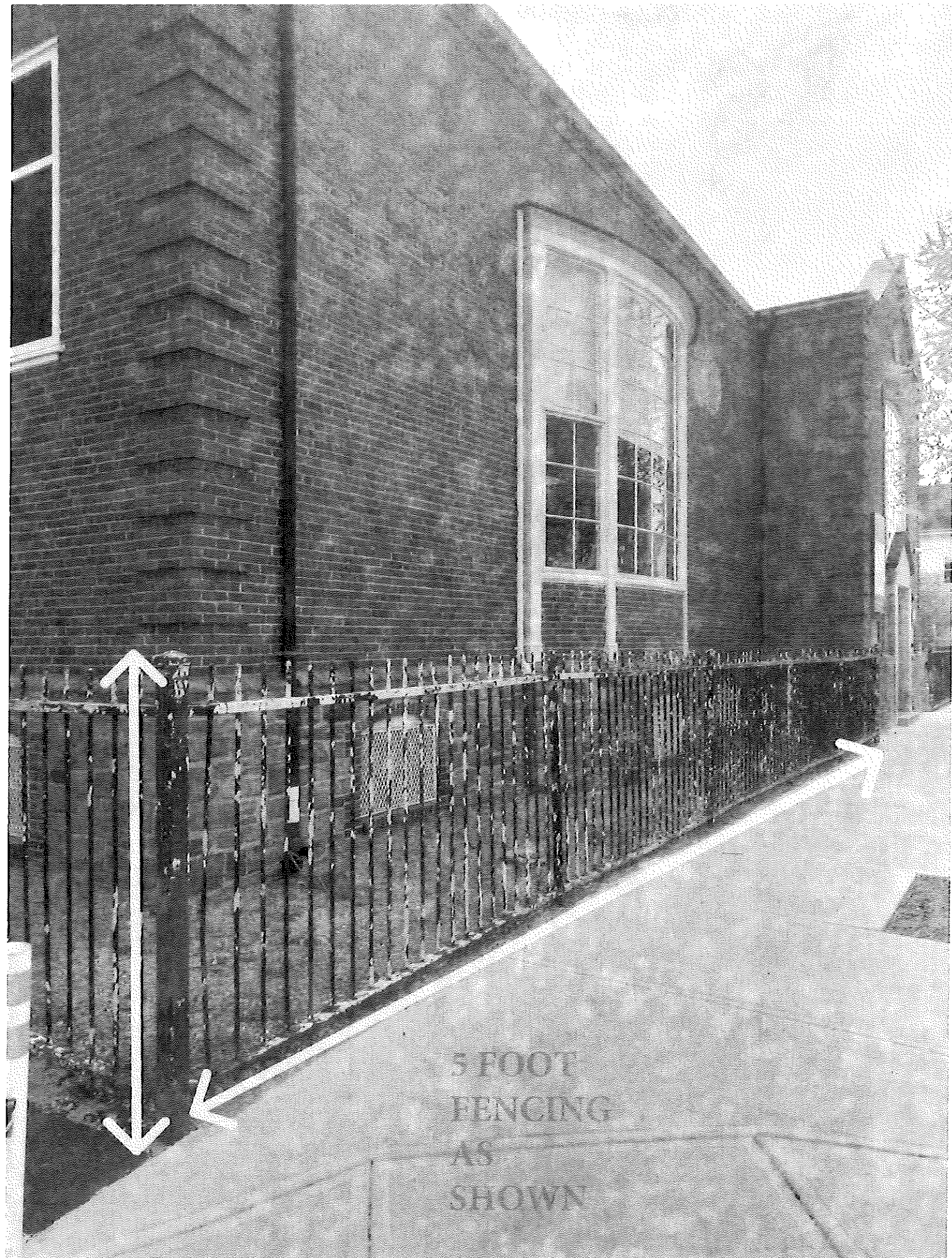
5 FOOT
FENCING
TO BE
REPLICATED



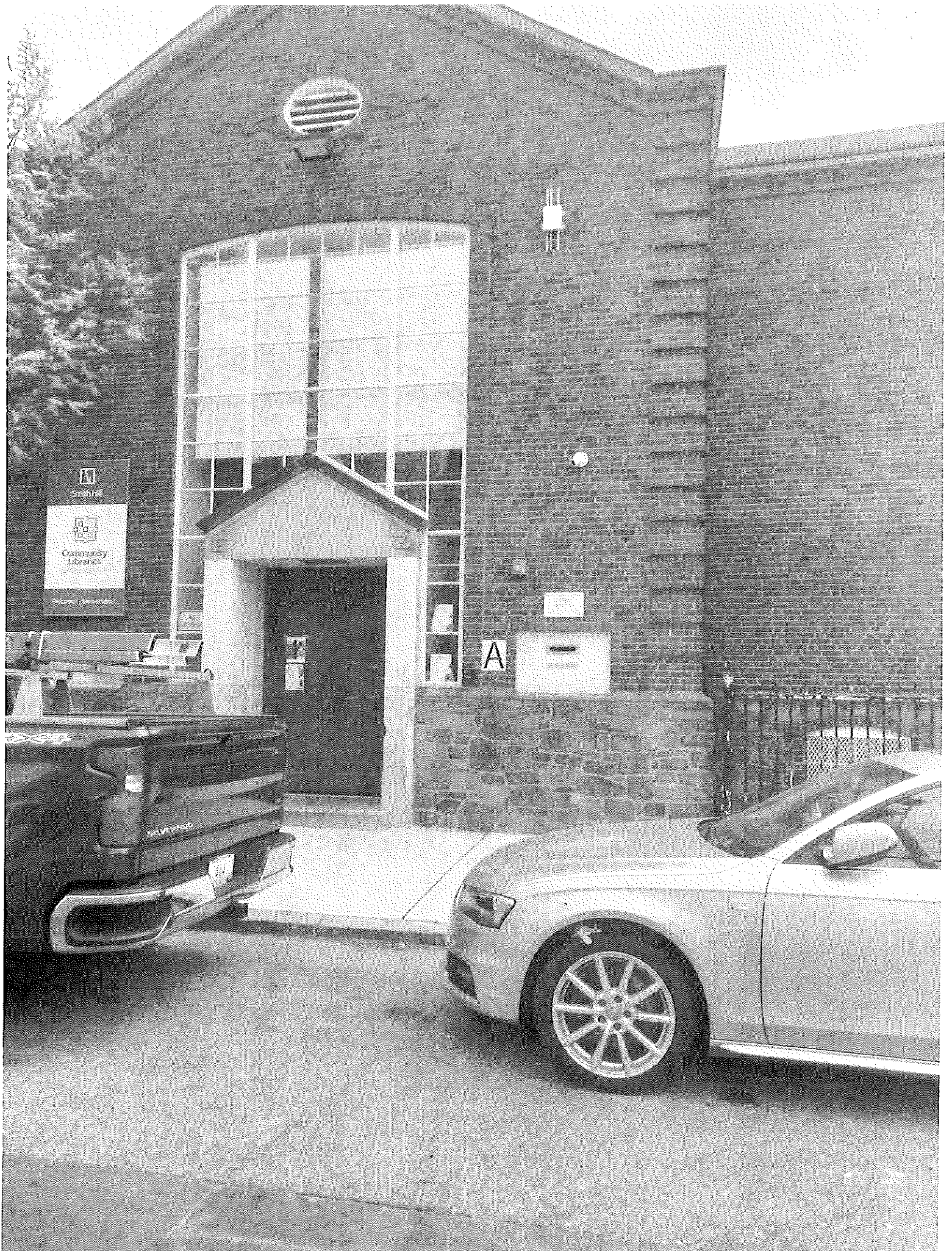
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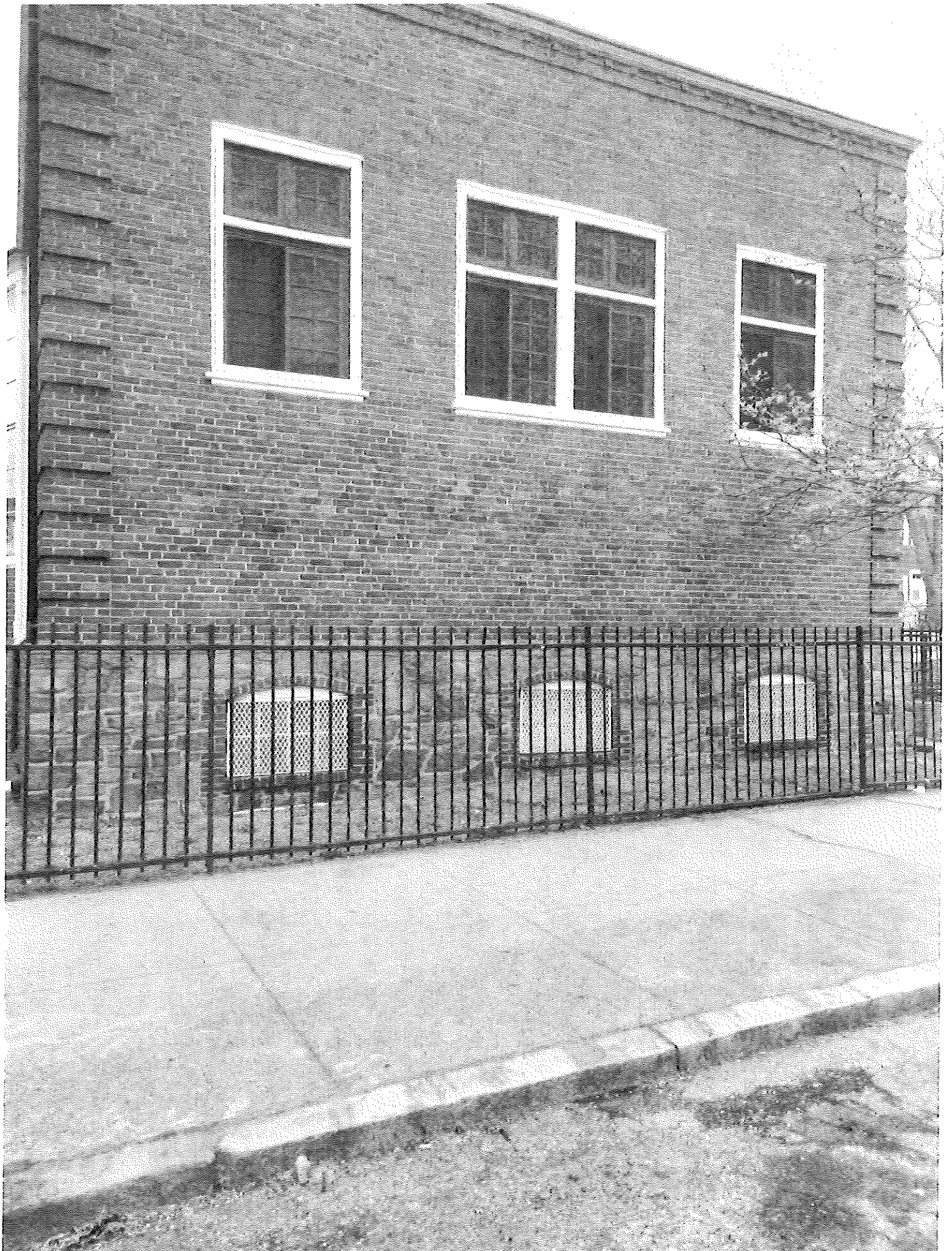


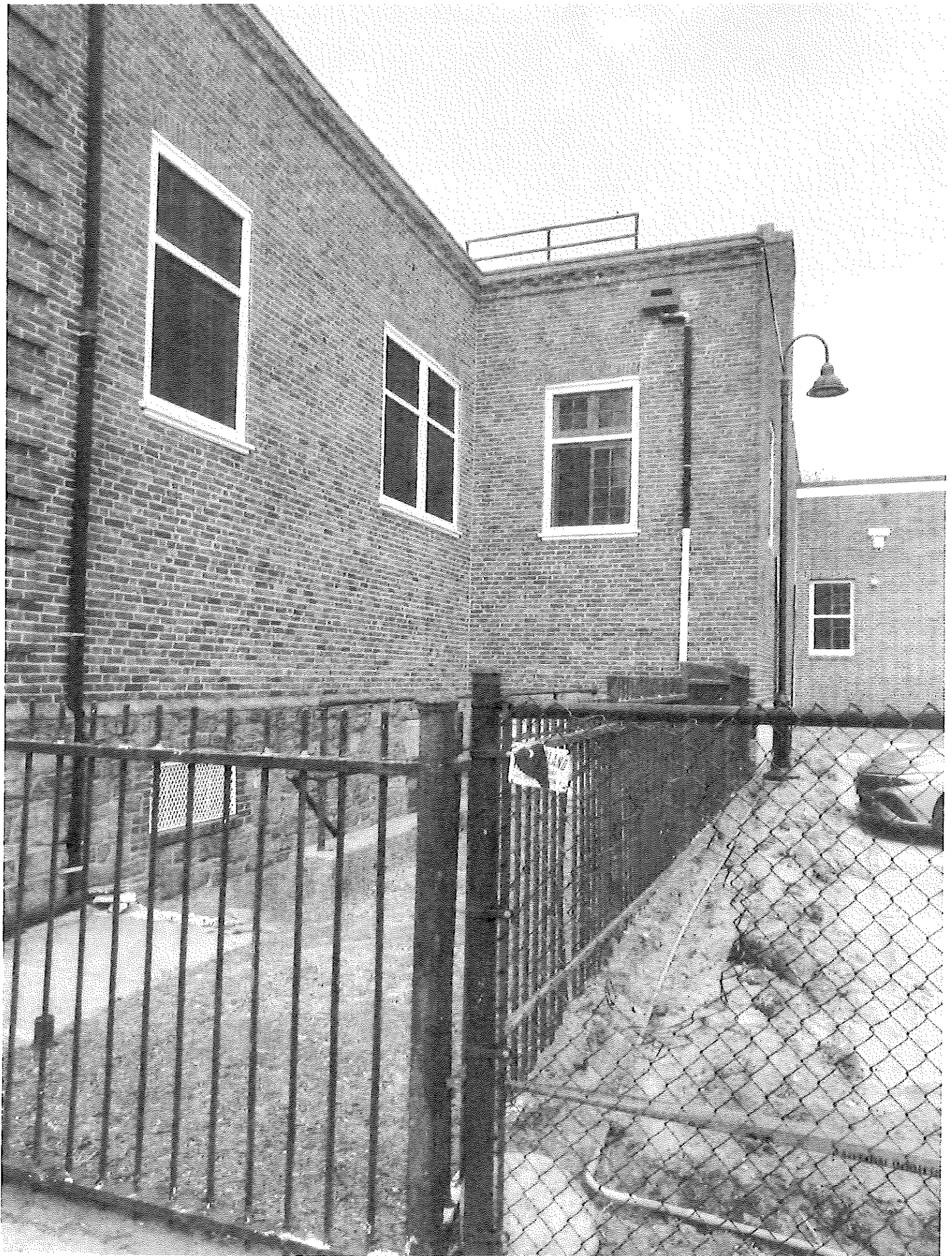
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AS SHOWN



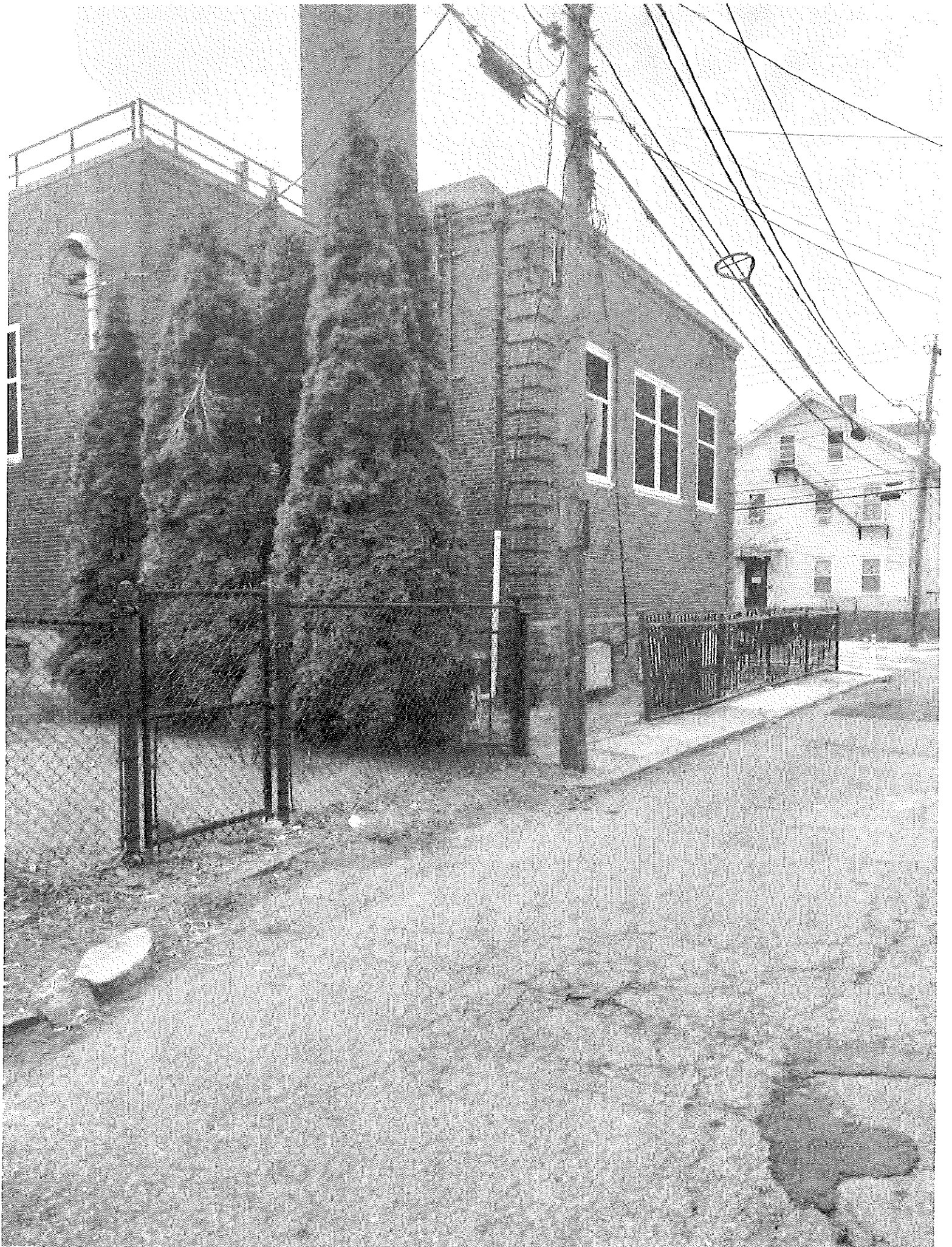
5 FOOT
FENCING
AS
SHOWN





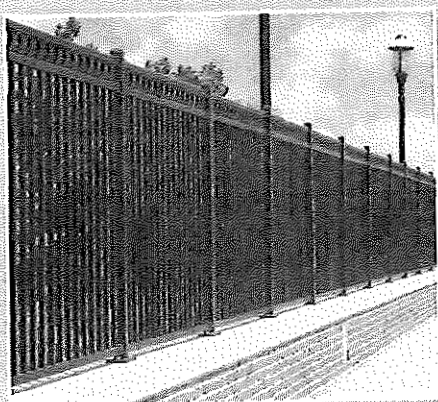








ORNAMENTAL IRON PANELS



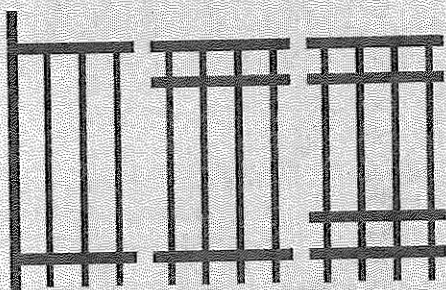
Aberdeen



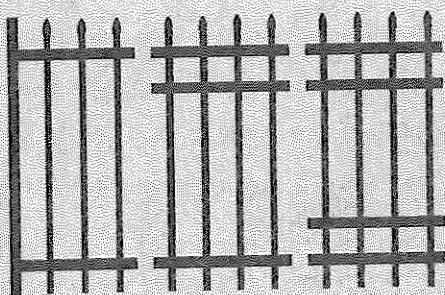
Barcelona



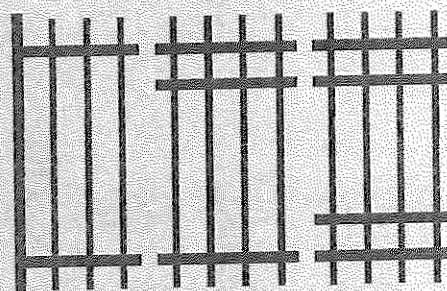
Canterbury



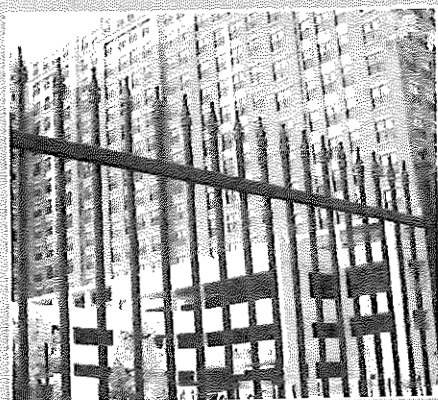
Flat Top
Two, Three, or Four Rails



Pointed Top Pickets
Two, Three, or Four Rails



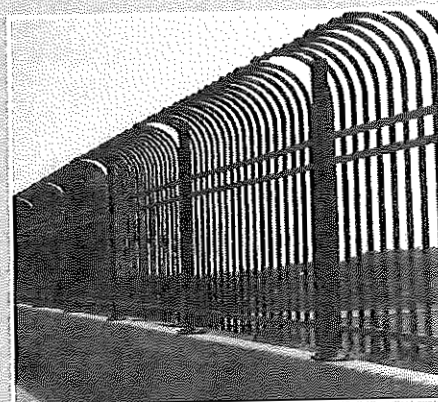
Flat Top Pickets
Two, Three, or Four Rails



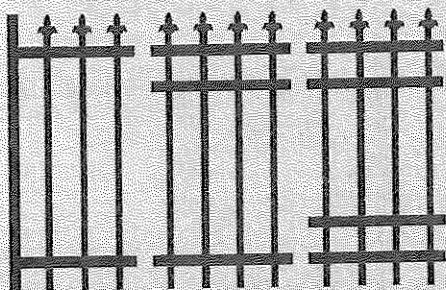
Georgetown



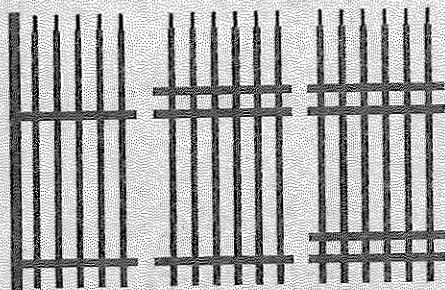
Guardian (17°)



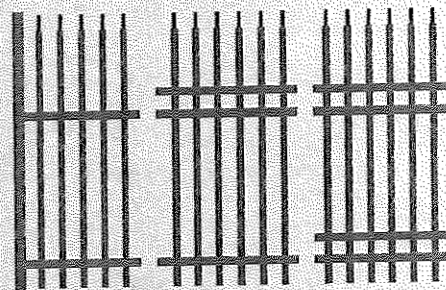
Guardian Plus



Finial Top Pickets
Two, Three, or Four Rails

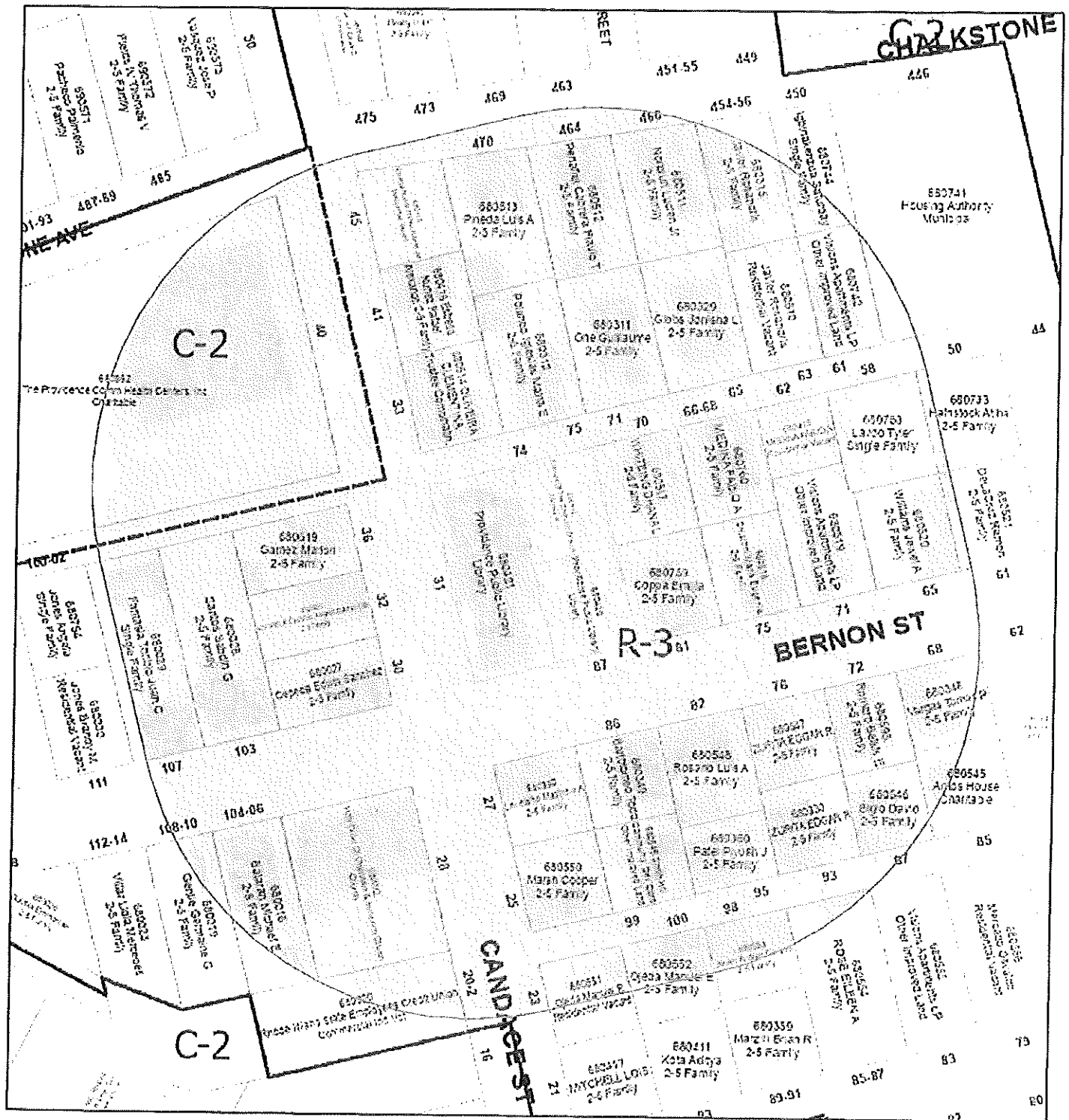


Pointed Top Pickets
Two, Three, or Four Rails



Pointed Top Pickets
Two, Three, or Four Rails

Radius Map



4/25/2025, 11:13:08 AM

1:1,318

