

CITY OF PROVIDENCE  
ZONING BOARD OF REVIEW

INSPECTION & STANDARDS  
RECEIVED

MAY 05 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: The Narragansett Electric Company

Applicant Mailing Address

Email: \_\_\_\_\_

Street: 280 Melrose Street

Phone: \_\_\_\_\_

City, State, Zip: Providence, RI 02907

Owner: same as applicant

Owner Mailing Address

Email: \_\_\_\_\_

Street: \_\_\_\_\_

Phone: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Lessee: \_\_\_\_\_

Lessee Mailing Address

Email: \_\_\_\_\_

Street: \_\_\_\_\_

Phone: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Attorney: George Watson, III

Attorney Mailing Address

Email: gwatson@rc.com

Street: One Financial Plaza, 14th Floor

Phone: 401-709-3351

City, State, Zip: Providence, RI 02903

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: 325 Chad Brown Street  
Plat and Lot Numbers of Subject Property: Plat 69 Lot 455

2. Base Zoning District(s): Residential-4  
Overlay District(s): \_\_\_\_\_

3a. Date owner purchased the Property: October 1, 1915

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

4. Dimensions of each lot:

Lot # <u>455</u>	Width <u>350'</u>	Depth <u>192'</u>	Total area <u>67,715</u> sq. ft.
Lot # _____	Width _____	Depth _____	Total area _____ sq. ft.
Lot # _____	Width _____	Depth _____	Total area _____ sq. ft.
Lot # _____	Width _____	Depth _____	Total area _____ sq. ft.

5a. Size of existing structure(s) located on the Property:

Principal Structure:

Area of Footprint 5,040 SF

Overall Height 32'

# of Stories 2+

Accessory Structure:

Area of Footprint 648 SF

Overall Height \_\_\_\_\_

# of Stories 1

5b. Size of proposed structure(s) located on the Property:

Principal Structure:

Area of Footprint 1,480 SF

Overall Height 13'

# of Stories 1

Accessory Structure:

Area of Footprint no change

Overall Height \_\_\_\_\_

# of Stories \_\_\_\_\_

6a. Existing Lot Coverage:

Building Coverage (area of all roofed structures) 8.9%

Total Impervious Coverage Area (area of all roofed structures and impervious surfaces) 74.5%

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) 3.2%

Total Impervious Coverage Area (area of all roofed structures and impervious surfaces) 18.3%

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: Electric Substation

7b. Legal Zoning Use of the Property as recorded in the Dept. of Inspection & Standards:  
\_\_\_\_\_

8. Proposed Zoning Use of the Property: Electric Substation

9. Number of Parking Spaces:

# of existing spaces N/A # of proposed spaces N/A

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>
1202.FF.1	9' for height of fence where the limit is 8'
1202.FF.2	3' for fence setback where 5' is required.
1202.FF.2	no plantings along fence where a plant every 3 feet is required
1302.I.3.a	Use of barbed wire which is prohibited in all districts

**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>
1201	Special Use permit for utility. The existing use, utility substation, predates zoning.

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

The Project is the replacement of two existing transformers, the removal of one transformer, and the replacement of the switchgear structure with a smaller structure. The project also includes the upgrade of the existing barbed wire security with a new barbed wire fence along the street and composite fence along the abutting property lines abutting the housing parcels. The project is needed to address reliability issues with the older equipment.

*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):**

The Narragansett Electric Company

**Type Name**

Austin Weseloh, Transmission - ROW & Real Estate Supervisor

**Signature**



**Type Name**

**Signature**

**Applicant(s):**

The Narragansett Electric Company

**Type Name**

Austin Weseloh, Transmission - ROW & Real Estate Supervisor

**Signature**



**Type Name**

**Signature**

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

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*Type Name*

Austin Weseloh, Transmission - ROW & Real Estate Supervisor

*Signature*

*Type Name*

*Signature*

**Applicant(s):**

The Narragansett Electric Company

*Type Name*

Austin Weseloh, Transmission - ROW & Real Estate Supervisor

*Signature*

*Type Name*

*Signature*

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## 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?

Section 1202.FF has the following limits for utility use: (a) fence up to 8 feet in height, (b) minimum fence setback from front or corner is 5 feet, and (c) plantings along front or corner fence line required every 3 feet. Project proposes a 9 foot fence, zero setback along street, and no plantings along street. Use of barbed wire is prohibited by Section 1302.I.3.a - project requires continuation of the use of barbed wire on top of security fence.

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

The property is an electric substation with underground distribution feeders that cross the substation property into the adjacent roads preventing which prevent planting along the fence line. The current fence is on the property line. The Company is moving the fence to create a 3 foot setback which is required for grounding purposes. Moving the fence further in would limit the use of the substation property. Plantings along the substation fence are a security concern because the plantings block the view into the substation which is required for security and for emergency conditions. The fence height and use of barbed wire is a standard practice at all Rhode Island substations as security is a major concern.

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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 X No       

If "yes," describe any and all such prior action(s) and state the month/year taken:

The applicant is upgrading the equipment and reducing the number of transformers from 5 to 4. The fence updates are part of that project.

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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:

- 
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:

If the requested variances are not granted, the substation would have a substandard security fence which is contrary to the Company's security policy.

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

## **APPENDIX B**

### **APPLICATION FOR SPECIAL USE PERMIT**

In accordance with Rhode Island General Laws § 45-24-42(b), Section 1901 of the Zoning Ordinance requires that the Applicant for a special use permit demonstrate:

1. That the proposed special use is set forth in the ordinance and complies with the applicable use standards for the authorization of a special use permit;
2. That the proposed special use will not substantially injure the use and enjoyment of nor significantly devalue neighboring property; and
3. That the proposed special use will not be detrimental or injurious to the general health or welfare of the community.

**Please provide the following information:**

1. **Indicate the Ordinance section(s) which provide Use Standards for the proposed Special Use(s); and State all facts that demonstrate that the proposed special use will be in conformance with the Use Standards for the proposed Special Use(s):**

Pursuant to Table 12-1 and Section 1202FF, the "Utility" use is permitted by special use permit. The site is an existing electric substation that has been in operation since at least the 1930s. The project is the replacement of the existing control house with a new, smaller control house. The project will also reduce the total number of transformers at the substation from 5 to 4.

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2. **State all facts that demonstrate that the proposed special use will not substantially injure the use and enjoyment of neighboring property and will not significantly devalue neighboring property:**

This project is the continuation of the existing use and it is required to address the asset conditions of the substation.

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3. **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 project is a continuation of an existing use. The new modern equipment will enhance the safety and reliability of the substation and the customers who are serviced by that substation.

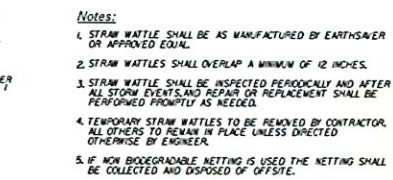
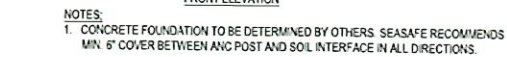
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[illegible][illegible]

REFERENCE DRAWINGS

ULTIMATE LAYOUT	H-34944
GRADING PLAN	H-119752

ADMIRAL ST.115KV-12.47KV  
SUBSTATION NO. 9  
PROVIDENCE, RHODE ISLAND



Rhode Island  
Energy

ACCT#		
ECN # - ECN-200158		
SCALE	NTS	
PA	OV-14B	
PEVD		
<b>CELL CONFIDENTIAL</b>		
AC	E	ORA
CAD	ECN	R

APPROVED JG:MB	DATE 08-25-2015	RHODE ISLAND ENERGY	
DRAWING NO. RIE00100659	SHEET NO. 1	REVISION A	



Photo dated May 2, 2025

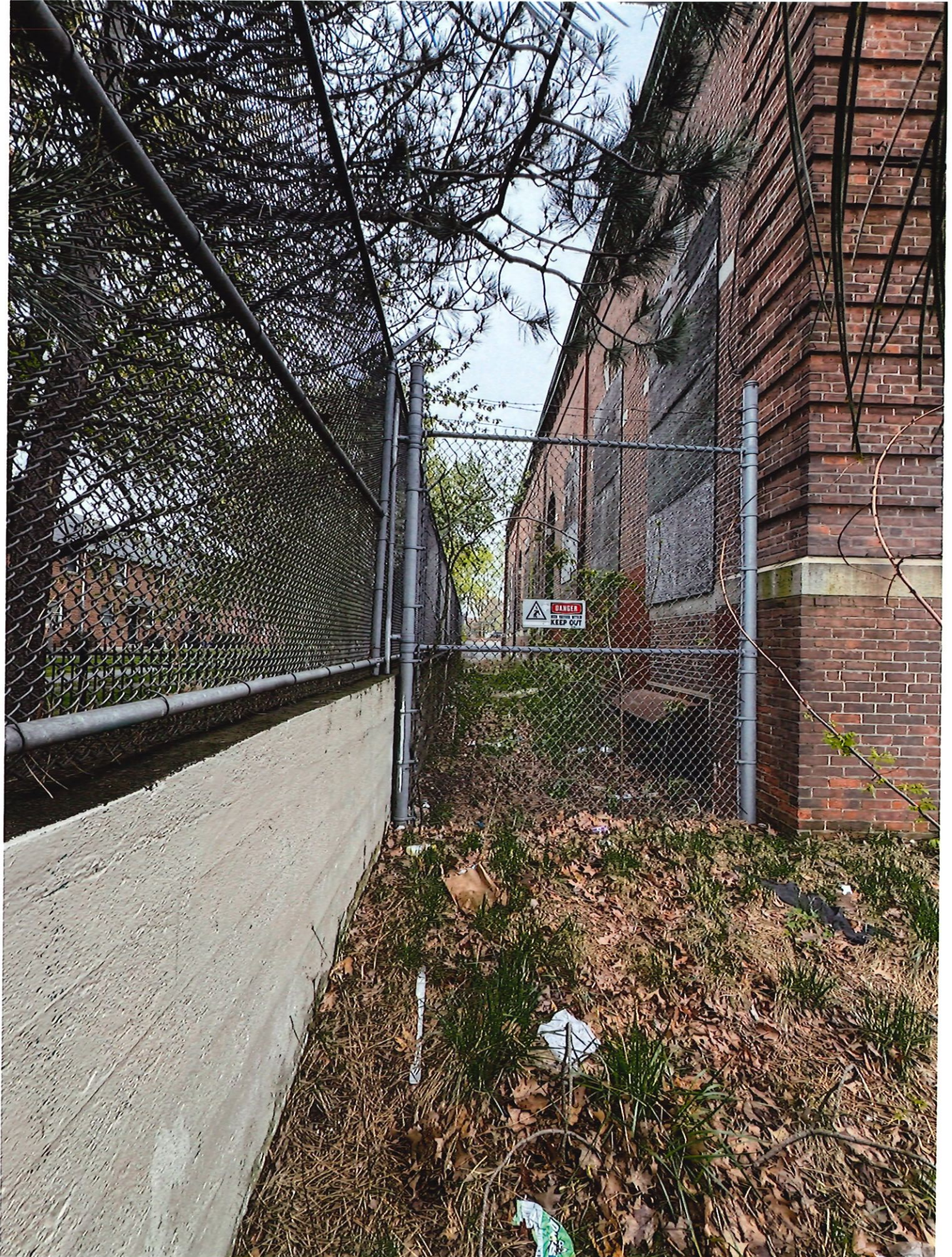




Photo dated May 2, 2025





Photo dated May 2, 2025





Photo dated May 2, 2025





Photo dated May 2, 2025



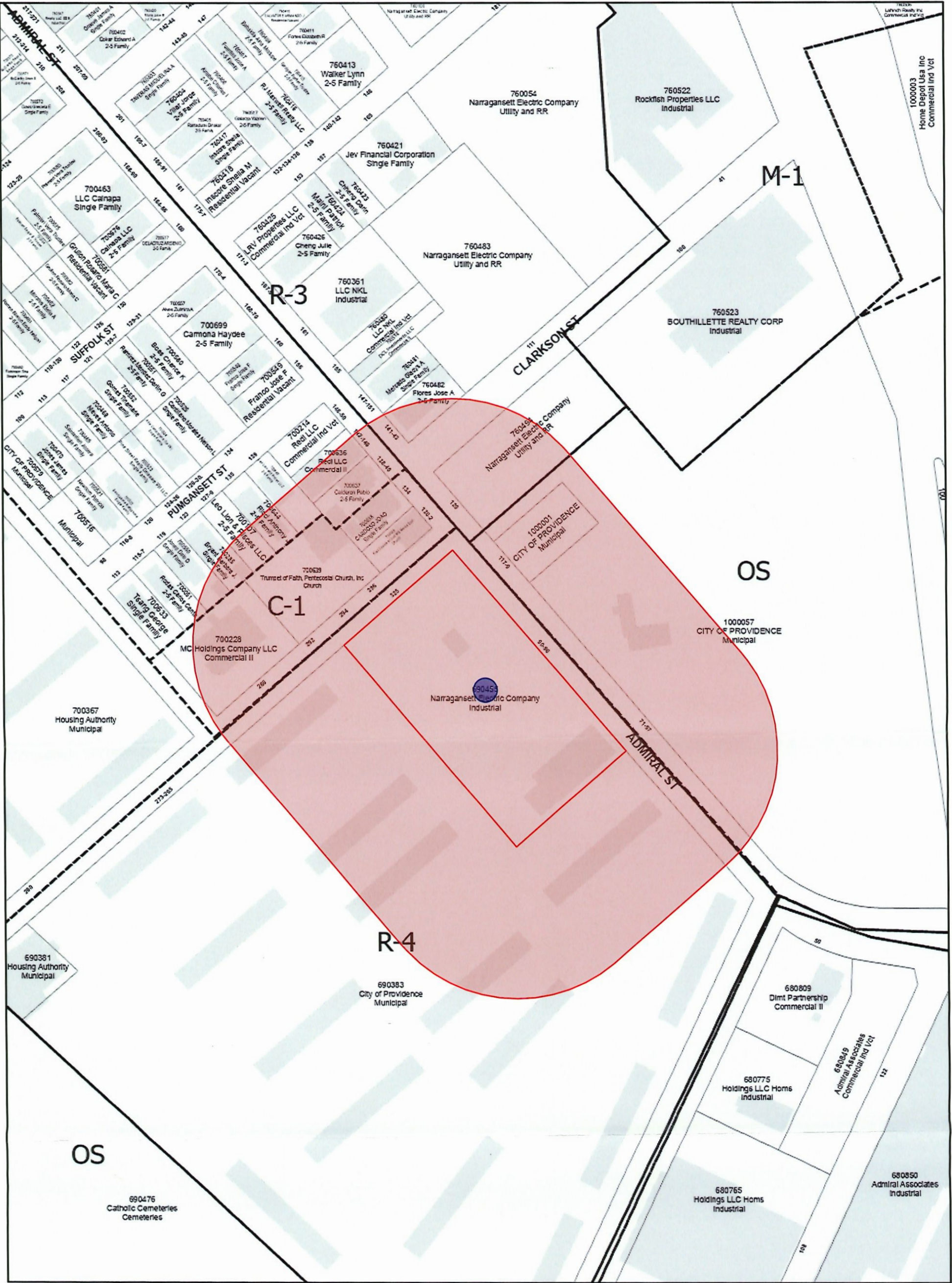


Photo dated May 2, 2025

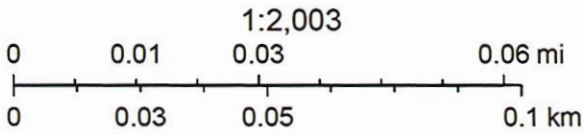




# Radius Map



2/14/2025, 10:13:57 AM



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