Dimensional Variance 47 Burnside Street

Amie Marzilli

Providence Zoning Board of Review

August 12, 2020

Project Description

The applicant is seeking relief from the square footage requirements of Table 4-1 to establish use as a two-family dwelling on lots with a combined square footage of 2,760 where 3,500 square feet are required.

existing building plans

(SIDE SURREUL

Providence, ri **MAY 13, 2020**

POTTERS AVENUE

BURNSIDE STREET

EXISTING CURB-CIT SIDEWALK DRIVEWAY PARKING **EXISTING TWO** GRASS & STORY MASONRY LANDSCAPED BUILDING YARD 30'-0" X 45'-0" EXISTING 4'X8' SHED EXISTING CHAIN LINK FENCE LOT 1114 LOT 480

AREA: 1,380 S.F.

SITE & PARKING PLAN SCALE: NTS

AREA: 1,380 S.F.

NOTES:

LOCATION:

47 BURNSIDE STREET PROVIDENCE, RI

ASSESSORS PLAT: 48

480 \$ 1114 ZONE: R-3

AREA:

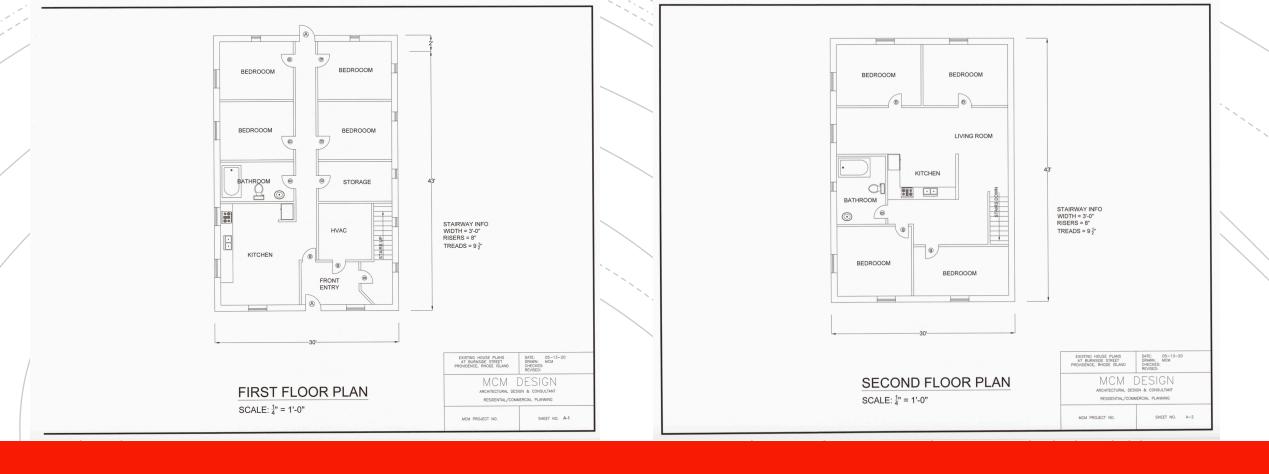
USE GROUP: TWO FAMILY DWELLING

3B - EXTERIOR MASONRY BUILD. CLASS .:

BUILD. HEIGHT: 2 STORIES







Floor Plans

City of Providence Zoning Board of Review

Two-Unit Residential Dwelling - Dimensional Relief

47 Burnside Street Assessor's Plat 48; Lot(s) 480 and 1114

Prepared for: Brian R. Marzilli

By: Pimentel Consulting, Inc.

18 June 2020

PIMENTEL CONSULTING, INC. Edward Pimentel, AICP 26 Avon Road Cranston, Rhode Island 02905 (401) 529-0647 – Cellular Tax ID No. 56-2331684 on-line: edaicp@yahoo.com

SUMMARY of QUALIFICATIONS

Forward-thinking, pragmatic urban planning professional with twenty (20+) years of practical experience. Skilled in a variety of neighborhood and commercial planning and zoning activities, frequently in a supervisory or managerial capacity. Solid track records with proven effectiveness in, but not limited to, the following areas:

⇒ Zoning Boards of Review

⇒ Community Planning and Consulting

⇒ Planning Boards / Commissions

⇒ Subdivision Review and Planning

⇒ City / Town Councils

⇒ Superior Court

⇒ Code Enforcement

⇒ Residential, Commercial and Industrial Development

SELECTED EXAMPLES of ACCOMPLISHMENT

- Testified before numerous boards, commissions and councils on matters of residential, commercial, and industrial development, as well as changes / amendments to Zoning Ordinances and Comprehensive Plans.
- Testified before Municipal and Superior Court on matters of code enforcement and general land use planning.
- Authored various documents including Cost of Community Services Study, Revitalization Plans, Zoning Ordinances, Comprehensive Plan Amendments and the first Telecommunications Ordinance in the State of Rhode Island.
- Responsible for reviewing all development associated with the Quonset Point / Davisville Industrial Park, an approximately 3,500 acre industrial park, site of the former Sea Bee Navy Base, numerous mill rehabilitation projects, including Pocasset Mill, Johnston, RI (Comprehensive Plan Amendments).
- Responsible for reviewing numerous residential subdivisions, especially expert in the field of Comprehensive Permits (Affordable Housing). Work product cited by the Rhode Island Supreme Court.
- Represented clients before numerous Zoning Boards of Review throughout the State of Rhode Island, on a variety of variance and special use permit petitions, with a greater than 90% success rate.
- Extensive energy and renewable energy projects, including solar, wind and gas-fired eccentric generating assets.

EDUCATION

MASTERS OF COMMUNITY PLANNING AND DEVELOPMENT University of Rhode Island - Masters Received 1994

University of Florida - Studied City Planning - 1991 / 1992

BACHELOR OF ARTS – URBAN AFFAIRS; MINORS IN MATHEMATICS AND PHILOSOPHY University of Rhode Island - BA Received 1990

ACCREDITATION: AMERICAN INSTITUTE of CERTIFIED PLANNERS - May 1996

PROFESSIONAL EXPERIENCE

<u>Land Use Consultant</u> PIMENTEL CONSULTING, INC.

East Providence, Rhode Island

Zoning Officer CITY OF EAST PROVIDENCE

East Providence, Rhode Island

Consulting Town Planner TOWN OF BARRINGTON

Barrington, Rhode Island

<u>Town Planner</u> TOWN OF WAYLAND

Wayland, Massachusetts

Principal Planner TOWN OF NORTH KINGSTOWN

North Kingstown, Rhode Island

Assistant Planner CITY OF EAST PROVIDENCE

East Providence, Rhode Island

Planning Consultant NEWPORT COLLABORATIVE

Newport, Rhode Island

Planning Intern CITY OF ORANGE CITY

Orange City, Florida

RHODE ISLAND AIR NATIONAL GUARD

Plans and Implementation Communications Specialist Rhode Island Air National Guard 1995 – Retired 2013

Security Police Officer

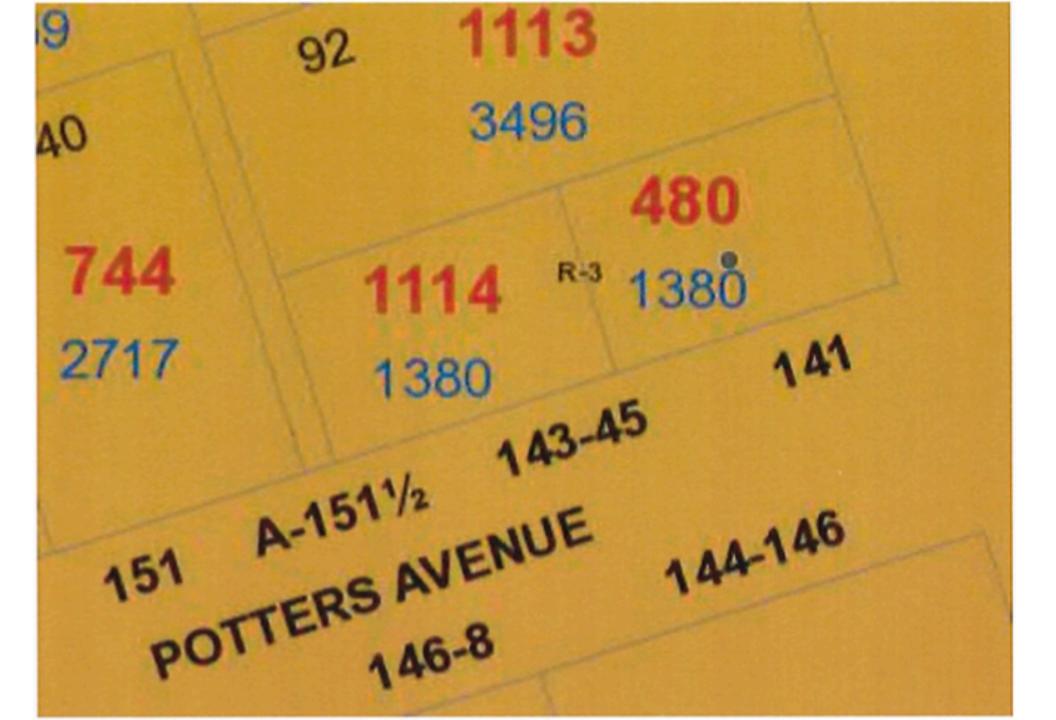
Rhode Island Air National Guard 1987 – 1990

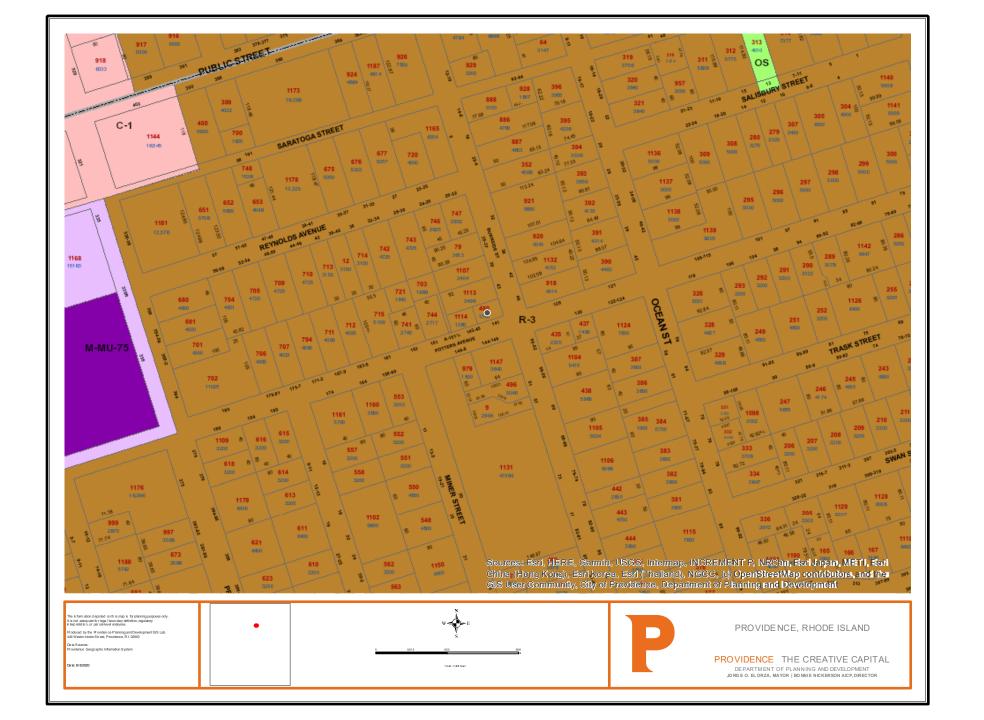
CIVIC

WGBH – Community Advisory Board Member Cambridge, Massachusetts 2000 - 2003

SPECIAL SKILLS AND TRAINING

Fluent in Portuguese













NEIGHBORHOOD ANALYSIS

47 Burnside Street Assessor's Plat 48 - Lot(s) 480 and 1114 R-3 Zoning District

Plat	Lot	480 0.06		Address	Number of Units	Lot Density	Year Built 1950	
48 SP	480 and 1114			47 Burnside Street 143 Potters Avenue	2	1,380		
48	1113	0.08	3,496	43 Burnside Street	1	3,496	1920	
48	1107	0.08	3,404	39 Burnside Street	2	1,702	1922	
48	79	0.08	3,613	35 - 37 Burnside Street	2	1,807	1920	
48	747	0.07	2,932	20 - 22 Reynolds Avenue	2	1,466	1900	
48	746	0.07	2,925	24 - 26 Reynolds Avenue	2	1,463	1920	
48	742 and 743	0.22	9,450	28 - 34 Reynolds Avenue	3	3,150	1920	
48	12, 713, and 714	0.22	9,450	36 - 42 Reynolds Avenue	3	3,150	1920	
48	710	0.11	4,725	44 - 46 Reynolds Avenue	3	1,575	1920	
48	709	0.11	4,725	48 - 50 Reynolds Avenue	3	1,575	1925	
48	705	0.11	4,725	52 - 54 Reynolds Avenue	3	1,575	2020 Rebui	
48	704	0.11	4,601	56 - 58 Reynolds Avenue	2	2,301	1925	
48	680 and 681	0.20	8,600	350 - 356 Prairie Avenue Unimproved Providence Community Health	0 Center		and the control of th	
48	701	0.09	4,000	360 - 362 Prairie Avenue	2	2,000	1920	
48	702	0.25	11,025	364 Prairie Avenue Church	0		1910	

48	706	0.09	4,095	179 - 181 Potters Avenue Unimproved Land Trust	0			48	748	0.04	1,538	98 Saratoga Street Unimproved	0		
40	707	0.00	4 000	175 - 177 Potters Avenue				48	652	0.13	5,655	51 - 53 Reynolds Avenue	3	1,885	1920
48	707	0.09	4,032	Unimproved	0			48	651	0.13	5,708	57 Reynolds Avenue	2	2,854	2004
				Land Trust				48	1181	0.29	12,578	336 -338 Prairie Avenue	2	6,289	2004
48	794	0.09	4,095	171 - 173 Potters Avenue Unimproved Land Trust	0			48	1147	0.09	3,840	144 - 146 Potters Avenue	2	1,920	2006
48	711	0.09	4,095	167 - 169 Potters Avenue	0			48	496	0.07	3,046	51 Burnside Street	1	3,046	1920
40	/11	0.09	4,095	Unimproved Land Trust				48	9	0.07	2,946	57 Burnside Street	2	1,473	1922
48	712	0.09	4,095	163 - 165 Potters Avenue	0			48	1131	0.95	41,594	20 Miner Street School	0	Committee of the control of	
				Unimproved Land Trust				48	489	0.09	3,979	85 Burnside Street	3	1,326	1922
48	715	0.12	5,109	161 Potters Avenue	0			48	488	0.09	3,978	89 - 91 Burnside Street	1	3,978	2005
				Unimproved Land Trust				48	487	0.06	2,574	93 Burnside Street	1	2,574	2007
48	721 and 741	0.10	4,403	153 - 155 Potters Avenue Unimproved	0			48	486	0.14	6,066	95 - 97 Burnside Street Mixed Use	. 2	3,033	1940
				Land Trust				48	509	0.10	4,282	42 Miner Street	1	4,282	1972
48	703 and 744	0.10	4,403	151 and 151.5 Potters Avenue Unimproved Land Trust	0			48	507 and 508	0.09	3,910	36 - 40 Miner Street	3	1,303	1920
48	1165	0.15	6,354	5 Burnside Avenue	3	2,118	2012	48	553	0.07	3,200	158 - 160 Potters Avenue	1	3,200	1990
48	720	0.09	4,000	23 - 25 Reynolds Avenue	3	1,333	1925	48	552	0.07	3,200	11 Miner Street	1	3,200	2007
48	677	0.12	5,257	27 Reynolds Avenue	2	2,629	2006	48	551	0.07	3,200	13 - 15 Miner Street	1	3,200	1993
48	676	0.12	5,303	31 - 33 Reynolds Avenue	3	1,768	1920	48	550	0.11	4,800	19 - 21 Miner Street	2	2,400	1990
48	675	0.12	5,350	35 - 37 Reynolds Avenue	3	1,783	1910	48	548	0.11	4,800	25 Miner Street	1	4,800	1989
48	1178	0.24	10,325	39 - 41 Reynolds Avenue	6	1,721	1920	48	1150	0.15	6,400	29 - 31 Miner Street	3	2,133	1920
48	653	0.09	4,048	47 - 49 Reynolds Avenue	3	1,349	1920	48	545	0.07	3,200	35 Miner Street Unimproved	0		100

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48	544	0.07	3,200	37 Miner Street Unimproved	0			48	1115	0.17	7,600	85 - 89 Ocean Street	2	3,800	1910
48	543	0.07	3,200	361 Sayles Street	3	1,067	1922	48	381 and 382	0.17	7,600	79 - 83 Ocean Street	2	3,800	1920
48	542	0.07	3,200	365 Sayles Street	. 3	1,067	1922	48	383	0.09	3,800	75 - 77 Ocean Street	2	1,900	1920
48	1183	0.15	6,400	369 - 371 Sayles Street	3	2,133	1920							7 000	4000
48	565	0.07	3,200	44 Harriet Street Unimproved	0			48	384 and 385	0.17	7,600	67 Ocean Street	1	7,600	1962
48	564	0.07	3,200	38 - 40 Harriet Street	3	1,067	1920	48	386	0.09	3,800	61 Ocean Street	1	3,800	2005
48	563	0.07	3,200	34 - 36 Harriet Street	3	1,067	1922	48	387	0.09	3,800	59 Ocean Street	1	3,800	2006
48	562	0.07	3,200	30 - 32 Harriet Street	3	1,067	1922	48	1124	0.17	7,600	128 Potters Avenue	2	3,800	2002
48	1102	0.22	9,600	18 Harriet Street	4	2,400	1990	48	437	0.03	1,480	130 Potters Avenue	0		
48	558	0.07	3,200	14 Harriet Street	2	1,600	1920					Unimproved		į	
48	557	0.07	3,200	10 Harriet Street	1	3,200	2009					1			
48	1161	0.13	5,760	174 Potters Avenue	2	2,880	1920		Total: Average:	1 1 1 1 1	508,885 5,089		162 2.08		
48	1160	0.09	3,850	164 Potters Avenue	1	3,850	2004		Average.	0.12	0,000		2.00		
48	888	0.07	3,103	14 - 16 Burnside Street Unimproved	0				Total Res.				10 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	The second secon	
48	886	0.11	4,780	18 Burnside Street	1	4,780	1930		Improved	8.644697	376563				
48	352 and 887	0.21	9,221	22 - 24 Burnside Street	3	3,074	1910		Average:	0.11	4,828				
48	921	0.20	8,830	32 Burnside Street	2	4,415	1940			Lot Density:	2,324				
48	920	0.10	4,243	38 Burnside Street	1	4,243	2012	1				Single-Family: Two-Units:	23	Average:	0.29
48	1132	0.10	4,153	42 Burnside Street	1	4,153	2005		1 1			Three-Units:	30 23	Average:	0.38
48	918	0.09	4,014	129 Potters Avenue	2	2,007	1989					Four-Units and More:	2		0.03
	200					100				1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1					
48	390	0.10	4,493	45 Ocean Street	2	2,247	1930								

Standards for Dimensional Variance

- 3. In granting a variance, the Zoning Board of Review shall require that evidence to the satisfaction of the following standards be entered into the record of the proceedings:
- a. 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 Rhode Island General Laws §45-24-30(16).
- b. That the hardship is not the result of any prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain.
- c. That the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of this Ordinance or the Comprehensive Plan.
- d. That the relief to be granted is the least relief necessary.
- 4. In addition, the Zoning Board of Review requires that evidence be entered into the record of the proceedings showing that:
- b. 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. The fact that a use may be more profitable or that a structure may be more valuable after the relief is granted is not grounds for relief.

CONCLUSION

It is my professional opinion that the subject request to merely retain a two-unit dwelling amidst such a high-dense residential neighborhood is not only appropriate, but actually furthers numerous goals and objectives of the Comprehensive Plan. My professional opinion is based upon the manner in which the present land use has been well incorporated into the overall fabric of the general area for quite a period of time, without any resulting negative impact. The sole dimensional deviation is a minor lot area deficiency, which satisfies all of the requisite dimensional burdens.