

CITY OF PROVIDENCE
ZONING BOARD OF REVIEW

INSPECTION & STANDARDS
RECEIVED

AUG 18 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: Dept of Public Property

Applicant Mailing Address

Email: terkkinen@providenceri.gov

Street: 25 Dorrance St

Phone: 401-580-5099

City, State, Zip: Providence RI 02903

Owner: City of Providence

Owner Mailing Address

Email: terkkinen@providenceri.gov

Street: 25 Dorrance St

Phone: (401) 580-5099

City, State, Zip: Providence RI 02903

Lessee: n/a

Lessee Mailing Address

Email: n/a

Street: n/a

Phone: n/a

City, State, Zip: n/a

n/a

Attorney: n/a

Attorney Mailing Address

Email: n/a

Street: n/a

Phone: n/a

City, State, Zip: n/a

n/a

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: 675 Plainfield St

Plat and Lot Numbers of Subject Property: Plat 111 Lot 92

2. Base Zoning District(s): PS Public Space
Overlay District(s): n/a
- 3a. Date owner purchased the Property: 1/28/1997
- 3b. Month/year of lessee's occupancy: n/a
4. Dimensions of each lot:
- | | | | |
|-----------------|--------------------------|--------------------------|---|
| Lot # <u>92</u> | Width <u>approx 287'</u> | Depth <u>approx 223'</u> | Total area <u>approx 57,380</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:
- | | |
|--|-----------------------------|
| <u>Principal Structure:</u> | <u>Accessory Structure:</u> |
| Area of Footprint <u>14,638sf</u> | Area of Footprint _____ |
| Overall Height <u>30</u> | Overall Height _____ |
| # of Stories <u>1 story with attic</u> | # of Stories _____ |
- 5b. Size of proposed structure(s) located on the Property:
- | | |
|-----------------------------|-----------------------------|
| <u>Principal Structure:</u> | <u>Accessory Structure:</u> |
| Area of Footprint _____ | Area of Footprint _____ |
| Overall Height _____ | Overall Height _____ |
| # of Stories _____ | # of Stories _____ |
- 6a. Existing Lot Coverage:
- Building Coverage (area of all roofed structures) 14,638
- Total Impervious Coverage Area (area of all roofed structures and impervious surfaces) approx 45,000
- 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) _____
- 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: Public Space
- 7b. Legal Zoning Use of the Property as recorded in the Dept. of Inspection & Standards:
Public Space
8. Proposed Zoning Use of the Property: no change
9. Number of Parking Spaces:
- # of existing spaces n/a # 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>
1302.L	Mechanical Equipment - Transformer in front yard

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):

In conformity with the City's Decarbonization Ordinance requiring all municipal buildings to be carbon-neutral by 2030, the HVAC at Iglozzi Rec is being electrified, requiring an electrical service upgrade. The building's location relative to RI Energy infrastructure required the transformer to be located along Plainfield St. The new equipment is in the vicinity of existing mechanical equipment in the front yard. Space constraints limit the ability to add architectural screens or plantings.

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):

City of Providence, Dept of Public Property

Type Name

Anthony Alves, Deputy Director

Signature



Type Name

Signature

Applicant(s):

City of Providence, Dept of Public Property

Type Name

Anthony Alves, Deputy Director

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.

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?

Regulation 1302.L - Mechanical Equipment states that a ground-mounted transformer cannot be located in the front yard. Due to location of existing utility poles and building service, the transformer can only be located in the front yard.

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

- There is only one utility pole in the vicinity that can support the transformer required, located in the front yard of the building along Plainfield St.
 - Existing gas and electric utilities enter the building in this area, along the Plainfield St front yard.
 - No other locations exist on the lot that would accommodate the transformer.
-

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 x _____

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 ☒ _____

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:
-

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:

As per the City's Decarbonization Ordinance, the City is adding electrical infrastructure to support HVAC in this Rec Center.

Moving the transformer proposed location would result in significant time delays and require significant changes to RI Energy's grid infrastructure in the area. The proposed location is the only sustainable location for this equipment.

Space constraints do not allow for architectural screening or plantings.

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



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USE IS AUTHORIZED OR INTENDED.

CITY OF PROVIDENCE
DEPARTMENT OF PUBLIC PROPERTY
HVAC AND ELECTRICAL UPGRADES

AT

A. VINCENT IGLIOZZI RECREATION CENTER

675 PLAINFIELD ST.
PROVIDENCE, RI 02909

SHEET TITLE

CONSTRUCTION
DOCUMENTS
OCTOBER 15, 2024

SHEET NO

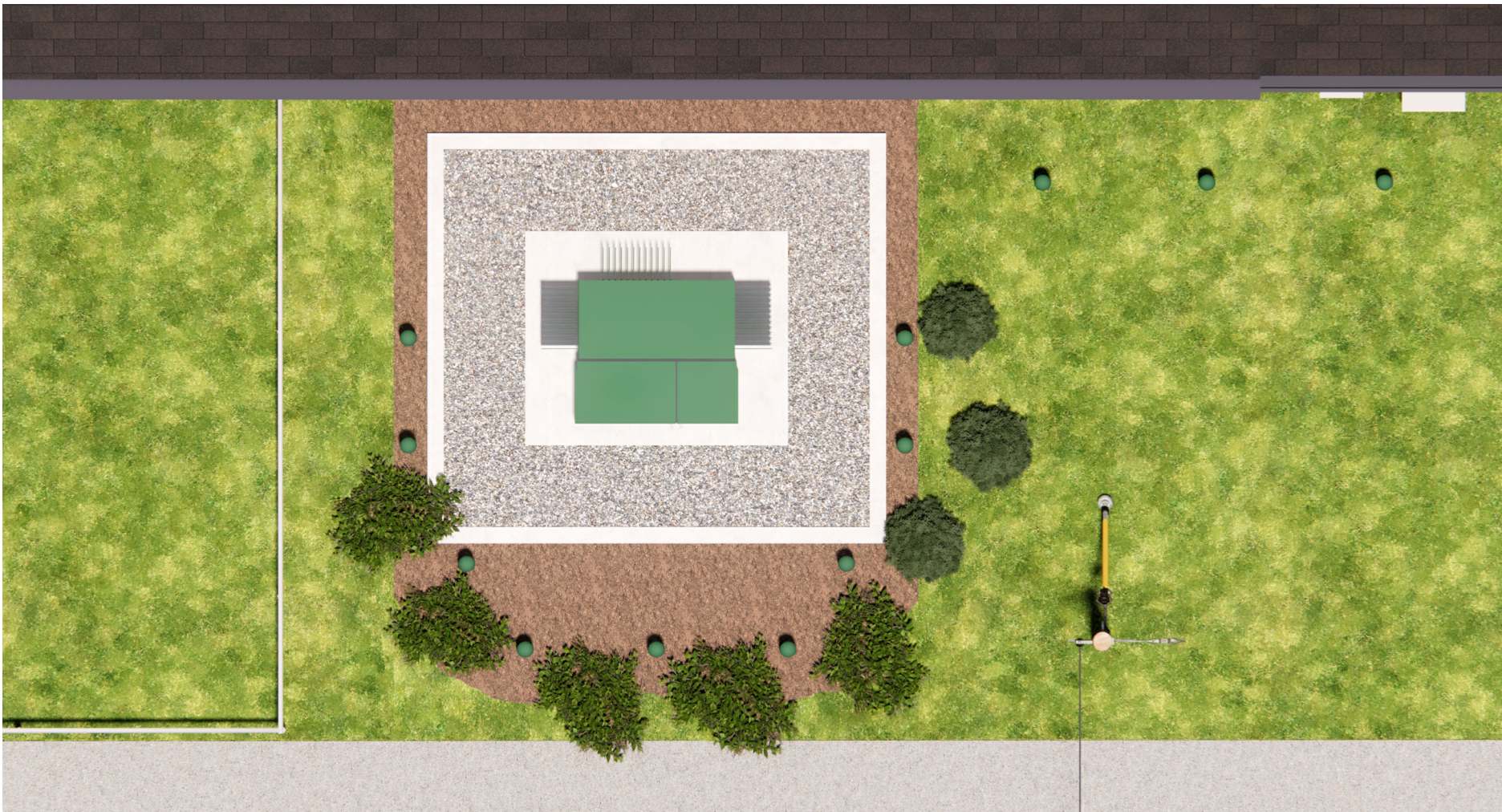
A-102



1
SK.A-202

TRANSFORMER RENDERING - IGLIOZZI

SCALE: N.T.S.



1
SK.A-202

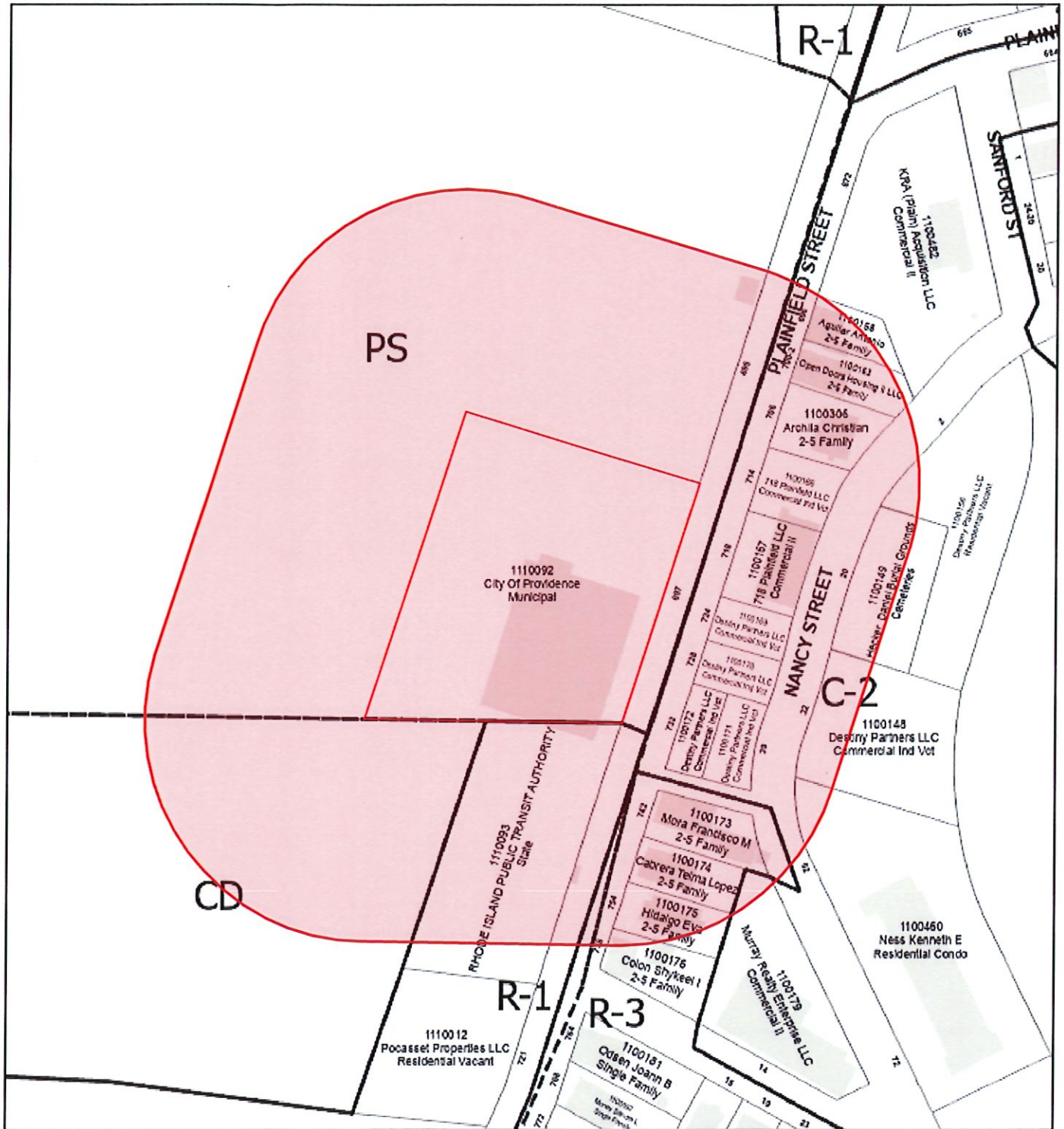
TRANSFORMER PLAN RENDERING - IGLIOZZI

SCALE: N.T.S.





Radius Map - 675 Plainfield St



8/15/2025, 10:42:26 AM

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