

QUALIFICATIONS OF THOMAS O. SWEENEY, SIOR

REALTOR AND APPRAISAL SPECIALIST

Engaged in Real Estate business since 1983:

Principal, Sweeney REAL ESTATE & APPRAISAL
Vice President, RODMAN REAL ESTATE (1996 – 2010)
Executive Vice President, HENRY W. COOKE Co. (1983 - 1996)

Certified General Real Estate Appraiser:

Rhode Island Certification No. CGA.0A00217

Licensed Real Estate Broker:

Rhode Island Real Estate Broker's License Number B13444
Commonwealth of Massachusetts Real Estate Broker's License # 137525

Member:

Industrial Specialist Designation, Society of Industrial and Office Realtors (SIOR)
National Association of Realtors (NAR)
Rhode Island Association of Realtors (RIAR)
Rhode Island Commercial and Appraisal Board of Realtors (RICABOR)

Graduated from:

Providence College with a Bachelor of Arts Degree in Political Science.

Successfully completed the following courses and examinations:

Society of Real Estate Appraisers:

Course 101: Introduction to Appraising Real Property
Course 102: Applied Property Valuation
Course 201: Principles of Income Property Appraising
Course 202: Applied Income Property Valuation
Seminar: Narrative Report Seminar
Seminar: How to Appraise Apartments
Seminar: Overview of Income Capitalization

American Institute of Real Estate Appraisers:

Course 1A1: Real Estate Appraisal Principles
Course 1A2: Basic Valuation Procedures

Appraisal Institute

Standards of Professional Practice, Parts A & B
Seminar: Feasibility Analysis & Highest and Best Use Analysis

QUALIFICATIONS OF THOMAS O. SWEENEY, SIOR

Qualified Expert Witness:

Qualified as a Real Estate Expert to Testify in Superior Court & Family Court,
State of Rhode Island

Qualified as a Real Estate Expert to Testify in Federal Bankruptcy Court, Federal
District Court.

Zoning Boards of Review:

Cities of Providence, Warwick, Cranston, East Providence, Woonsocket,
Newport and Pawtucket.

Towns of Smithfield, Johnston, North Providence, Lincoln, Barrington,
Scituate, Glocester, Foster, Burrillville, East Greenwich, Coventry, West
Greenwich, West Warwick, Cumberland, Middletown, North Kingstown,
South Kingstown, Westerly, Hopkinton, Richmond Warren and Bristol

Appraisals for Attorneys, Business and Homeowners

Clients include:

United States Small Business Administration

State of Rhode Island

Department of Transportation, Real Estate Division

Department of Administration, Division of Municipal Affairs

Department of Environmental Management

City of Providence

Water Supply Board

Department of Planning and Development

Department of Public Property

Resource Recovery Corporation

Narragansett Bay Commission

Providence Redevelopment Agency

Federal National Mortgage Association

QUALIFICATIONS OF THOMAS O. SWEENEY, SIOR

Clients, continued:

Bank of America
Citizens Bank
Home Loan and Savings Bank
Washington Trust
Freedom National Bank
GTECH Corporation
Merrill Lynch Relocation
Hinckley, Allen & Synder
Moses, Afonso and Ryan
Darrow\Everett
Adler, Pollock and Sheehan
Partridge, Snow and Hahn
Nixon – Peabody
Moonan, Stratton and Waldman
Chase, Ruttenberg and Freedman
Orson and Brusini
Tenneco Gas
National Grid



**REAL ESTATE SURVEY FOR
PROPERTY LOCATED AT
126 ADELAIDE AVENUE
PROVIDENCE, RHODE ISLAND**

Presented to: City of Providence
Zoning Board of Review
Marc Greenfield, Chairman

Anthia Maniotes
Arthur Strother
Scott Wolf
Bianca Rodriguez

Marcus Mitchell (1st Alt)
James Scott (2nd Alt)

For: Mr. John Mancini
Mancini Carter, PC
56 Pine Street, 3rd Floor
Providence, RI 02903

By: Thomas O. Sweeney, SIOR
SWEENEY REAL ESTATE & APPRAISAL
One Turks Head Place, Suite 850
Providence, Rhode Island 02903

Property Type: Multi-Family

Date: June 2, 2020



Mr. Chairman and Members of the Zoning Board of Review:

At the request of John Mancini, Esq., I have inspected the real estate located at 125 Adelaide Avenue, Providence, Rhode Island, otherwise designated as Lot 351 on Plat 52 of the Tax Assessor's Plat of the City of Providence, State of Rhode Island. In addition to my inspection, I have reviewed the surrounding properties and the Zoning Ordinance of the City of Providence. The purpose of my inspection and review was to determine the effect, if any; the granting of the petitioner's request for use and dimensional variances from Table 12-1 for the conversion of the property from a Place of Worship to a Multi-Family Dwelling with 18 units, and from Table 14-1 to provide 16 parking spaces where 18 would be required.

The subject property is located on the southeast corner of Adelaide Avenue and Hamilton Street in the Elmwood section of the City. The immediate area is primarily single and multi-family residential, some of which have been renovated.

The subject site consist of a 20,000± square foot parcel of land with of frontage on both Adelaide Avenue and Hamilton Street. The site is level at street grade. The property is zoned Residential R-2. The site is improved with a three story, historic religious building with an overall area of 10,250± square feet with a full basement. The building to be in poor to fair condition and has not been utilized in a number of years.

The applicant proposes to rehabilitate the building and add an additional 15,125± square feet of floor area, without increasing the size of the footprint. The applicant's

proposal, then permits the development of the property with 18 residential units with 4 micro units, 3 studio units 10 one bedroom units and 1 two bedroom unit. The applicant is planning on utilizing and maintaining the historical integrity of the existing building, while intergrating the addition so that it is complimentary to the historic portion. The applicant is also proposing parking for 16 cars as well as bicycle parking.

After completing my inspection of the property and surrounding area and reviewing both the Zoning Code and the City's Comprehensive Plan, I have come to the following conclusions:

- 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.
 - For the use variance, the applicant is attempting to preserve the historical structure on the property, while developing it with a use that is both complimentary to the area and makes the overall project feasible.
 - For the dimensional variance, the applicant is providing the maximum parking possible based upon the proposed redevelopment.

- 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.
 - For the use variance and the dimensional variance, again, the applicant is attempting to redevelop the property while maintaining the historic structure and provide adequate parking. While there will be financial gain, the proposal is being put forth as it is the most reasonable and feasible way to redevelop the property while utilizing and renovating the existing improvements, while providing adequate parking.

- 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. The area is primarily residential and multi-family in nature and the proposed design and use and parking are complimentary to that type of use.

- That the relief to be granted is the least relief necessary. It is my opinion that without the relief, the project as proposed utilizing the historic structure would not be feasible and therefore it is the least relief necessary. The parking is the maximum that can physically be provided based upon the proposal
- In granting a use variance, the subject land or structure cannot yield any beneficial use if it is required to conform to the provisions of this Ordinance. The applicant is trying to preserve a historic structure within the City, which is one of the goals set forth by the City. As has been seen the current use of the structure has not continued and in my opinion, denial would result in denial of all beneficial use of the structure, as any other development of the subject property within the confines of the current zoning would entail the removal of the improvements.
- 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 applicant is providing as much parking as possible under the plan and to deny the request would be more than a mere inconvenience as it would stop the development of the project.

Respectfully submitted,
SWEENEY REAL ESTATE & APPRAISAL

A handwritten signature in black ink, appearing to read 'Thomas O. Sweeney', with a long horizontal flourish extending to the right.

Thomas O. Sweeney, SIOR

SUBJECT PHOTOGRAPHS



SUBJECT PHOTOGRAPHS



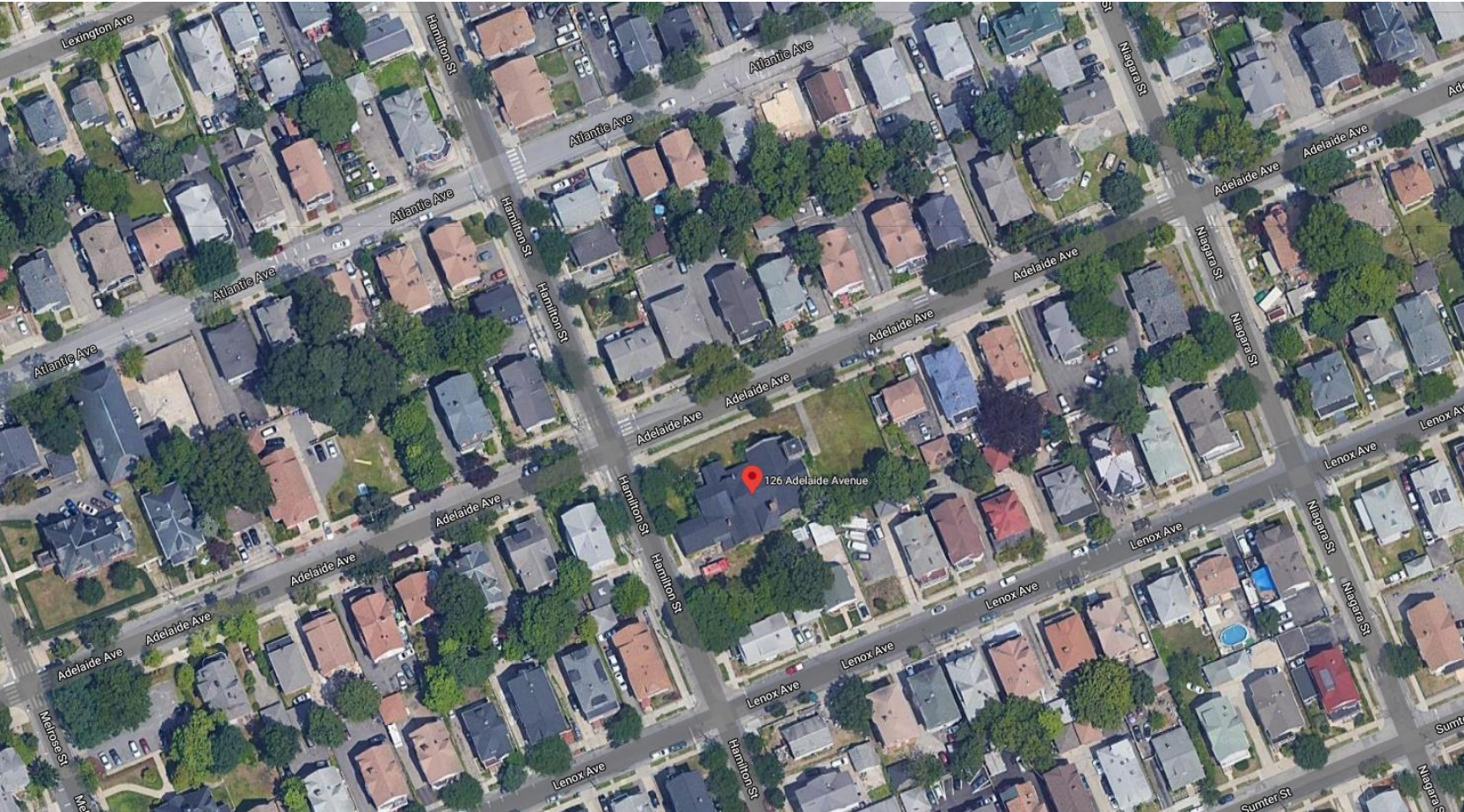
SUBJECT PHOTOGRAPHS



SUBJECT PHOTOGRAPHS



GOOGLE MAP



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BROKER & APPRAISER ASSOCIATED WITH SWEENEY REAL ESTATE & APPRAISAL

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Commonwealth of Massachusetts Real Estate Broker's License # 137525

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Appraisal Institute

Standards of Professional Practice, Parts A & B

Seminar: Feasibility Analysis & Highest and Best Use Analysis

QUALIFICATIONS OF THOMAS O. SWEENEY, SIOR

Guest Instructor:

University of Rhode Island Extension Division
"Real Estate Fundamentals"
"Real Estate Finance"

Qualified Expert Witness:

City of Providence, Zoning Board of Review
City of Cranston, Zoning Board of Review
City of Warwick, Zoning Board of Review
City of Newport, Zoning Board of Review
City of East Providence, Zoning Board of Review
City of Pawtucket, Zoning Board of Review
Town of Smithfield, Zoning Board of Review
Town of Johnston, Zoning Board of Review
Town of Barrington, Zoning Board of Review
Town of Scituate, Zoning Board of Review
Town of Middletown, Zoning Board of Review
Town of Portsmouth, Zoning Board of Review
Town of North Kingstown, Zoning of Review
Town of North Providence, Zoning Board of Review
Town of Gloucester, Zoning Board of Review
Town of Foster, Zoning Board of Review
Town of Narragansett, Zoning Board of Review

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State of Rhode Island
Department of Transportation, Real Estate Division
Department of Administration, Division of Municipal Affairs
Department of Environmental Management
City of Providence
Water Supply Board
Department of Planning and Development
Providence Redevelopment Agency

QUALIFICATIONS OF THOMAS O. SWEENEY, SIOR

Clients, continued:

Bank of America
Citizens Bank
Bank RI
Washington Trust
Freedom National Bank
GTECH Corporation
Merrill Lynch Relocation
Edwards, Wildman Palmer
Moses Afonso LLP
Hinckley, Allen & Synder
Adler, Pollock and Sheehan
Partridge, Snow and Hahn
Nixon – Peabody
Peabody and Arnold
DarrowEverett LLP
Gunning and LaFazia
Lehigh - Portland Cement Co.
CVS
ADP
Tyco Corporation
Kaiser Aluminum
Benny's Stores
Christmas Tree Shops
McLaughlin Automotive
Ferland Corp.
Tenneco Gas
National Grid
Dominion Power
RI Solid Waste Management Corporation
Narragansett Bay Commission
Federal Nation Mortgage Association