

## Record No: ZBR-25-25

Zoning Board of Review  
Application

Status: Active

Submitted On: 10/27/2025

### Primary Location

17 Lubec St  
Providence, RI 02904

### Owner

SITHIPHONE INTHAVONG &  
DOUNGCHAI INTHAVONG  
LUBEC 17 PROVIDENCE, RI 02904

### Applicant

 Sithiphone Inthavong  
 401-527-0252  
 kayintha@gmail.com  
 17 Lubec Street  
Providence, Rhode Island 02904

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## Owners and Applicants Information

### Who is Submitting this Application?\*

Owner

### Owner Mailing Address\*

17 Lubec Street, Providence, RI 02904

### Owner Email\*

Kayintha@gmail.com

### Owner Phone\*

4015270252

### Name of Applicant, if different than owner ?

### Applicant Mailing Address, if different than owner

### Applicant Email, if different than owner

### Applicant Phone, if different than owner

### Attorney Name

### Attorney Mailing Address

### Attorney Email

### Attorney Phone

### Owner Attestation and Signature Page\* ?



2025-UPDATE-FOR-OPENGOV-Zoning-Board-of-Review-Application-Owner-Attestation-and-Signature-page-fillable-pdf.pdf

For fillable pdf of the Owner Attestation and Signature Page please visit the Applications and Forms section of our website: <https://www.providenceri.gov/inspection/boards-of-review/>

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## Type of Application

### Application Type\*

Dimensional Variance

List all Zoning Ordinance Sections from which a variance is sought. Include Section Number, Section Title, and Quantity of relief, if applicable (eg. 4' setback where 6' required)\*

Variance is sought from Table 4-1: The existing setback is 3' where 30' is required.

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

Requesting permission to keep existing covered deck structure that was granted in resolution no. 2024-10, enclosed with walls built without permit.

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## Subject Property Information

<b>Address of Subject Property*</b>	<b>Plat*</b>
17 Lubec Street	079
<b>Lot(s)* ?</b>	<b>Existing Zoning Use of the Property*</b>
638	Dwelling - Single Family
<b>Proposed Zoning Use of the Property*</b>	<b>Base Zoning District*</b>
Dwelling - Single Family	R-3 Residential District
<b>Base Zoning District 2 (if applicable)</b>	<b>Overlay Zoning District (if applicable)</b>
—	—
<b>Overlay Zoning District 2 (if applicable)</b>	<b>Overlay Zoning District 3 (if applicable)</b>
—	—
<b>Date Owner Purchased the Property*</b>	<b>Start Date of Lessee's Occupancy</b>
02/02/1998	—
<b>Are there outstanding violations concerning the Property under the City of Providence Zoning Ordinance?*</b>	<b>Are there outstanding violations concerning the Property under the RI State Building or Property Maintenance Code(s)?*</b>
No	Yes

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## Buildings & Structures

<b>Existing or Proposed Structure*</b>	<b>Type of Building or Structure*</b>
Existing	Addition to Principal Structure
<b>Principal Structure Type (if applicable)</b>	<b>Please describe the accessory structure (if applicable) ?</b>
Residential	Enclosed covered deck
<b>Area of Footprint</b>	<b>Overall Height Above Average Grade</b>
—	—
<b>Number of Stories</b>	<b>Existing Number of Dwelling Units</b>
—	—
<b>Proposed Number of Dwelling Units</b>	<b>Front Setback</b>
—	—
<b>Interior Side Setback</b>	<b>Corner Side Setback</b>
—	—
<b>Rear Setback</b>	
—	

## Appendix A: Application for Variance(s)

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

Seeking forgiveness and permission to keep walls added to covered deck structure.

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

Walls were added without a permit and was a misunderstanding of permit granted in resolution no. 2024-10. The walls do not add to the deck footprint that was previously granted.

3 (a) Is the hardship caused by an economic disability?\*

No

3 (b) Is the hardship caused by a physical disability?\*

No

3 (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.? \*

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

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

Was granted a permit to add roof to existing deck in June 2024 and walls were added during the same period but owner did not realize a separate permit was needed.

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:\*

If the requested dimensional variance to legalize the added walls enclosing the deck is not granted, owner will suffer a hardship significantly beyond mere inconvenience. The removal of the walls would cause substantial financial loss, loss of functional living space, force structural rework to the existing deck, and deprive the property of a weather-protected, usable enclosed area — all for a structure that does not exceed the footprint of the previously granted variance. The relief sought is minimal and does not harm the neighborhood or public interest.

**CITY OF PROVIDENCE ZONING BOARD OF REVIEW**

DEPARTMENT OF INSPECTION + STANDARDS

444 Westminster Street, 1<sup>st</sup> Floor, Providence, Rhode Island 02903

**ATTESTATION/OWNER AUTHORIZATION FOR  
APPLICATION FOR VARIANCE AND/OR SPECIAL USE PERMIT**

**ATTESTATION**

*The undersigned acknowledge(s) that the statements in the application 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 attorney(s), if any, for any false statements. As indicated in the application instructions, neither the application nor this attestation may be signed by an attorney on behalf of their client(s).***

*The undersigned further 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.*

Address, Plat, and Lot of Subject Property: \_\_\_\_\_

**Owner(s)**

**Applicant(s)**

Name:

Name:

\_\_\_\_\_

\_\_\_\_\_

Signature:

*Sithiphone Inthavong*

Signature:

\_\_\_\_\_

Date:

\_\_\_\_\_

Date:

\_\_\_\_\_

**OWNER AUTHORIZATION**

To be completed if the online application is being filled out and submitted by someone other than the Owner of the subject property.

This is to certify that I \_\_\_\_\_ ,

authorize \_\_\_\_\_ to submit this Zoning Board

of Review Application on my behalf for the property located at \_\_\_\_\_ .

By signing this letter, I understand that I, or my attorney, must be present at the Zoning Board Meeting at which my application is scheduled to be heard.

Property Owner Name:

Property Owner Signature:

\_\_\_\_\_

*Sithiphone Inthavong*

Date: \_\_\_\_\_

























CITY OF PROVIDENCE  
MAYOR BRETT P. SMILEY

Department of Inspections and Standards

# 1st Notice of Violation and Correction Order

<b>Location:</b> 17 Lubec St , Providence <b>Plat/Lot:</b> 079-0638-0000 <b>Inspector:</b> Carl Mello <b>Inspection Date:</b> June 9, 2025 <b>Issue Date:</b> August 1, 2025 <b>Record:</b> CODE-25-631	<b>RECEIVED:</b> Providence Received for Record AUG 05, 2025 10:20 AM Document Num: 2025397090 Jeanne Pascone Recorder of Deeds
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To:				
Owner/Mortgagee	Address	City	State	Postal Code
Sithipone Inthavong & DOUNGCHAI Inthavong	17 Lubec St	Providence	RI	02904
Federal National Mortgage Association	14221 Dallas Pkwy Suite 1000	Dallas	TX	75254

Upon inspection of the above referenced property, one or more violation(s) of the State Property Maintenance Code ("SPMC") and/or the Lead Hazard Mitigation Act ("LHMA") were found. You are hereby ordered to bring your property into compliance with the provisions of the Code and/or Act by the date(s) indicated below.

*Some repair work may require a permit. Please check with the appropriate division within the Department of Inspections and Standards as to the requirements regarding the type of work you are going to undertake.*

*All interior and exterior paint removal must be done in accordance with the regulations of the State Health Department. Additionally, owners of rental dwellings built before 1978 must comply with the Lead Hazard Mitigation Act (R.I. Gen. Laws §§ 42-128.1-1, et seq.) as well as the Housing Resource Commission Rules and Regulations. The requirements for lead hazard mitigation apply to the first change of ownership or tenancy after November 1, 2005. Owners must provide DIS with a copy of their Certificate of Conformance (Compliance) issued by the Department of Health as well as any Affidavits of Completion of Visual Inspection. To obtain more information concerning the Lead Hazard Mitigation Law visit [www.hrc.ri.gov](http://www.hrc.ri.gov).*

Once you have corrected the violations please call the inspector so that they may verify that the work has been completed.

If you fail to comply with this notice of violation within 30 days of the issue date indicated above, a second notice of violation will be issued and a cumulative civil penalty of fifty dollars (\$50.00) per day per violation for each day each violation remains outstanding. The second notice and the penalty imposed will be recorded as a lien on your property. The notice and lien will not be released until the violations have been abated and the penalty imposed has been paid.

### RIGHT OF APPEAL OR EXTENSION

You have a right to appeal this Notice of Violation and Corrective Order. This appeal must be in writing and received within ten (10) days. See State Property Maintenance Code, Section 111. If you believe there are extenuating circumstances that prevent you from completing the required corrections to your property, e.g. Unable to complete exterior painting in the winter, you must apply for an extension of time in writing.

PLEASE NOTE: This notice has been recorded as a lien against your property with the Recorder of Deeds, pending resolution of this matter.

### EXHIBIT A

#### SCHEDULE OF VIOLATIONS AND ASSESSMENT OF CIVIL PENALTIES

Violation Code	Location	Unit	Specific Description of Violations	Status
108.1:4 Unlawful Structure			Added walls to enclose deck without permits. Permits will be required to abate.	Active

Department of Inspections and Standards  
444 Westminster Street | Providence, Rhode Island 02903 | 401-680-5350v | 401-680-5482f  
[www.providenceri.gov](http://www.providenceri.gov)



DOC: 2025399325  
Bk: 14517 Pg: 206

CITY OF PROVIDENCE  
MAYOR BRETT P. SMILEY  
Department of Inspections and Standards

**2nd Notice of Violation and Correction Order**

Location: 17 Lubec St , Providence  
Plat/Lot: 079-0638-0000  
Inspector: Tisha Terry  
Inspection Date: September 5, 2025  
Issue Date: September 5, 2025  
Record: CODE-25-631

To:				
Owner/Mortgagee	Address	City	State	Postal Code
Sithipone Inthavong & Doungchai Inthavong	17 Lubec St	Providence	RI	02904
Federal National Mortgage Association	14221 Dallas Pkwy Suite 1000	Dallas	TX	75254

Upon re-inspection of your property, the inspector found that the violations of the State Property Maintenance Code (SPMC) and/or the Lead Hazard Mitigation Act (LHMA) still exist. A cumulative civil penalty of fifty (\$50) per day for each day each violation continues has now been imposed. This notice has been recorded as a lien on your property and will not be released until the violations have been abated and the penalty imposed has been paid. You are hereby ordered to bring your property into compliance with the provisions of the Code and/or Act within thirty (30) days.

**Fees**

\$50 per day for each outstanding violation.

When you have corrected the violations, please call the Inspector so that the inspector may verify that the work has been completed.

If the notice of violation is not complied with and corrections are not made within thirty (30) days, the City shall institute the appropriate proceedings in the Providence Housing Court to correct or abate the violations on the above named property or to require the removal or termination of the unlawful occupancy of the property. Any orders issued by the Providence Housing Court will result in additional liens upon the property. See State Property Maintenance Code, Section 106.3

**EXHIBIT A**

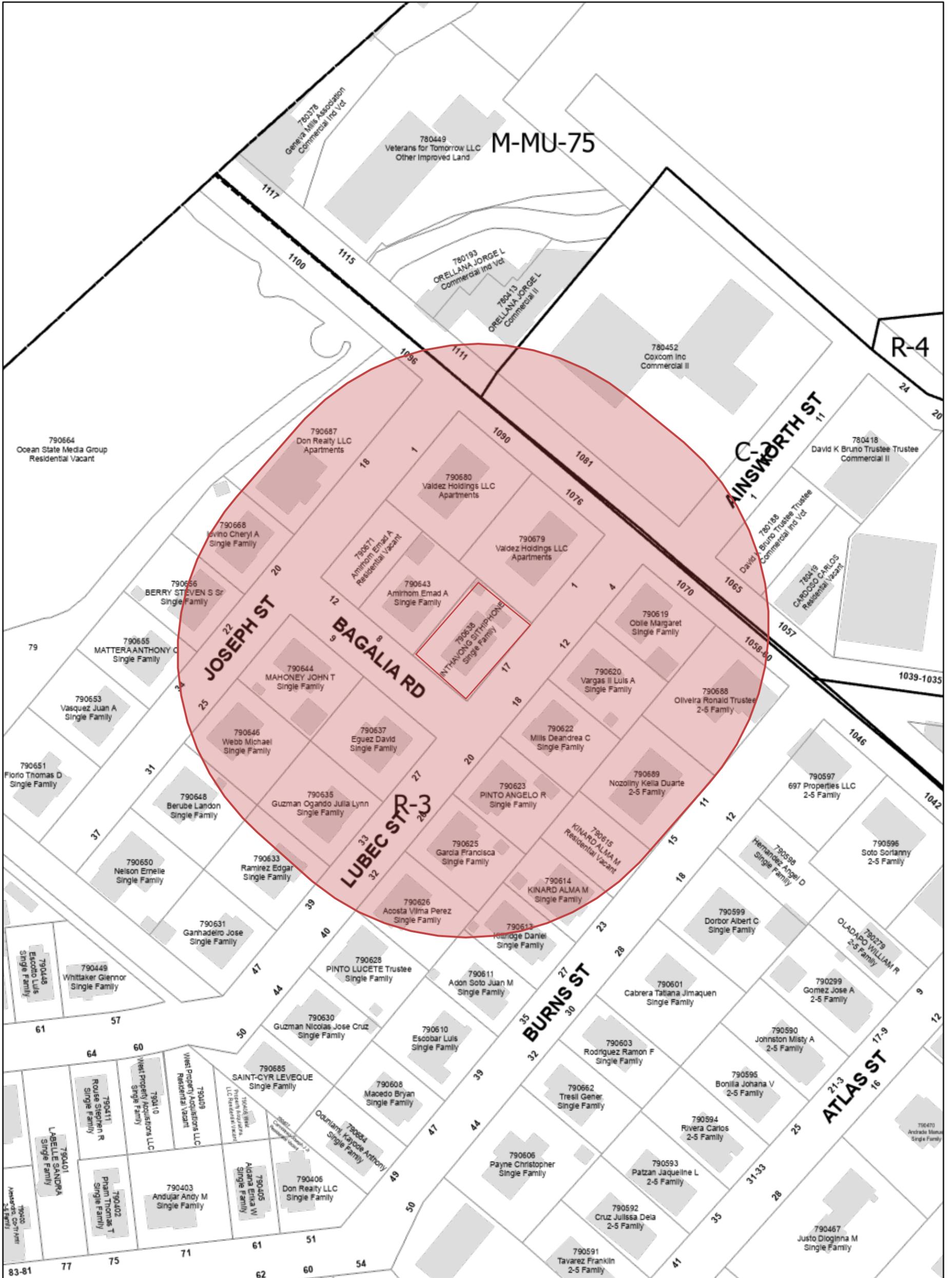
**SCHEDULE OF VIOLATIONS AND ASSESSMENT OF CIVIL PENALTIES**

Violation Code	Location	Unit	Specific Description of Violations	Status
108.1.4 Unlawful Structure			Added walls to enclose deck without permits. Permits will be required to abate.	Active

Department of Inspections and Standards  
444 Westminster Street | Providence, Rhode Island 02903 | 401-680-5350v | 401-680-5482f  
www.providenceri.gov

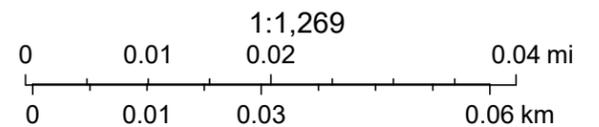
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Providence  
Received for Record  
SEP 05, 2025 02:05 PM  
Document Num: 2025399325  
Jeanne Pascone  
Recorder of Deeds

# Radius Map



10/24/2025, 6:55:03 PM

-  Plat Boundaries
-  Zoning
-  Parcels
-  Buildings



PlatNum	LotNum	ParcAddress	ZIP_POSTAL	Owner1	OwnerAddress	OwnerCity	OwnerState	Owner_Zip	Owner2	Owner2Address	Owner2City	Owner2State	Owner2PostalCode
79	680	1 Joseph St	2904	Valdez Holdings LLC	933 Broad St	Providence	RI	2907		Broad St			
79	679	1 Lubec St	2904	Valdez Holdings LLC	933 Broad St	Providence	RI	2907		Broad St			
78	419	1057 Douglas Ave	2904	CARDOSO CARLOS	169 4TH ST	PROVIDENCE	RI	02906-3758		4TH ST			
79	688	1058 Douglas Ave	2904	Oliveira Ronald Trustee	5 Archers Way	Acushnet	MA	2743		Archers Way			
78	188	1065 Douglas Ave	2904	David K Bruno Trustee Trustee	20 Cooper ST	North Providence	RI	2904	Bruno Donna Trustee	20 Cooper ST	North Providence	RI	2904
78	452	1081 Douglas Ave	2904	Coxcom Inc	1400 LAKE HEARN DR	ATLANTA	GA	30319-1464		LAKE HEARN DR			
78	413	1111 Douglas Ave	2904	ORELLANA JORGE L	1111 DOUGLAS AVE	PROVIDENCE	RI	02904-5305	ORELLANA LIDY J	1111 DOUGLAS AVE	PROVIDENCE	RI	02904-5305
79	671	12 Bagalia Rd	2904	Amirhom Emad A	8 Bagalia Rd	Providence	RI	2904		Bagalia Rd			
79	620	12 Lubec St	2904	Vargas II Luis A	12 Lubec St	Providence	RI	2904	Lopez Niek S	12 Lubec St	Providence	RI	2904
79	689	15 Burns St	2904	Nozolino Keila Duarte	15 Burns St	Providence	RI	2904		Burns St			
79	687	16 Joseph St	2908	Don Realty LLC	75 Lexington Ave	Cranston	RI	2910		Lexington Ave			
79	638	17 Lubec St	2904	INTHAVONG SITHIPHONE	17 LUBEC ST	PROVIDENCE	RI	02904-1617	Inthavong Doungchai	17 LUBEC ST	Providence	RI	02904-1617
79	622	18 Lubec St	2904	Mills Deandra C	18 Lubec St	Providence	RI	2904		Lubec St			
79	615	19 Burns St	2904	KINARD ALMA M	23 BURNS ST	PROVIDENCE	RI	02904-1605	KINARD CURTIS	23 BURNS ST	PROVIDENCE	RI	02904-1605
79	668	20 Joseph St	2904	Iovino Cheryl A	20 Joseph St	Providence	RI	2904		Joseph St			
79	623	20 Lubec St	2904	PINTO ANGELO R	20 LUBEC ST	PROVIDENCE	RI	02904-1618		LUBEC ST			
79	656	22 Joseph St	2904	BERRY STEVEN S Sr	22 JOSEPH ST	PROVIDENCE	RI	02904-1624		JOSEPH ST			
79	614	23 Burns St	2904	KINARD ALMA M	23 BURNS ST	PROVIDENCE	RI	02904-1605	KINARD CURTIS	23 BURNS ST	PROVIDENCE	RI	02904-1605
79	646	25 Joseph St	2904	Webb Michael	25 Joseph St	Providence	RI	2904	Webb Irene	25 Joseph St	Providence	RI	2904
79	625	26 Lubec St	2904	Garcia Francisca	26 Lubec St	Providence	RI	2904		Lubec St			
79	613	27 Burns St	2904	Kittridge Daniel	27 Burns St	Providence	RI	2904		Burns St			
79	637	27 Lubec St	2904	Eguez David	27 Lubec St	Providence	RI	2904	Reyes Maria E	27 Lubec St	Providence	RI	2904
79	648	31 Joseph St	2904	Berube Landon	31 Joseph St	Providence	RI	2904	Camara Nina	31 Joseph St	Providence	RI	2904
79	626	32 Lubec St	2904	Acosta Vilma Perez	135 Reservoir Ave	Providence	RI	2907	Torres Pedro Antonio Santos	135 Reservoir Ave	Providence	RI	2907
79	635	33 Lubec St	2904	Guzman Ogando Julia Lynn	33 Lubec St	Providence	RI	2904	Guzman Ogando Bismark	33 Lubec St	Providence	RI	2904
79	655	34 Joseph St	2904	MATTERA ANTHONY C	34 JOSEPH ST	PROVIDENCE	RI	02904-1624	Mattera Lovern D	34 JOSEPH ST	Providence	RI	02904-1624
79	611	35 Burns St	2904	Adon Soto Juan M	35 Burns St	Providence	RI	2904		Burns St			
79	633	39 Lubec St	2904	Ramirez Edgar	39 Lubec St	Providence	RI	2904		Lubec St			
79	619	4 Lubec St	2904	Oblie Margaret	4 Lubec St	Providence	RI	2904		Lubec St			
79	628	40 Lubec St	2904	PINTO LUCETE Trustee	40 LUBEC ST	PROVIDENCE	RI	02904-1618		LUBEC St			
79	643	8 Bagalia Rd	2904	Amirhom Emad A	8 Bagalia Rd	Providence	RI	2904		Bagalia Rd			
79	644	9 Bagalia Rd	2904	MAHONEY JOHN T	4 BAGALIA RD	PROVIDENCE	RI	02904-1604	Mahoney Amy A	4 BAGALIA RD	Providence	RI	02904-1604

BK 3726 PG 255

WARRANTY DEED

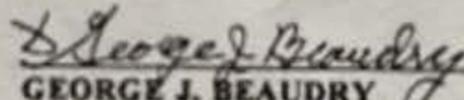
I, **GEORGE J. BEAUDRY**, of the City of Providence, County of Providence, and State of Rhode Island, for consideration paid, grant to **SITHIPHONE INTHAVONG AND DOUNGCHAI INTHAVONG** of 17 Lubec Street, in the City of Providence, County of Providence, and State of Rhode Island, as Tenants By The Entirety, with **WARRANTY COVENANTS**.

That certain tract or parcel of land with all the buildings and improvements thereon, situated on Lubec Street, in the City of Providence, County of Providence, and State of Rhode Island, as more fully bounded and described on Exhibit "A" attached hereto and made a part hereof.

THE GRANTOR, does hereby covenant that he/she is a resident of the State of Rhode Island, in compliance with R.I.G.L. 44-30-71.3.

The grantor(s) hereby certify that R.I.G.L. 23-28.35-1 has been complied with.

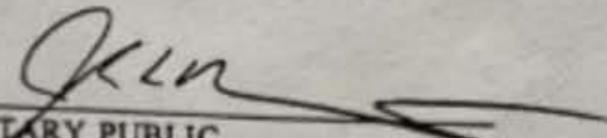
*IN WITNESS WHEREOF*, I have hereunto set my hand and seal on this 30th day of January, A.D., 1998.

  
\_\_\_\_\_  
**GEORGE J. BEAUDRY**

STATE OF RHODE ISLAND

County of Providence

In North Providence, on this 30th day of January, A.D., 1998, before me personally appeared **GEORGE J. BEAUDRY** to me known and known by me to be the party executing the foregoing instrument, and he acknowledged said instrument by him executed, to be his free act and deed.

  
\_\_\_\_\_  
NOTARY PUBLIC

Commission Expires:

**JOHN W MONTALBANO**  
Notary Public  
My Commission Expires  
June 19, 2001

203-1-00  
8-3-98  
020107

REAL ESTATE CONVEYANCE TAX

BK 3726 PG 256

EXHIBIT "A"

That certain lot or parcel of land, with all the buildings and improvements thereon, situated at the northerly corner of Lubec Street and Joseph Street in the City and County of Providence and State of Rhode Island, laid out and delineated as Lot No. 2 (two) on that plat entitled, "REPLAT OF LOTS ON ASSESSOR'S PLAT 79 LUBEC & JOSEPH STREETS MAY 26, 1955 OWNED BY JOSEPH IANNUCCI," which plat is recorded in the office of the Recorded of Deeds in said City of Providence in Plat Book 43, at page 20.

This conveyance is subject to restrictions, rights, easements and covenants as set forth in Deed Book 1020 at Page 83.

PROPERTY ADDRESS:

17 Lubec Street  
Providence, RI 02908

AP 79 LOT 638

Received for Record at 8 o'clock 34 m. A in  
the office of the Recorder of Deeds

FEB 8 1998

Robert L Ricci









Brett P. Smiley  
Mayor

Marc A. Greenfield  
Chair



## Zoning Board of Review

### RESOLUTION NO. 2024-10

May 31, 2024

IN RE: Application for Dimensional Variance (minimum rear setback)

PROPERTY: Tax Assessor's Plat 79, Lot 638  
17 Lubec Street (R-2 Residential District)

OWNER/  
APPLICANT: Sithiphone Inthavong  
17 Lubec Street  
Providence, RI 02904

2024 JUN -3 A 11: 20  
DEPT. OF CITY CLERK  
PROVIDENCE, R.I.

FILED

On May 8, 2024, the within matter came before the Zoning Board of Review (the "Board") for a duly noticed public hearing on the request by the Owner and Applicant (together the "Applicant"), for a dimensional variance at the above-designated Property. The following members of the Board were present throughout the hearing: Chair Greenfield, Ms. Maniotes, Mr. Ryan, Mr. Mitchell, and Mr. Scott.

WHEREAS, the Applicant sought a dimensional variance for relief from the minimum rear setback requirement pursuant to Section 402, Table 4-1 of the City of Providence Zoning Ordinance of November 24, 2014, as amended (the "Ordinance"); and

WHEREAS, prior to the hearing, the members of the Board individually made inspections of the Property and of the surrounding neighborhood; and

WHEREAS, Kaylene Inthavong, daughter of/on behalf of the Applicant, and builder Mike Kinne presented the application, and testimony on the matter; and

WHEREAS, there was no written or oral comment on the matter; and

WHEREAS, the Board received, and the Chair read into the record, the May 8, 2024 recommendation of the Department of Planning and Development ("DPD") recommending the granting of the dimensional variance.

DOC: 2024369284  
BK: 14150 Pg: 126

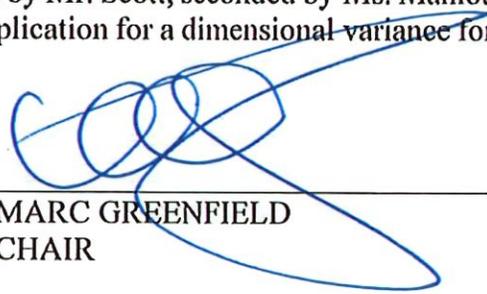
NOW, THEREFORE, after consideration of the application, the testimony, and all other evidence of record, upon motion by Mr. Scott, seconded by Ms. Maniotes, the Board voted unanimously (5-0) to APPROVE the application for a dimensional variance.

**THE BOARD HEREBY MAKES THE FOLLOWING  
FINDINGS OF FACT AND CONCLUSIONS OF LAW:**

1. The Property is located in an R-2 Residential Zoning District and consists of a corner lot of 5,040 square feet (84 feet in width, 60 feet in depth). The lot is improved with a centrally located single-family dwelling with a footprint of approximately 1,080 square feet, a 484 square foot carport in the interior side yard, and a freestanding deck in the rear yard. The house is oriented towards the wide side of the lot, resulting in a shallow rear yard.
2. The Applicant received a code violation for work without the required permit after building a roofed structure over the existing deck that is integral with the roof of the principal structure. The addition is 3 feet from the rear lot line and therefore results in a noncompliant zoning condition, as the Ordinance minimum rear yard setback requirement is 30 feet. To maintain the addition, the Applicant is thus seeking relief from the principal structure setback requirements.
3. The Board finds that the relief sought is due to the unique characteristics of the subject Property, more specifically, the newly roofed area is proposed to remain as exterior unenclosed space. Thus, if the roof structure was added over a freestanding unenclosed deck and not considered part of the principal structure, it would only require 3 feet of minimum setback.
4. There was no evidence presented or elicited that the relief sought is due to a physical or economic disability of the Applicant.
5. The Board agrees with, and incorporates, the findings and the recommendation of the DPD, and likewise the Board finds that granting the requested dimensional variance will not alter the general character of the surrounding area nor impair the intent or purpose of the Ordinance or the Comprehensive Plan.
6. The Board concludes that the hardship suffered by the Applicant if the dimensional variance is not granted will amount to more than a mere inconvenience, and the relief sought is minimal to a reasonable enjoyment of the permitted use.

WHEREFORE, upon motion by upon motion by Mr. Scott, seconded by Ms. Maniotes, the Board voted unanimously (5-0) to APPROVE the application for a dimensional variance for relief from the minimum rear yard setback.

By Order of the Zoning Board of Review.



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MARC GREENFIELD  
CHAIR

**NOTICE TO OWNERS/APPLICANTS:**

- A SECTION 1901/1902 OF THE ORDINANCE REQUIRES THAT ANY VARIANCE OR SPECIAL USE PERMIT GRANTED BY THE BOARD SHALL EXPIRE SIX MONTHS AFTER THE DATE OF THE FILING OF THE RESOLUTION IN THE OFFICE OF THE BOARD UNLESS THE APPLICANT SHALL, WITHIN THE SIX MONTHS, OBTAIN A LEGAL, COMPLETE BUILDING PERMIT AND PROCEED WITH CONSTRUCTION; IF NO CONSTRUCTION IS REQUIRED, THE APPLICANT SHALL OBTAIN A LEGAL BUILDING PERMIT FOR THE USE, OR A CERTIFICATE OF OCCUPANCY. DEMOLITION AND FOUNDATION PERMITS ARE NOT BUILDING PERMITS FOR PURPOSES OF THIS REQUIREMENT. NO PERMIT OR CERTIFICATE OF OCCUPANCY WILL ISSUE UNTIL THE OWNER AND/OR ITS REPRESENTATIVE COMPLIES WITH PARAGRAPH B BELOW.
- B. THE ORIGINAL RESOLUTION IS ON FILE IN THE OFFICE OF THE ZONING BOARD OF REVIEW. THE OWNER OR THEIR REPRESENTATIVE MUST OBTAIN THE ORIGINAL RESOLUTION FROM SAID OFFICE, RECORD THE RESOLUTION IN THE CITY'S LAND EVIDENCE RECORDS, AND PROVIDE COPIES OF THE RECORDED RESOLUTION TO BOTH THE OFFICE OF THE ZONING BOARD OF REVIEW AND THE DEPARTMENT OF INSPECTION AND STANDARDS.

**MOTION TO APPROVE THE DIMENSIONAL VARIANCE**

MADE BY: Scott  
SECONDED BY: Maniotes  
MEMBERS VOTING IN FAVOR: Scott, Maniotes, Mitchell, Ryan, Greenfield  
MEMBERS VOTING AGAINST: None

















