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Brett P. Smiley  
Mayor

FILED Marc A. Greenfield  
Chair



2024 MAY -6 A 11: 32

DEPT. OF CITY CLERK  
PROVIDENCE, R.I.

## Zoning Board of Review

### RESOLUTION NO. 2024-06

May 2, 2024

IN RE: Application for Dimensional Variances (Minimum Parking Req.)

PROPERTY: Tax Assessor's Plat 30, Lots 575, 576, 577  
20, 22, 24 Arch Street (R-3 Residential Zoning District)

OWNER/  
APPLICANT: Women's Development Corp./Arch Development LLC  
861A Broad Street  
Providence, RI 02907

COUNSEL: Kenneth McGunagle, Esq.  
McGunagle Hentz, PC  
2088 Broad Street  
Cranston, RI 02905

On April 10, 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 dimensional variances at the above-designated Properties. The following members of the Board were present throughout the hearing: Chair Greenfield, Ms. Maniotes, Ms. Rodriguez, Mr. Mitchell, and Mr. Scott.

WHEREAS, the Applicant sought dimensional variances to provide 2 parking spaces per lot where 3 are required per lot for a 3-family dwelling pursuant to the parking requirements of Section 1401, Table 14-1, 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, the Attorney Kenneth McGunagle presented the application and the testimony of Charlie Thomas-Davison, WDC Director of Real Estate Development, Chris Tarr, Architect, and Stephen Andrus, PE; and

WHEREAS, there was no written comment on the matter and the board heard oral comment from Harry Beauregard of 19 Arch Street in support of the application as it preserves permeable area on the lots; and

WHEREAS, the Board received, and the Chair read into the record, the April 10, 2024 recommendation of the Department of Planning and Development (“DPD”) recommending the granting of the dimensional variances.

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

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

1. The Properties are located in an R-3 Residential Zoning District. 22 Arch Street is improved with an existing 3-family dwelling, while 20 Arch Street and 24 Arch Street are currently vacant but are to be developed with a 3-family dwelling on each as part of a total development that also includes a 3-family dwelling on the contiguous lot located at 18 Arch Street. The total development proposes the use of a single shared curb cut and driveway for vehicular access to parking on all 4 lots.
2. Ordinance Section 1402, Table 14-1, requires that 3-family dwellings provide 1 parking space per dwelling unit for a total of 3 parking spaces on each lot. The development proposes the following parking scheme, which results in the need for a variance of 1 parking space on each lot 20, 22, and 24 Arch Street, as follows:
  - a. 18 Arch St is to provide 5 parking spaces: 3 as required for the use on that property and 2 to be used by 22 Arch Street via the provisions of Ordinance Section 1404.A.1.a.;
  - b. 20 Arch Street is to provide 2 parking spaces;
  - c. 22 Arch Street is to provide 2 parking spaces at 18 Arch Street per (a) above; and
  - d. 24 Arch Street is to provide 2 parking spaces.
3. The Board finds that the relief sought is due to the unique characteristics of the subject Property. More specifically, the development of each of the less than 5,000 square foot properties with a 3-family dwelling limits the space for parking if the proposal also aims to comply with the Ordinance’s impervious surface maximums, which the Applicant would like to maintain given the abundance of on-street parking space in the proximal area. The Board accepts as credible the testimony of Mr. Tarr and Mr. Andrus as it relates to the proposed site development and the requested relief.
4. There was no evidence presented or elicited that the relief sought is due to a physical or economic disability of the Applicants. Nor is it the result of any prior action of the Applicant, who purchased the properties in their current form.



- 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 variances 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 variances are not granted will amount to more than a mere inconvenience and the relief sought is minimal to the reasonable enjoyment of the permitted use.

WHEREFORE, upon motion by upon motion by Mr. Scott, seconded by Ms. Rodriguez, the Board voted unanimously (5-0) to APPROVE the application for dimensional variances for one parking space at each of the 3 Properties.

By Order of the Zoning Board of Review.

MARC GREENFIELD  
CHAIR

RECEIVED:  
Providence  
Received for Record  
MAY 09, 2024 12:30 PM  
Document Num: 2024367203  
Jeanne Pascone  
Recorder of Deeds

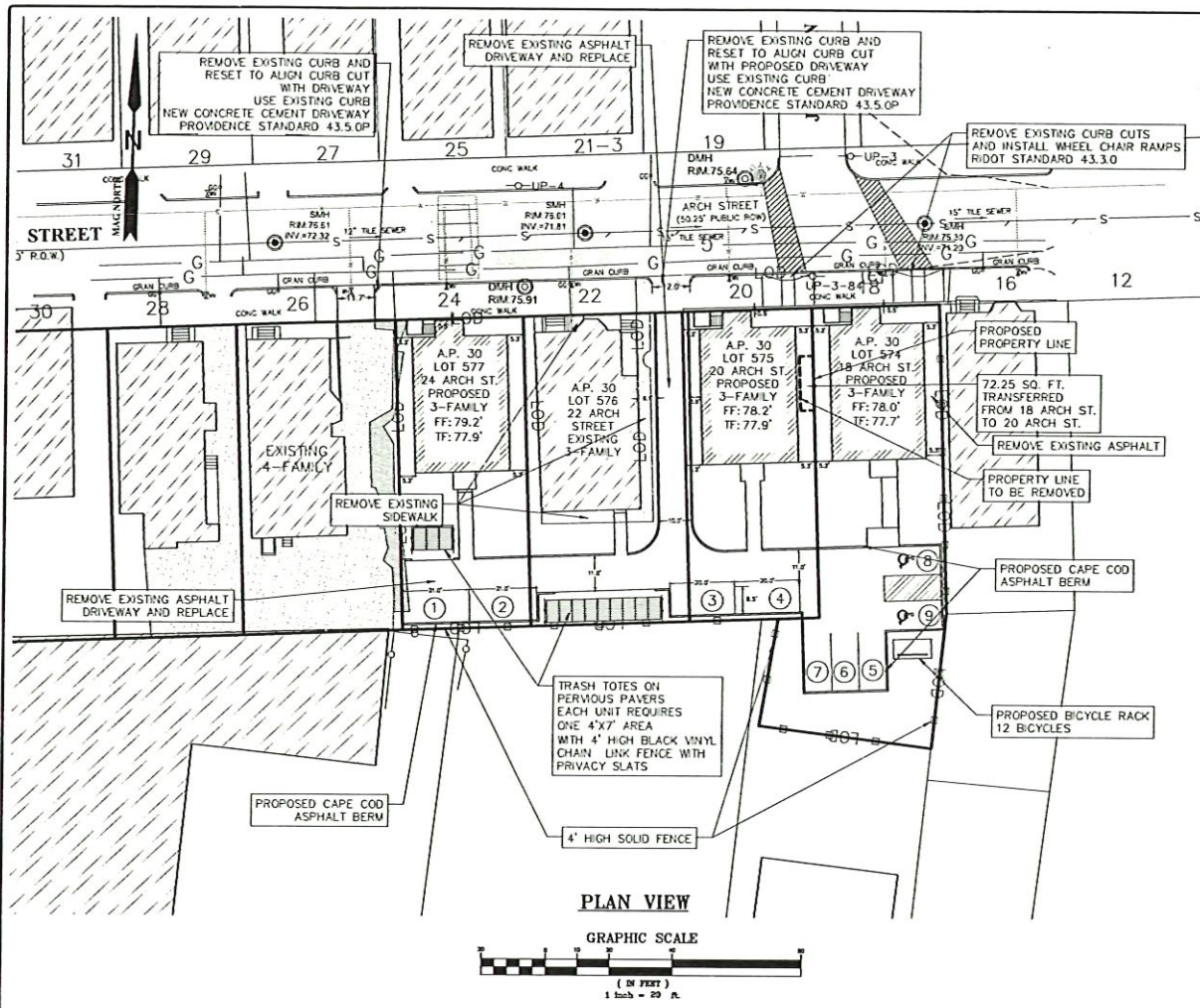
**NOTICE TO OWNERS/APPLICANTS:**

- 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 DIMENSIONAL VARIANCE**

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





- WORK IN CITY OF PROVIDENCE R.O.W.:**
- ALL WORK IN THE CITY OF PROVIDENCE RIGHT OF WAY SHALL COMPLY WITH CITY OF PROVIDENCE REGULATIONS, RULES AND ORDINANCES.
  - THE CITY'S STANDARDS SHALL OVERRIDE FOOT STANDARDS OUTSIDE OF STATE R.O.W.'S. ALL WORK IN THE PUBLIC RIGHT OF WAYS MUST BE IN ACCORDANCE WITH THE CITY'S STANDARD DETAILS.
  - CONTRACTOR SHALL REPAIR/RECONSTRUCT ANY DAMAGED ROADWAY, CROSSWALK, SIDEWALK AND WHEELCHAIR RAMP TO THE SATISFACTION OF THE CITY OF PROVIDENCE DEPARTMENT OF PUBLIC WORKS AT NO ADDITIONAL EXPENSE TO THE OWNER.
  - CONTRACTOR TO COORDINATE WITH THE CITY OF PROVIDENCE TO RESET/RELOCATE ANY STREET SIGNS THAT WILL REQUIRE RELOCATION DURING CONSTRUCTION.
  - ALL CURBS WITHIN THE PUBLIC R.O.W. SHALL BE GRANITE PER THE PROVIDENCE DPW STANDARDS AVAILABLE AT: <https://www.providence.ri.gov/public-works/forms/under-reports-publications> OR AT <https://www.providence.ri.gov/wp-content/uploads/2019/08/PROVIDENCE-DPW-STANDARD-DETAILS.PDF>.
  - ANY GRANITE CURB THAT IS REMOVED AND NOT RE-USED SHALL BE RETURNED TO THE PROVIDENCE DEPARTMENT OF PUBLIC WORKS.

- LEGEND**
- PARCEL PROPERTY LINE
  - - - ADJACENT PROPERTY LINE
  - - - EXISTING FENCE LINE
  - - - EXISTING MAJOR CONTOUR
  - - - EXISTING MINOR CONTOUR
  - - - EXISTING GAS LINE
  - - - EXISTING WATER LINE
  - - - EXISTING SEWER LINE
  - GO GAS VALVE BOX
  - WV WATER VALVE BOX
  - UP-237 UTILITY POLE AND NUMBER
  - SMH EXISTING SEWER MAN-HOLE
  - TMH EXISTING TELEPHONE MAN-HOLE
  - DMH PROPOSED DRAINAGE MAN-HOLE
  - CB PROPOSED CATCH BASIN
  - B.S.L. BUILDING SETBACK LINE
  - PROPOSED CONTOUR LINE
  - PROPOSED SPOT GRADE
  - PROPOSED FENCE
  - PROPOSED WATER LINE
  - PROPOSED SEWER LINE

**APPROVED PLANS**  
**ZONING BOARD OF REVIEW**  
**DATE** 5/2/2024  
**PAGE** 1 **OF** 1

**GROUND COVER CALCULATIONS AT 22 ARCH STREET**

EXISTING	AREA (SQ.FT.)	IMPERVIOUS (SQ.FT.)	IMPERVIOUS PERCENTAGE
HOUSE	1729	1729	35.7%
FRONT YARD	225	151	64.7%
REAR YARD	1535	1600	82.7%
<b>TOTAL LOT AREA</b>	<b>4839</b>	<b>3521</b>	<b>72.8%</b>
PERVIOUS AREAS	1318		27.2%
<b>PROPOSED</b>	<b>AREA (SQ.FT.)</b>	<b>IMPERVIOUS (SQ.FT.)</b>	<b>PERCENTAGE</b>
HOUSE	1729	1729	35.7%
FRONT YARD	225	155	72.8%
REAR YARD	1535	952	49.2%
<b>TOTAL LOT AREA</b>	<b>4839</b>	<b>3349</b>	<b>69.2%</b>
PERVIOUS AREAS	1490		30.8%

**GROUND COVER CALCULATIONS AT 20 ARCH STREET**

EXISTING	AREA (SQ.FT.)	IMPERVIOUS (SQ.FT.)	IMPERVIOUS PERCENTAGE
HOUSE	1729	1729	35.7%
FRONT YARD	225	151	64.7%
REAR YARD	1535	1600	82.7%
<b>TOTAL LOT AREA</b>	<b>4839</b>	<b>3521</b>	<b>72.8%</b>
PERVIOUS AREAS	1318		27.2%
<b>PROPOSED</b>	<b>AREA (SQ.FT.)</b>	<b>IMPERVIOUS (SQ.FT.)</b>	<b>PERCENTAGE</b>
HOUSE	1729	1729	35.7%
FRONT YARD	225	155	72.8%
REAR YARD	1535	952	49.2%
<b>TOTAL LOT AREA</b>	<b>4839</b>	<b>3349</b>	<b>69.2%</b>
PERVIOUS AREAS	1428		35.9%

**PROPOSED LOT 577 (#24 ARCH STREET):**  
 ZONE: R-3 RESIDENTIAL DISTRICT (HIGHER DENSITY RESIDENTIAL AREAS)

REQUIRED	PROVIDED
MIN. LOT AREA	3,871.2± S.F.
MIN. LOT WIDTH	40 FT.
MIN. FRONT YARD	SEE 402.B
MIN. INTERIOR SIDE YARD	4.65 FT.
MIN. CORNER SIDE YARD	N/A
MIN. REAR YARD	48.0 FT.
MAX. BLDG. HEIGHT	45 FT.
MAX. BLDG. COVERAGE	45%
MAX. IMPERV. COVERAGE	65%
MIN. IMPERV. COVER	33%
FRONT YARD	30.0%
REAR YARD	48.5%
MIN. PERVIOUS COVER	1,000 S.F.

**PROPOSED LOT 576 (#22 ARCH STREET):**  
 ZONE: R-3 RESIDENTIAL DISTRICT (HIGHER DENSITY RESIDENTIAL AREAS)

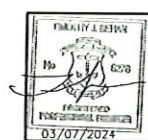
REQUIRED	PROVIDED
MIN. LOT AREA	4,833.0± S.F.
MIN. LOT WIDTH	50 FT.
MIN. FRONT YARD	>1 FT.
MIN. INTERIOR SIDE YARD	6 FT. (EXISTING)
MIN. CORNER SIDE YARD	N/A
MIN. REAR YARD	30 FT.
MAX. BLDG. HEIGHT	45 FT.
MAX. BLDG. COVERAGE	45%
MAX. IMPERV. COVERAGE	65%
MIN. IMPERV. COVER	33%
FRONT YARD	33%
REAR YARD	50%
MIN. PERVIOUS COVER	1,000 S.F.

**PROPOSED LOT 575 (#20 ARCH STREET):**  
 ZONE: R-3 RESIDENTIAL DISTRICT (HIGHER DENSITY RESIDENTIAL AREAS)

REQUIRED	PROVIDED
MIN. LOT AREA	3,871.2± S.F.
MIN. LOT WIDTH	40 FT.
MIN. FRONT YARD	>1 FT.
MIN. INTERIOR SIDE YARD	4.55 FT.
MIN. CORNER SIDE YARD	N/A
MIN. REAR YARD	30 FT.
MAX. BLDG. HEIGHT	45 FT.
MAX. BLDG. COVERAGE	45%
MAX. IMPERV. COVERAGE	65%
MIN. IMPERV. COVER	33%
FRONT YARD	33%
REAR YARD	50%
MIN. PERVIOUS COVER	1,000 S.F.

**PROPOSED LOT 574 (#18 ARCH STREET):**  
 ZONE: R-3 RESIDENTIAL DISTRICT (HIGHER DENSITY RESIDENTIAL AREAS)

REQUIRED	PROVIDED
MIN. LOT AREA	5,898.7± S.F.
MIN. LOT WIDTH	NONE
MIN. FRONT YARD	45 FT.
MIN. INTERIOR SIDE YARD	SEE 402.B
MIN. CORNER SIDE YARD	6 FT.
MIN. REAR YARD	SAME AS FRONT
MAX. BLDG. HEIGHT	30 FT.
MAX. BLDG. COVERAGE	45 FT.
MAX. IMPERV. COVERAGE	65%
MIN. IMPERV. COVER	33%
FRONT YARD	20.0%
REAR YARD	50%
MIN. PERVIOUS COVER	1,000 S.F.



**COMMONWEALTH ENGINEERS & CONSULTANTS, INC.**  
 400 SMITH STREET  
 PROVIDENCE, RHODE ISLAND 02908  
 (401) 273-8800

**PERMIT AGENCY REVIEW PLAN**  
**WOMEN'S DEVELOPMENT CORPORATION**  
**WEST END III PROJECT**  
 OR  
 A.P. 30, LOTS 574, 575, 576 AND 577  
 18, 20, 22 AND 24 ARCH STREET  
 PROVIDENCE, RHODE ISLAND  
**PROPOSED CONDITIONS PLAN**

SCALE: 1"=10' - 10'-FEET SHEET NO: 4 OF 10  
 DRAWN BY: SMA DESIGN BY: SMA CHECKED BY: T.B  
 DATE: MARCH 2024 PROJECT NO: 23075.00

OWNER/APPLICANT:  
 WOMEN'S DEVELOPMENT CORPORATION  
 8814 BRAD STREET  
 PROVIDENCE, RI 02908  
 (401) 841-2900  
 CONTACT:  
 CHAIRMAN THOMAS-CAWSON  
 DIRECTOR OF REAL ESTATE DEVELOPMENT  
 PHONE: 401-841-2900  
 EMAIL: THOMASCAWSON@PHOCORP.COM