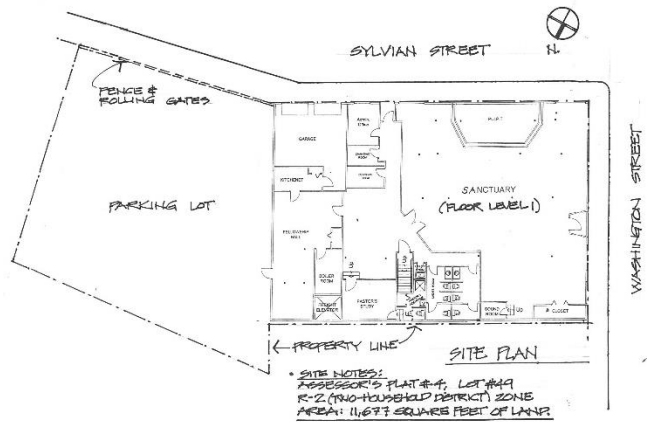


**CITY OF CENTRAL FALLS  
OFFICE OF PLANNING +  
ECONOMIC DEVELOPMENT**



# ADMINISTRATIVE RECOMMENDATION TO THE ZONING BOARD OF REVIEW

CASE 2015-08-18-1 (157 WASHINGTON STREET)



## SUMMARY

**Application Type:** Special Use Permit  
**Address/AP/Ward:** 157 Washington Street  
Assessor's Plat 4, Lot 49  
Ward 5

**Applicant:** New Life Church of our Lord Jesus Christ, of the Apostolic Faith, Inc., 157 Washington Street

**Property Owner:** “

**Parcel Size:** 11,677 SF

**Zoning:** R-2

## Project Description

The applicant is requesting a Special Use Permit for a renovation to expand their church functions into vacant space within their structure at 157 Washington Street. The vacant second floor will become a fellowship hall with kitchen, classrooms, office and meeting space.

When the Church moved into the space in 2006, the parcel was zoned C-1 General Commercial. When the Zoning Ordinance was rewritten in 2007, the area was changed to R-2 Two-Family Residential zone. Thus, the Church is existing nonconforming by use. As the proposed renovations are an expansion of 304 Table 1 2.23 Religious Services and introduce 21 Educational Institutions, a Special Use Permit is required to bring the expanded and new use in compliance with the Zoning Ordinance.

### ***Discussion***

Prior to approval of a special use permit, the Board is required to make positive findings on the following standards:

(1) That the special use is specifically authorized by sections 304 and/or 514 of the Zoning Ordinance.

Religious Services and Educational Institutions are authorized with a Special Use Permit in a R-2 Two-Family Residential Zone Section per 304 Table 1 2.23 and 21, respectively, of the Zoning Ordinance.

(2) That the special use meets all of the criteria set forth in the subsection of the Zoning Ordinance authorizing such special use.

There are no criteria in the subsection of the Zoning Ordinance authorizing Religious Services or Educational Institutions.

(3) That the granting of the Special Use Permit will not alter the general character of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the Comprehensive Plan of the City.

An expansion of the Church within the structure at 157 Washington Street will not alter the general character of the surrounding area, as the Church and the structure already exist. The purpose of the Zoning Ordinance includes “Provide for a range of uses and intensities of use appropriate to the character of the city and reflecting current and expected future needs” (Section 100 B) and “The availability and capacity of existing and planned public and/or private services and facilities.” (Section 100 C5). The proposed use is congruent with these outlined purposes. The Comprehensive Plan contains goals that promote projects like this, such as “Promote orderly growth and development that recognizes...the availability of existing and proposed public and/or private services and facilities” (State Goal 1) and “To promote the protection of...cultural resources” (State and Municipal Goal 4).

### ***Recommendation***

Based on the above discussion, staff believes that all standards have been met and recommends that the requested Special Use Permit be granted.

TODD J. OLBRYCH  
Director



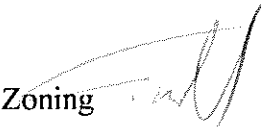
CHARLES D. MOREAU  
Mayor

CITY OF CENTRAL FALLS ~ STATE OF RHODE ISLAND

DIVISION OF CODE ENFORCEMENT AND ZONING  
580 Broad Street • Central Falls, Rhode Island 02863  
Phone (401) 727-7460 • Fax (401) 728-5214 • www.centralfallsri.us

May 10, 2006

To: Dalila Cabrera

From: Todd Olbrych, Director of Zoning 

Subject: Zoning Request, 157 Washington Street  
Assessor's Plat 4, Lot 49

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I am in receipt of your request regarding the use of 157 Washington Street, Assessor's Plat 4, Lot 49, as a church. The area in question is zoned C-1 and a church is a permitted use in accordance with Section 304 (use regulations) of the Central Falls Zoning Ordinance.

Further be advised that as a place of worship it will have to be brought up to all current fire, plumbing, electric and building codes for this use category, a certificate of occupancy will be required.

Please feel free to contact me if you have any questions in regards to this matter.

Cc: Arthur Hanson, Planning Director  
Rene Coutu, Fire Chief