

ELAINE PARTRIDGE  
DIRECTOR

JAMES A. DIOSSA  
MAYOR

CITY OF CENTRAL FALLS  
DIVISION OF CODE ENFORCEMENT AND ZONING

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1280 HIGH STREET  
CENTRAL FALLS, RI 02863  
March 16, 2017

OFFICE: (401) 727-7460  
FAX: (401) 727-7467

Dan Botwinik  
215 West Canton #4  
Boston, Ma. 02116

Re: 396 Roosevelt Avenue, AP 1, Lot 22

Dear Mr. Botwinik,

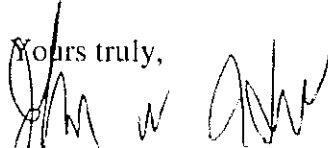
Please be advised that 396 Roosevelt Avenue, is located in an M-2 (Heavy Industrial District) Zone with an MBRD (Mill Building Re-use Development District) Overlay Zone and contains 6,000 square feet of land.

This property is a mixed use property and is allowed to have 6 residential units and one commercial unit in accordance with Section 211 of the Central Falls Zoning Ordinance under a Use Variance that was granted on April 27, 2004. Relief was also granted regarding the requirements for off street parking. The existing garage is to provide 4 off street parking spaces at all times.

Your request to construct 12 residential units would require a Use Variance for relief from Article III, Section 304 – Use Regulations Table 1 #14 and relief from Article VIII – Off Street Parking and Loading, Section, Section 801 Parking Requirements.

If you wish to apply to the Zoning Board of Review please bring this letter to the Central Falls Planning Department located on the 3<sup>rd</sup> floor at Central Falls City Hall, 580 Broad St. to obtain an application

If you have any questions please call the office at 727-7460.

Yours truly,  
  
John Hanley  
Zoning/Building Official