



**City of Central Falls
Zoning Board of Review
Public Meeting
July 18th, 2018 6:00 PM
3rd Floor Conference Rm.
City Hall
580 Broad Street
Central Falls, R.I. 02863**

The following case was heard before the City of Central Falls Zoning Board of Review at a legally noticed public meeting on July 18th, 2018 in the 3rd Floor Conference Room, 580 Broad St., Central Falls, RI 02863.

Case number: Case #2018-06-27-1

Applicant: Jason Li

Subject Property Owner: Jason Li, 177 Oliver Road, Newton MA 02488

Property Address: 548 Roosevelt Ave, Central Falls RI

Plat Map: 1

Lots: 331

Requested action:

The Applicant is requesting relief for off-street parking requirements from 28 parking spaces to 22 parking spaces.

Board Members Present at the hearing: Chairman Kevin Marchand, Vice Chairman Kevin Kazarian, Ms. Ann Peckham, and Mr. Gary Berdugo

The following individuals spoke at the meeting in support of the request:

Jason Li, Owner

Seth Wiseman, Architect

The following individuals spoke at the meeting in opposition to the request:

-None-

Documents and other material submitted in regard to the subject petition:

- Completed application and attachments (June 28th, 2018)
- Administrative recommendation from Planning and Economic Development
- Notice of a public hearing (dated June 28th, 2018)
- Copy of the notice letter sent to the applicant (dated June 28th, 2018)
- Copy of the notice letter sent to property owners within the notice area (June 28th, 2018)
- The written minutes of the July 18th, 2018 Zoning Board of Review meeting

FINDINGS OF FACT IN A DECISION OF GRANTING DIMENSIONAL VARIANCES OF
THE ZONING BOARD OF REVIEW

The “City of Central Falls Zoning Ordinance” requires that *evidence to the satisfaction of the following standards be entered into the record of the proceedings* in granting a Dimensional Variance:

- (1) *That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to general characteristics of the surrounding area; and not due to a physical or economic disability of the applicant;*

The hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not due to the general characteristics of the surrounding area. The Applicant is not changing the current structure of the property and cannot include the required number of parking spaces within the lot. There is no evidence of physical or economic disability of the applicant.

- (2) *That said 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.*

The hardship is not a result of actions by the applicant. There is no evidence that the applicant’s hardship is the result from the desire to realize greater financial gain.

- (3) *That the granting of the requested variance will not alter the general characteristic of the area or impair the intent or purpose of this zoning ordinance or the comprehensive plan for the city;*

The dimensional variance, if approved, will not alter the physical characteristic of the surrounding area as the improvements sought will primarily be on the building’s interior. The proposed development will redevelop an old historic mill with is aligned with the comprehensive plan goals of increasing housing choices, redeveloping blighted areas, and encouraging creative combinations of commercial and residential uses.

The bullet points below show how this project is in support of the City’s Comprehensive Plan:

- State Goal 1, “To promote orderly growth and development that recognizes the natural characteristics of the land, its suitability for use and the availability of existing and proposed public and/or private services and facilities.” This project promotes infill development within Central Falls. It does not change the characteristics of the land as the project will be mostly interior changes.
- State Goal 3, “To promote a balance of housing choices, for all income levels and age groups, which recognizes the affordability of housing as the responsibility of each municipality and the State.” The proposed development will bring an additional 14 units in at market rate level and in brand new condition, both things Central Falls is lacking.

- State Goal 6, “To encourage the use of innovative development regulations and techniques that promote the development regulations and techniques that promote the development of land suitable for development while protecting our natural, cultural, historical and recreational resources and achieving a balanced pattern of land uses.” The MBRD overlay zone allows for mixed-use, housing and commercial uses in existing, vacant mill buildings. The re-development of this mill will help to revitalize the blighted area while preserving the historic significance of the building.

(4) That the relief to be granted is the least relief necessary.

There are no reasonable alternatives.

In addition, the Board shall require that evidence [be] entered into the record...showing that:

(1) In granting a dimensional variance, that the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted shall amount to more than a mere inconvenience, which shall mean that there is no other reasonable alternative to enjoy a legally permitted beneficial use of one's property.

If not granted, this would amount to more than a mere inconvenience.

Recommendation

Section 808.8 of the Zoning Ordinance requires two parking spaces per dwelling unit for any residential property that features two or more dwelling units. The Applicant has provided 22 parking spaces. Household sizes are typically smaller than they were decades ago. 22 parking spaces will more than meet the demand that will be generated from the 14 housing units. In addition, there will an adequate amount of on-street parking in the surrounding area than can meet the overflow, if there is any. Based on the above discussion, staff believes that all standards have been met and recommends that the Dimensional Variances be granted.

CONCLUSIONS IN A DECISION TO APPROVE AN APPLICATION TO THE ZONING BOARD OF REVIEW FOR A DIMENSIONAL VARIANCE

Upon a motion made by Mr. Kevin Kazarian and seconded by Mr. Gary Berdugo,

After due consideration of the Application and the entire record presented to the City of Central Falls Zoning Board of Review, the Board makes the following decision:

To approve a a Dimensional Variance from: Section 808.8 of the Zoning Ordinance for a relief of parking spaces. The Variance will allow for 22 parking spaces instead of 28.

Votes In favor

Votes against

Chairman Kevin Marchand
Vice-Chair Kevin Kazarian
Ms. Ann Peckham
Mr. Gary Berdugo

-None-

SO ORDERED


Kevin Marchand, Chairman


Date

