

I-195 REDEVELOPMENT DISTRICT

**RESOLUTION REGARDING APPROVAL OF ZONING WAIVER FOR PLAT 20, LOT 400
PROVIDENCE INNOVATION DISTRICT PHASE I OWNER, LLC**

March 27, 2019

WHEREAS: That in accordance with Sections 1801 and 1907 of the Providence Zoning Ordinance (“Zoning Ordinance”), the Providence Downtown Design Review Committee (“DDRC”), acting pursuant to a Memorandum of Understanding between the District and DDRC, met on March 11, 2019 for the purpose of reviewing a request by Providence Innovation District Phase I Owner, LLC for a waiver from the provisions of Section 1607.E of the Providence Zoning Ordinance (the “Waiver”) in order to install a freestanding sign on Lot 400, Plat 20 (225 Dyer Street); and

WHEREAS: The DDRC determined that the proposed freestanding sign is appropriate and recommended that the District grant the Waiver based upon certain findings of fact, which findings are set forth in DDRC Resolution 19-01 dated March 19, 2019, a copy of which is attached to this Resolution as Exhibit A and is adopted and incorporated by reference herein (the “DDRC Resolution”); and

WHEREAS: Pursuant to the I-195 Redevelopment Act of 2011, the Commission is charged with granting waivers for development within the I-195 Redevelopment District;

NOW, THEREFORE:

VOTED: That the District hereby (i) adopts the findings contained in the DDRC Resolution and (ii) grants the Waiver.

EXHIBIT A

DDRC Resolution



Downtown Design Review Committee

Jorge O. Elorza, Mayor

March 19, 2019

APPLICANT/OWNER

Doug Johnson
c/o Providence Innovation District Phase I Owner, LLC
353 N. Clark Street
Chicago, IL 60654

RESOLUTION 19-01

Application 19.02

WHEREAS, the applicant, Doug Johnson, applied to the Downtown Design Review Committee (DDRC) for the installation of a new internally illuminated freestanding sign on the property located at 225 Dyer Street, Plat 20, Lot 400; and

WHEREAS, the Committee held a meeting on the matter on Monday, March 11, 2019, at which time Attorney Christian Capizzo presented the application, and testimony was heard from Gregory Herlong, on behalf of the applicant; and

WHEREAS, the Committee members individually viewed the site which is the subject of the application; and

WHEREAS, based upon the evidence presented, the Committee makes the following findings of fact:

1. 225 Dyer Street is a new building in the D-1 Downtown District.
2. The work proposed consists of the installation of a new freestanding sign.
3. The work is not incongruous with the structure, its appurtenances, or the surrounding district.
4. The request for a waiver from Zoning Ordinance Section 1607.E, Freestanding Signs, will be heard at a subsequent I-195 Redevelopment District Commission meeting.
5. The request for a waiver for a non-conforming sign is in accord with Section 1907 of the Zoning Ordinance.

Based on the above findings of fact, the Committee determines that the work is appropriate and recommends that the I-195 Redevelopment District Commission grant the waiver, and to approve the project consistent with the DDRC's findings.


Kristi Gelnett, Chair

cc: Christian Capizzo, Partridge Snow & Hahn LLP
Peter McNally, I-195 Redevelopment District Commission

DEPARTMENT OF PLANNING AND DEVELOPMENT

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