

APR 05 2021

CITY OF PROVIDENCE
ZONING BOARD OF REVIEW

APPLICATION FOR VARIANCE OR SPECIAL USE PERMIT

Check Each Type Zoning Relief Sought:

Variance – Use *
 Variance – Dimensional*
 Special Use Permit **

* Attach Appendix A to apply for a Use or Dimensional Variances

** Attach Appendix B to apply for a Special Use Permit

Applicant: Stephen Perreault, Trustee

Address 106 Elmgrove Ave., Providence, RI

Zip Code 02906

E-mail smperreault@gmail.com

Phone _____
Home/Office

(415) 665-9178

_____ *Mobile (Cell)*

Owner: Stephen Perreault, Trustee

Address 106 Elmgrove Ave., Providence, RI

Zip Code 02906

E-mail smperreault@gmail.com

Phone _____
Home/Office

(415) 665-9178

_____ *Mobile (Cell)*

Lessee: _____

Address _____

Zip Code _____

E-mail _____

Phone: _____
Home/Office

_____ *Mobile (Cell)*

Does the proposal require review by any of the following (check each):

- Downtown Design Review Committee
- I-195 Redevelopment District Commission
- Capital Center Commission
- Historic District Commission

1. **Location of Property:** 106 Elmgrove Ave., Providence, RI (Plat 39/Lot 512)
Street Address

2. **Zoning District(s):** R-2
Special purpose or overlay district(s): _____

3a. **Date owner purchased the Property:** October 5, 2019 (Book 12502/Page 306)

3b. **Month/year of lessee's occupancy:** N/A

3. Dimensions of each lot:

Lot #	512	Frontage	40	depth	100	Total area	4000	sq. ft.
Lot #	_____	Frontage	_____	depth	_____	Total area	_____	sq. ft.
Lot #	_____	Frontage	_____	depth	_____	Total area	_____	sq. ft.

4. Size of each structure located on the Property:

Principal Structure:	Total gross square footage	2
Footprint 1128	Height 25	Floors _____

Accessory Structure:	Total gross square footage	_____
Footprint _____	Height _____	Floors _____

5. Size of proposed structure(s):	Total gross square footage:	2
Footprint 1441	Height 25	Floors _____

6a. Existing Lot coverage: (include all buildings, decks, etc.) 28.2%

6b. Proposed Lot coverage: (include new construction) 36%

7a. Present Use of Property (each lot/structure):
Single Family

7b. Legal Use of Property (each lot/structure) as recorded in Dept. of Inspection & Standards:
Single Family

8. Proposed Use of Property (each lot/structure):
Single Family

9. Number of Current Parking Spaces: 0

10. Describe the proposed construction or alterations (each lot/structure):
Construct addition to existing structure in the front yard to install 19.7 x 15.9 one-car garage at street grade.

11. Are there outstanding violations concerning the Property under any of the following:

- Zoning Ordinance
- RI State Building Code
- Providence Housing Code

12. List all Sections of the Zoning Ordinance from which relief is sought and description of each section:

1302 J.1	Garage/Attached Garage - (b) minimum front line; (c) driveway length
Table 4-1	Maximum Impervious Surface Coverage - Front Yard

13. Explain the changes proposed for the Property.

Applicant desires to construct an attached garage within the existing single family dwelling. At present, the property owner has no place to park on the subject property. The proposed garage addition is consistent with the neighbor's garage.

The undersigned acknowledge(s) and agree(s) that members of the Zoning Board of Review and its staff may enter upon the exterior of the Property in order to view the Property prior to any hearing on the application.

The undersigned further acknowledge(s) that the statements herein and in any attachments or appendices are true and accurate, and that providing a false statement in this application may be subject to criminal and/or civil penalties as provided by law, including prosecution under the State and Municipal False Claims Acts. Owner(s)/Applicant(s) are jointly responsible with their attorneys for any false statements.

Owner(s):

Stephen Perreault, Trustee

Type Name



Signature

Type Name

Signature

Applicant(s):

Stephen Perreault, Trustee

Type Name



Signature

Type Name

Signature

All requirements listed and described in the Instruction Sheet must be met or this application will not be considered complete.

APPENDIX A

APPLICATION FOR VARIANCE(S)

Rhode Island General Laws § 45-24-41(c) requires that the Applicant for a variance demonstrate:

- (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 the general characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant, excepting those physical disabilities addressed in § 45-24-30(16);
- (2) That the 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;
- (3) That the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance or the comprehensive plan upon which the ordinance is based;
- (4) That the relief to be granted is the least relief necessary; and
- (5) (a) For a **use variance**: That the land or structure cannot yield any beneficial use if it is required to conform to the provisions of the zoning ordinance;
(b) For a **dimensional variance**, that the hardship suffered by the owner of the subject property if the dimensional variance is not granted amounts to more than a mere inconvenience.

Please provide the following information:

1. What is the specific hardship from which the applicant seeks relief?

Because of the topography of the land and the location of the existing structure, the applicant has nowhere to park any vehicles on the property.

2. Specify any and all unique characteristics of the land or structure that cause the hardship?

Both the topography and the location of the structure on the land cause the hardship and prohibit the applicant from having any parking spaces on the property.

3. (a) Is the hardship caused by an economic disability? Yes _____ No X

(b) Is the hardship caused by a physical disability? Yes _____ No X

(c) If the response to subsection (b) is "yes," is the physical disability covered by the Americans with Disabilities Act of 1990 (ADA), 42 U.S.C. § 12101 et seq.?

Yes _____ No _____

4. Did the owner/applicant take any prior action with respect to the Property that resulted in the need for the variance requested? (Examples include, but are not limited to, any changes the owner/applicant made to the structure(s), lot lines, or land, or changes in use of the Property)?

Yes _____ No X

If "yes," describe any and all such prior action(s), and state the month/year taken.

5. State any and all facts to support your position that the applicant is not seeking the variance(s) primarily in order to obtain greater financial gain.

The construction of a garage for the parking of one vehicle on the property will not result in greater financial gain but rather, make the existing single family dwelling more livable.

6. State any and all facts that support your position that you are seeking the least relief necessary to lessen or eliminate the hardship (for example, why there are no viable alternatives to your proposed plan).

The proposed plan is only for a one car garage and the least relief necessary to eliminate the hardship of no parking spaces on the property.

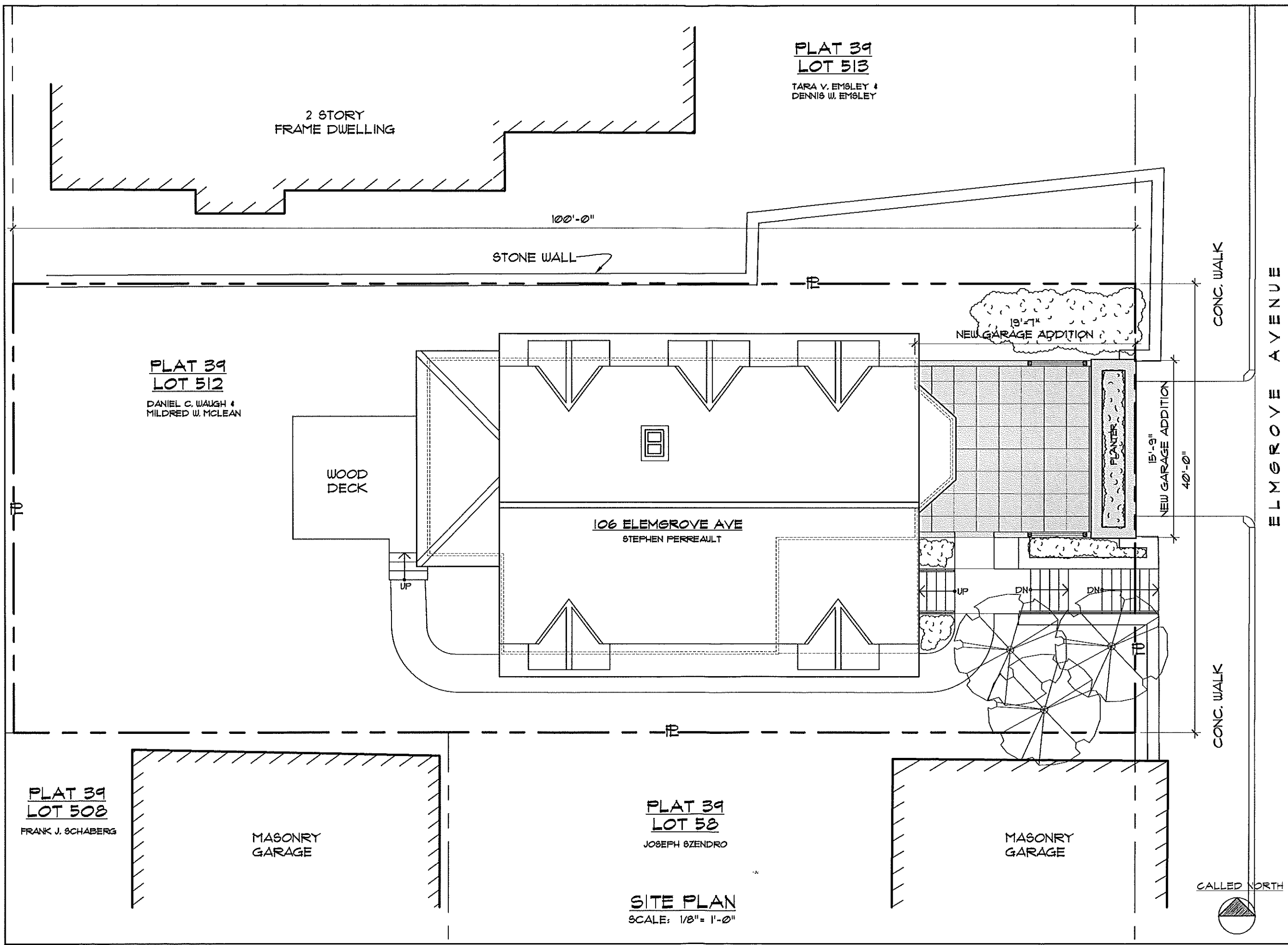
7. If you are seeking a USE VARIANCE, set forth all facts that demonstrate that the Property cannot have any beneficial use if you are required to use it in a manner allowed in the zoning district.

8. If you are seeking a DIMENSIONAL VARIANCE, set forth all facts that indicate that if the variance is not granted, the hardship the owner/applicant will suffer is more than a mere inconvenience.

If the variance is not granted, the applicant will not be able to park a vehicle on his property and this will result in the Owner having to park his vehicle off-site and this is more than a mere inconvenience.



2.11.21



**PLAT 39
LOT 513**
TARA V. EMSLEY &
DENNIS W. EMSLEY

2 STORY
FRAME DWELLING

100'-0"

STONE WALL

15'-9"
NEW GARAGE ADDITION

CONC. WALK

ELMGROVE AVENUE

**PLAT 39
LOT 512**
DANIEL C. WAUGH &
MILDRED W. MCLEAN

WOOD
DECK

106 ELMGROVE AVE
STEPHEN PERREAULT

15'-9"
NEW GARAGE ADDITION
40'-0"

CONC. WALK

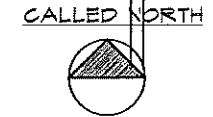
**PLAT 39
LOT 508**
FRANK J. SCHABERG

MASONRY
GARAGE

**PLAT 39
LOT 58**
JOSEPH SZENDRO

MASONRY
GARAGE

SITE PLAN
SCALE: 1/8" = 1'-0"



HAYNES / DE BOER
ARCHITECTURE
+
PRESERVATION
ONE PARK ROW
PROVIDENCE, RI 02903
401 · 274 · 1555
cdeb@haynesdeboer.com

GARAGE ADDITION
**PERREAULT
RESIDENCE**
106 ELMGROVE AVENUE
PROVIDENCE, RI

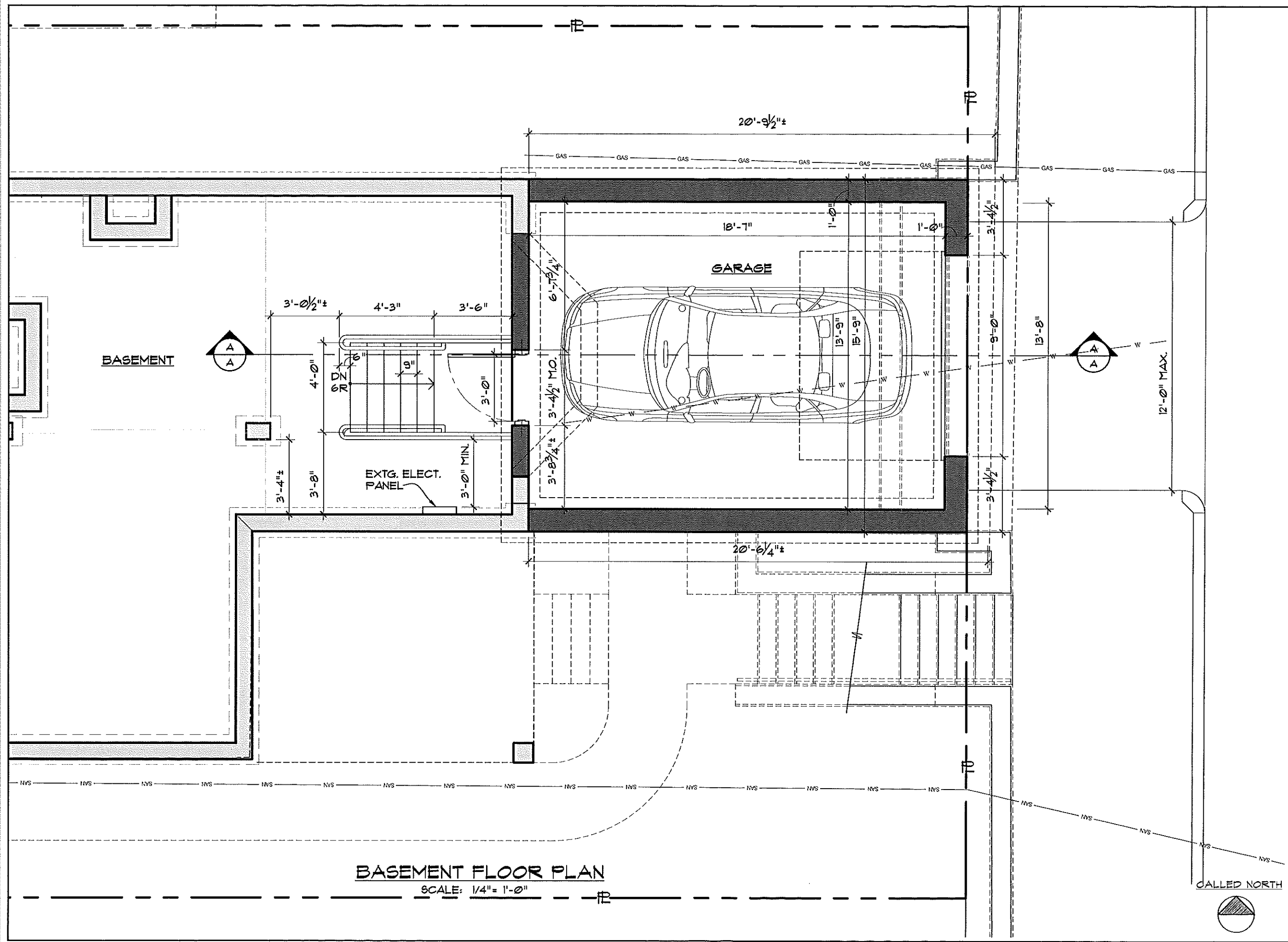
DRAWING TITLE:
**SITE PLAN
(PROPOSED)**

SCALE: 1/8" = 1'-0"

DRAWING STATUS:
**FOR ZONING REVIEW
NOT FOR CONSTRUCTION**

REVISIONS:
PROJECT #: 1120-5
DATE: 03/19/2021
DRAWN BY: JPH
CHECKED BY:
SHEET 1 OF 6

SP1



HAYNES / DE BOER
 ARCHITECTURE
 +
 PRESERVATION
 ONE PARK ROW
 PROVIDENCE, RI 02903
 401 · 274 · 1555
 cdeb@haynesdeboer.com

GARAGE ADDITION
PERREault
RESIDENCE
 106 ELMGROVE AVENUE
 PROVIDENCE, RI

DRAWING TITLE:
BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"
 DRAWING STATUS:
 FOR ZONING REVIEW
 NOT FOR CONSTRUCTION

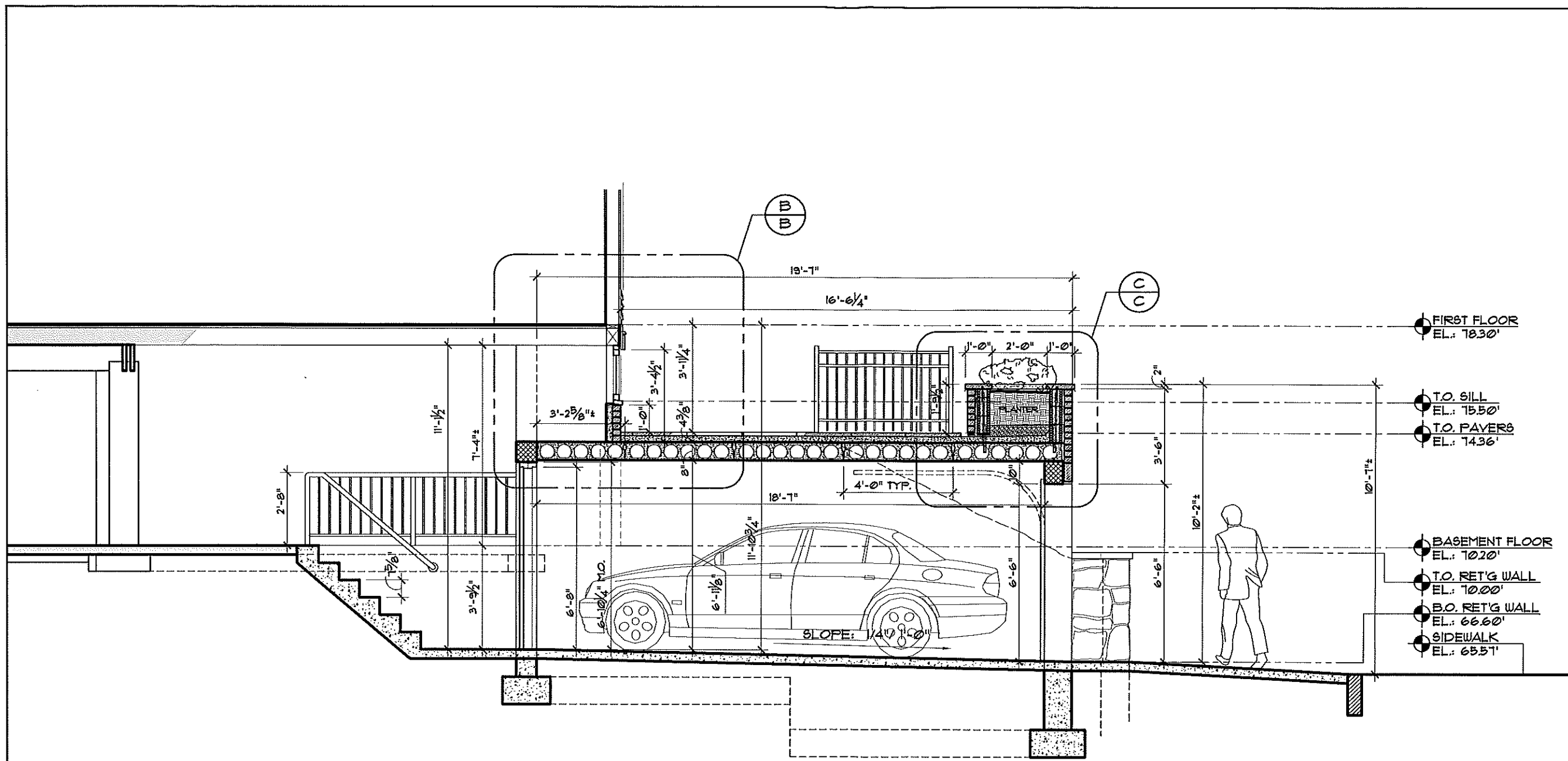
REVISIONS:

PROJECT #: 1120-3
 DATE: 03/19/2021
 DRAWN BY: JPH
 CHECKED BY:
 SHEET 2 OF 6

BASEMENT FLOOR PLAN
 SCALE: 1/4" = 1'-0"



A1.0



SECTION A-A (LOOKING NORTH)
 SCALE: 1/4" = 1'-0"

HAYNES / DE BOER
 ARCHITECTURE
 +
 PRESERVATION
 ONE PARK ROW
 PROVIDENCE, RI 02903
 401 · 274 · 1555
 cdeb@haynesdeboer.com

FIRST FLOOR
 EL.: 78.30'

T.O. SILL
 EL.: 75.50'
 T.O. PAVERS
 EL.: 74.36'

BASEMENT FLOOR
 EL.: 70.20'
 T.O. RET'G WALL
 EL.: 70.00'
 B.O. RET'G WALL
 EL.: 66.60'
 SIDEWALK
 EL.: 65.51'

GARAGE ADDITION

**PERREAU
 RESIDENCE**

106 ELMGROVE AVENUE
 PROVIDENCE, RI

DRAWING TITLE:
**SECTION
 (LOOKING NORTH)**

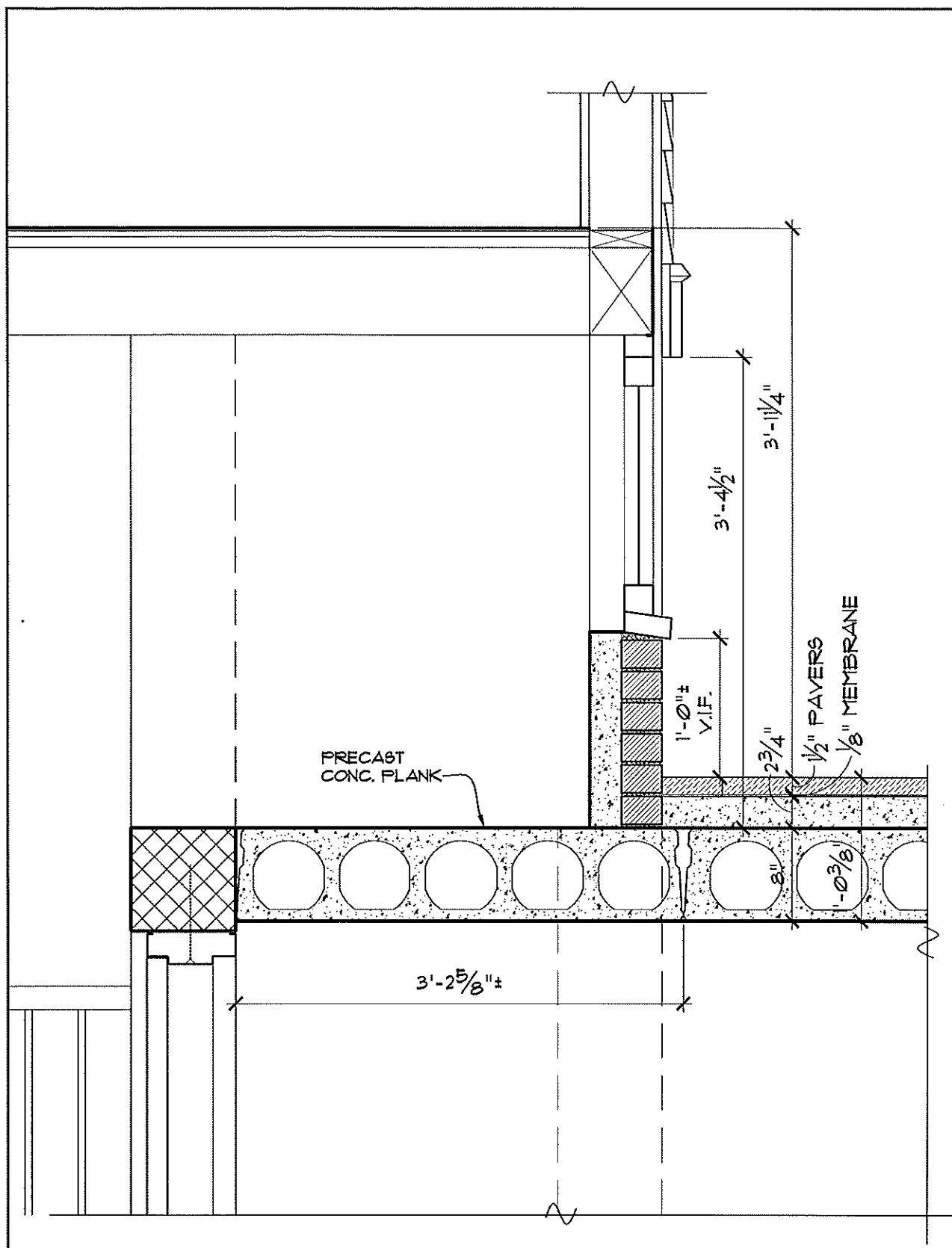
SCALE: 1/4" = 1'-0"

DRAWING STATUS:
 FOR ZONING REVIEW
 NOT FOR CONSTRUCTION

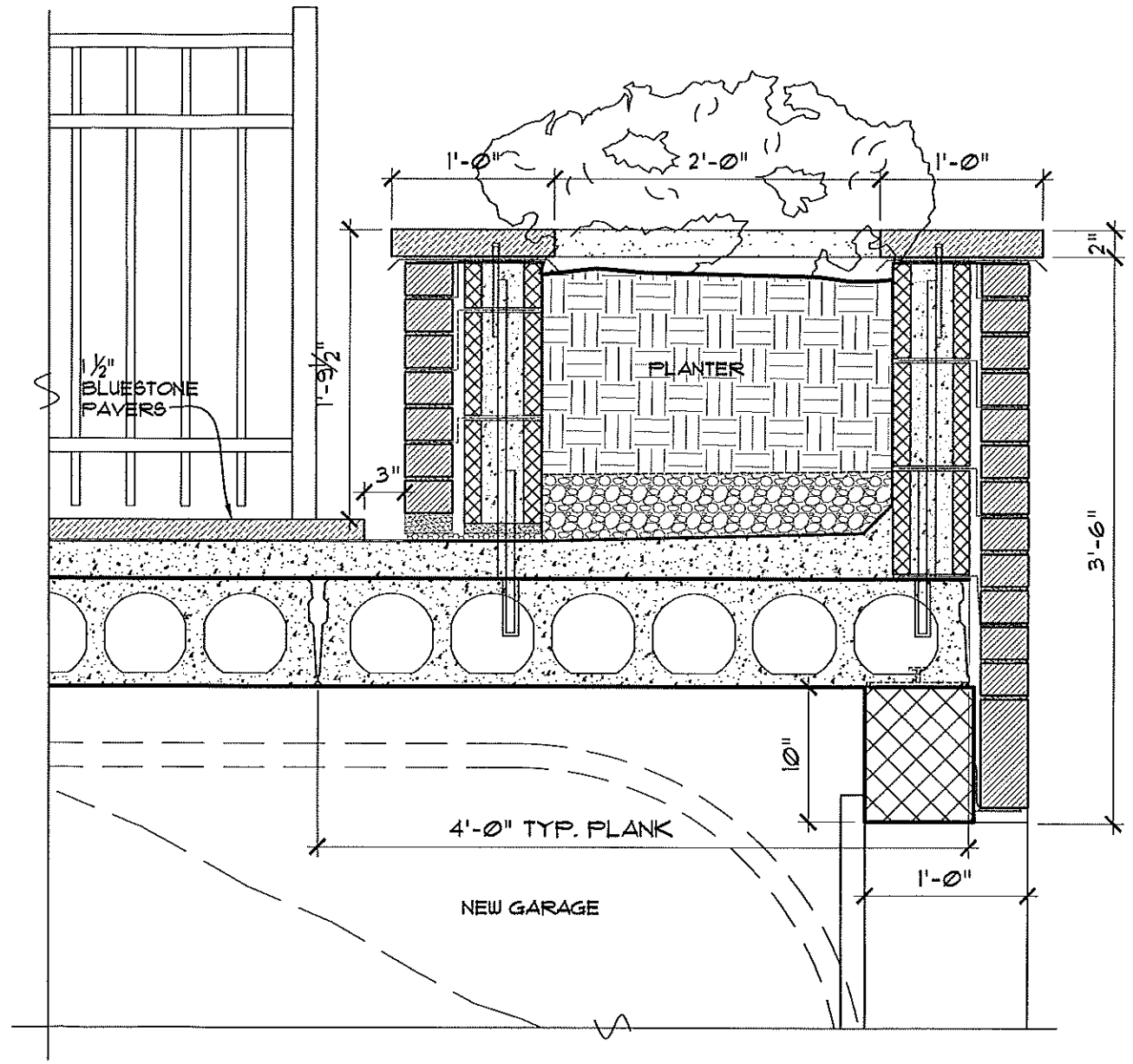
REVISIONS:

PROJECT #: 1120-3
 DATE: 03/19/2021
 DRAWN BY: JPH
 CHECKED BY:
 SHEET 5 OF 6

A3.0



DETAIL B-B
SCALE: 1" = 1'-0"



DETAIL C-C
SCALE: 1" = 1'-0"

HAYNES / DE BOER
ARCHITECTURE
+
PRESERVATION
ONE PARK ROW
PROVIDENCE, RI 02903
401 · 274 · 1555
cdeb@haynesdeboer.com

GARAGE ADDITION
PERREAU
RESIDENCE
106 ELMGROVE AVENUE
PROVIDENCE, RI

DRAWING TITLE:
SECTION DETAILS

SCALE: 1/4" = 1'-0"

DRAWING STATUS:
FOR ZONING REVIEW
NOT FOR CONSTRUCTION

REVISIONS:

PROJECT #: 1120-3
DATE: 03/19/2021
DRAWN BY: JPH
CHECKED BY:
SHEET 6 OF 6

A4.0

