

AUG 12 2022

CITY OF PROVIDENCE  
ZONING BOARD OF REVIEW

APPLICATION FOR VARIANCE OR SPECIAL USE PERMIT

Check Each Type Zoning Relief Sought:

<input type="checkbox"/>
<input checked="" type="checkbox"/>
<input type="checkbox"/>

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:** FRANCISCO SANCHEZ \_\_\_\_\_

Address 542 PLAINFIELD STREET, PROVIDENCE, RI

Zip Code 02909

E-mail FASANCHEZ1592@GMAIL.COM

Phone 401.3270718

*Home/Office*

401.327.0718

*Mobile (Cell)*

**Owner:** SANCHEZ REAL CONSTRUCTION \_\_\_\_\_

Address 542 PLAINFIELD STREET, PROVIDENCE, RI

Zip Code \_\_\_\_\_

E-mail FASANCHEZ1592@GMAIL.COM

Phone 401.327.0718

*Home/Office*

401.327.0718

*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:** 123 LAUREL HILL AVENUE AP 107 LOT 135

*Street Address*

R-2

2. **Zoning District(s):** \_\_\_\_\_

**Special purpose or overlay district(s):** \_\_\_\_\_

3a. **Date owner purchased the Property:** JANUARY 2022

3b. **Month/year of lessee's occupancy:** \_\_\_\_\_

3. Dimensions of each lot:

Lot # 135	Frontage 40'	depth 85'	Total area 3400 SF	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:

<b>Principal Structure:</b>	<b>Total gross square footage</b>	_____
Footprint 0 _____	Height _____	Floors _____

<b>Accessory Structure:</b>	<b>Total gross square footage</b>	_____
Footprint 0 _____	Height _____	Floors _____

5. Size of proposed structure(s):	Total gross square footage:	2688 SF
Footprint 28' X 48'	Height 35'	Floors 2

6a. Existing Lot coverage: (include all buildings, decks, etc.) 0 \_\_\_\_\_

6b. Proposed Lot coverage: (include new construction) 39.5% \_\_\_\_\_

7a. Present Use of Property (each lot/structure):  
VACANT LOT \_\_\_\_\_

7b. Legal Use of Property (each lot/structure) as recorded in Dept. of Inspection & Standards:  
VACANT LOT \_\_\_\_\_

8. Proposed Use of Property (each lot/structure):  
VACANT LOT \_\_\_\_\_  
\_\_\_\_\_

9. Number of Current Parking Spaces: 0 \_\_\_\_\_

10. Describe the proposed construction or alterations (each lot/structure):  
CONSTRUCT A NEW TWO FAMILY DWELLING 28' X 48'  
\_\_\_\_\_  
\_\_\_\_\_

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:  
402 T 4-1                      DIMENSIONAL STANDARDS-MINIMUM LOT AREA  
\_\_\_\_\_  
\_\_\_\_\_

**13. Explain the changes proposed for the Property.**

CONSTRUCT A NEW TWO FAMILY DWELLING IN THE R-2 ZONE. RELIEF IS SOUGHT FROM THE DIMENSIONAL STANDARDS FOR MINIMUM LOT AREA; 4000 SF IS REQUIRED AND 3400 SF IS PROVIDED, A 600 SF SHORTFALL. THE REQUESTED RELIEF IS WITHIN 15% OF THE REQUIREMENT. ALL OTHER REQUIREMENTS WILL BE IN COMPLIANCE.

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*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):**

**Applicant(s):**

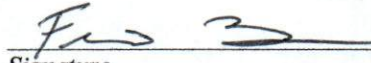
FRANCISCO SANCHEZ

FRANCISCO SANCHEZ

Type Name

Type Name

  
Signature

  
Signature

Type Name

Type Name

Signature

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?**  
A SHORTFALL OF 600 SF TO MEET THE MINIMUM LOT AREA REQUIREMENT OF 4000 SF TO CONSTRUCT A TWO FAMIL DWELLING.
2. **Specify any and all unique characteristics of the land or structure that cause the hardship?**  
THE EXISTING LOT SIZE BEING WITHIN 15% OF THE MINIMUM LOT AREA REQUIRED FOR A TWO FAMILY DWELLING.
3. (a) **Is the hardship caused by an economic disability?** Yes  No   
(b) **Is the hardship caused by a physical disability?** Yes  No   
(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

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

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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.**

RATHER TO PROVIDE MUCH NEEDED HOUSING IN THE CITY AND TO DEVELOP THE  
PROPERTY CONSISTENTLY WITH SIMILAR USES ON SIMILAR LOTS IN THE RADIUS AND  
AREA.

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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).**

THERE ARE NO ALTERNATIVES TO DEVELOP THIS PROPERTY AS A TWO FAMILY DWELLING.  
THERE IS NO AVAILABLE ADJACENT LAND AREA TO PROVIDE THE 600 SF NECESSARY TO  
MEET THE MINIMUM REQUIREMENT.

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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.**

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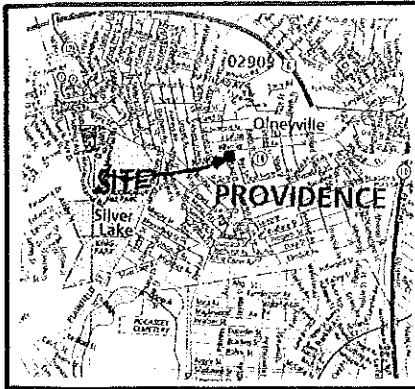
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8. **If you are seeking a DIMENSIONAL VARIANCE, set forth all facts that indicate that if the variance is not granted, the hardship the owner/applicant will suffer is more than a mere inconvenience.**

IF DENIED, THE OWNER WOULD SUFFER A HARDSHIP BEYOND A MERE INCONVENIENCE  
AS THEY WOULD NOT BE ABLE TO DEVELOP THE PROPERTY TO IT'S HIGHEST AND BEST  
USE AS A TWO FAMILY DWELLING WHICH IS CONSISTENT WITH THE SURROUNDING AREA  
AND ADDRESSES THE NEED FOR ADDITIONAL HOUSING IN THE CITY.

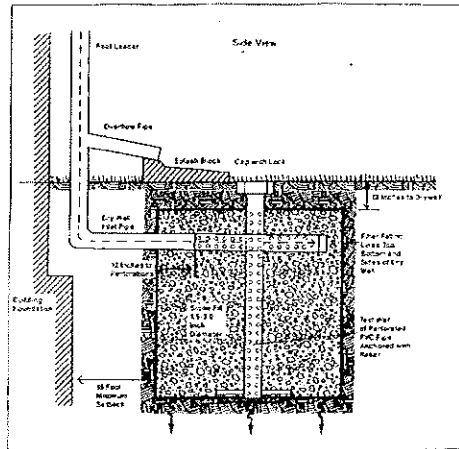
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LOCUS MAP  
N.I.S.



Figure 9.3 Schematic of a Dry Well Design (Source: Scudler, 1987)



**COVERAGE:**

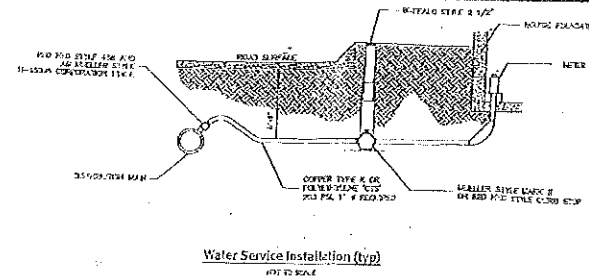
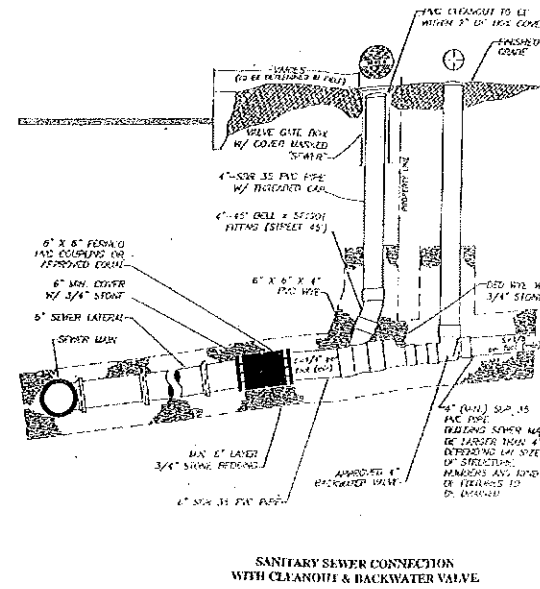
BUILDING COVERAGE: 1,344 S.F./3,400 S.F. = 40%  
 IMPERVIOUS COVERAGE (FRONT YARD) = 0  
 IMPERVIOUS COVERAGE (REAR YARD) = 520 S.F./1,240 S.F. = 42%  
 TOTAL IMPERVIOUS COVERAGE = 1,864 S.F./3,400 = 55%

**DRYWELL CALCULATIONS:**

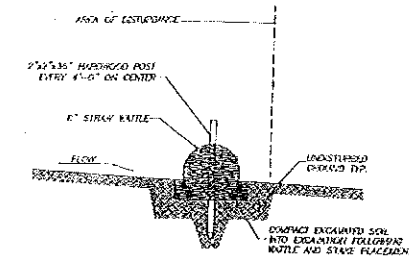
IMPERVIOUS ROOF AREA = 1,344 S.F.  
 THE PROPOSED DRYWELL IS DESIGNATED TO STORE THE FIRST INCH OF RAINFALL FROM THE PROPOSED DWELLING  
 REQUIRED DRYWELL STORAGE = (1,344 S.F.) (1 IN./12 IN.) (1 IN.) = 112 CU. FT.  
 ASSUME VOID RATIO OF STONE = 0.30  
 REQUIRED DRYWELL = 16' X 6' X 4' X 0.30 = 115 CU. FT. > 112 CU. FT.  
 PROPOSED DRYWELL: 16' (LENGTH), 6' (WIDTH), AND 4' (DEPTH)

**NOTES:**

1. THE ROOF DRAINS MAY NOT BE TIED INTO A SANITARY SEWER CONNECTIONS.
2. ALL CONSTRUCTION IN THE PUBLIC R.O.W. MUST BE IN ACCORDANCE WITH THE CITY'S STANDARD DETAILS AVAILABLE AT:  
[HTTPS://WWW.PROVIDENCE.GOV/PUBLIC-WORKS/FORMS](https://www.providence.gov/public-works/forms) OR  
[HTTPS://WWW.PROVIDENCERCPL.GOV/WP-CONTENT/UPLOADS/2019/06/PROVIDENCE-DPW-STANDARD-DETAILS.PDF](https://www.providencercpl.gov/wp-content/uploads/2019/06/PROVIDENCE-DPW-STANDARD-DETAILS.PDF)
3. CONTRACTOR IS REQUIRED TO VERIFY WITH THE CITY OF PROVIDENCE ON THE REGULATIONS AND REQUIREMENTS BEFORE THE START OF THE PROJECT.
4. STRAW-WATTLE SHALL BE INSTALLED ALONG THE PROPERTY LINES (L.O.D.) BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION FOR EROSION CONTROL PURPOSES.



**STRAW WATTLE EROSION CONTROL.**



1. BEGIN AT THE LOCATION WHERE THE WATTLE IS TO BE INSTALLED BY EXCAVATING A 2'-3" DEEP BY 1'-2' WIDE TRENCH. EXCAVATED SOIL SHOULD BE PLACED UP-SLOPE FROM THE ANCHOR TRENCH.
2. PLACE THE WATTLE IN THE TRENCH SO THAT IT CONTACTS THE SOIL SURFACE. COMPACT THE SOIL FROM THE EXCAVATED TRENCH AGAINST THE WATTLE ON THE UPPER SIDE. ADJACENT WATTLES SHOULD TIGHTLY ABUT.
3. STAKE THE WATTLE WITH 35# STAKES EVERY 3'-4' WITH A STAKE ON EACH END. STAKES SHOULD BE CENTERED THROUGH THE MIDDLE OF THE WATTLE LEAVING AT LEAST 2'-3" OF STAKE EXTENDING ABOVE. THE WATTLE STAKES SHOULD BE GIVEN PREFERENTIAL TO SLOPE FACE.

**LEGEND**

	PROPERTY LINE
	ABUTTING PROPERTY LINE
	EXISTING DWELLING
	HOW OR FORMERLY
	EDGE OF ASPHALT
	BUILDING ENVELOPE SETBACK
	EXISTING CONTOURS
	PROPOSED CONTOURS
	G.B. (FND)
	G.B. (FND)
	PK (SET)
	SPK (SET)
	MAG (SET)
	I.R. (SET)
	I.R. (FND)
	D.H. (FND)
	D.H. (SET)
	SMH
	WG
	UP
	C.G.
	GRANITE BOUND FOUND
	CONCRETE BOUND FOUND
	PK NAIL SET
	R.R. SPIKE SET
	MAG NAIL SET
	IRON REBAR SET
	DRILL HOLE FOUND
	DRILL HOLE SET
	SEWER MANHOLE
	WATER GATE
	UTILITY POLE
	SEWER CLEANOUT

**ZONING:**

THIS PARCEL IS LOCATED IN RESIDENTIAL DISTRICT ZONE R-2  
 ZONING R-2 REQUIREMENTS  
 MIN. LOT AREA: 5,000 S.F.  
 MIN. LOT FRONTAGE: 150 FT.  
 MIN. FRONT YARD: 2 FT.  
 MAX. FRONT YARD: 12'  
 MIN. REAR YARD: 25 FT.  
 MIN. SIDE YARD: 6 FT.  
 MAX. LOT COVERAGE: 45%  
 MAX. BUILDING HEIGHT: 45 FT.  
 MAX. ACCESSORY BUILDING HEIGHT: 25 FT.  
 MAX. BUILDING COVERAGE: 45%  
 MAX IMPERVIOUS COVERAGE (FRONT YARD): 35%  
 MAX IMPERVIOUS (REAR YARD): 50%  
 MAX TOTAL IMPERVIOUS COVERAGE: 65%

**REFERENCE:**

1. PLAT ENTITLED "PLAT OF ROCKY HILL AVENUE, FOR PLAINFIELD STREET TO HARTFORD TURNPIKE BY J.A. LATHAM, AUGUST 1888", WHICH SAID PLAT IS RECORDED IN THE OFFICE OF DEPARTMENT OF PUBLIC WORKS-ENGINEERING DIVISION IN DRAWER 46 SHEET 32.
2. SEWER PLAN DRAWER 159 SHEET 69
3. DEED BOOKS & PAGES: 11809/61, 11778/187, 11531/1, 12151/172 & 11196/214

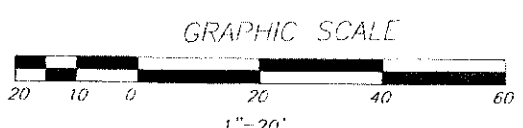
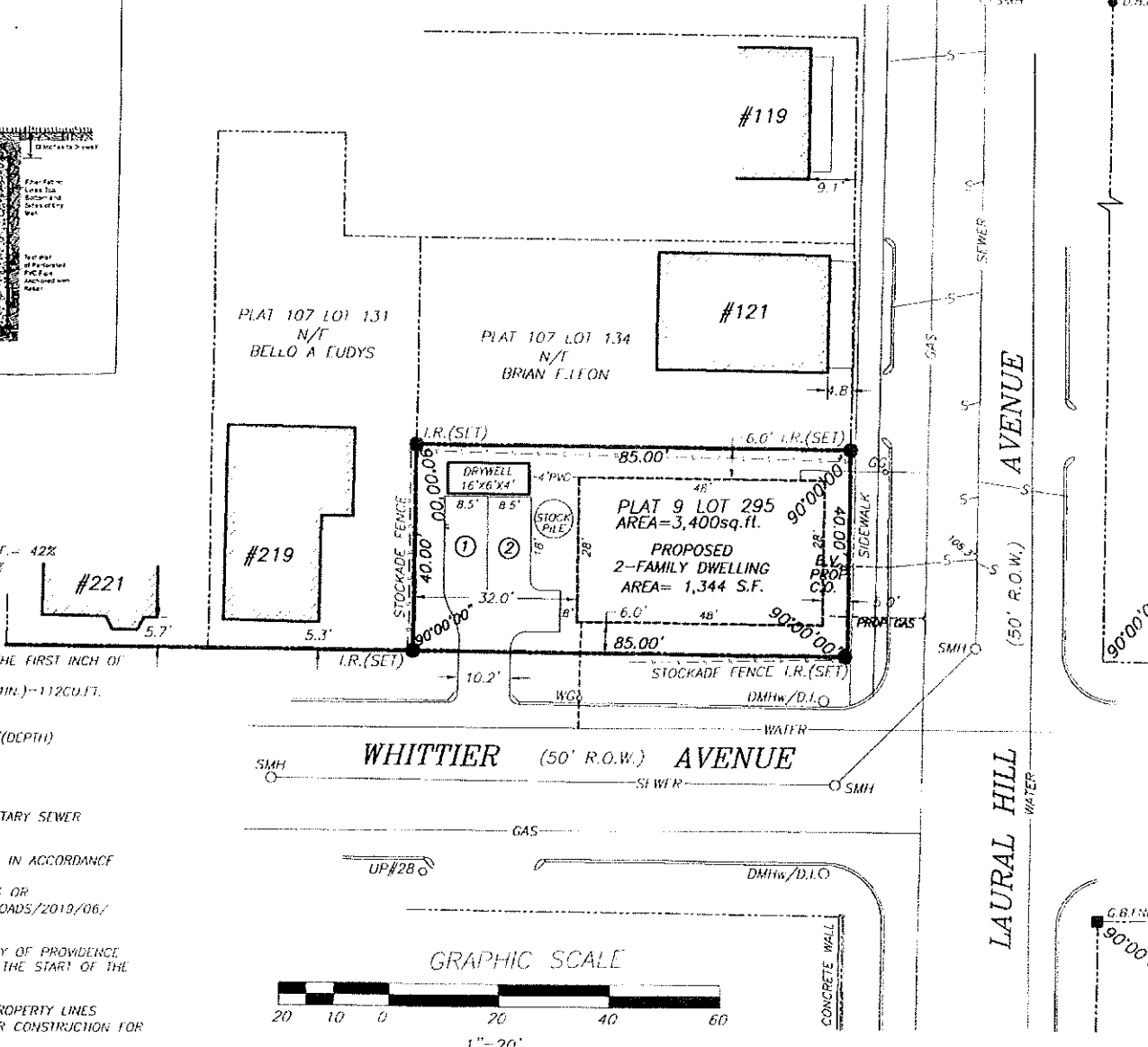
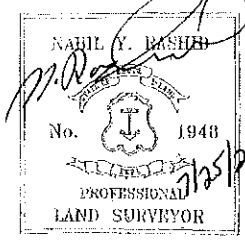
**FLOOD NOTE:**

THIS PARCEL IS LOCATED IN FLOOD ZONE X WHICH DETERMINED BY FEMA MAPS FOR THE CITY OF PROVIDENCE, COUNTY OF PROVIDENCE, STATE OF RHODE ISLAND AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODING MAP NUMBER 4407C0304J MAP EFFECTIVE DATE: OCTOBER 2, 2015

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS NOVEMBER 25, 2015 AS FOLLOWS:  
 TYPE OF SURVEY- LIMITED CONTENT BOUNDARY SURVEY  
 MEASUREMENT SPECIFICATION- CLASS 1

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THIS PLAN IS AS FOLLOWS:  
 PROPOSED 2-FAMILY DWELLING

BY: *M. Rashid* DATE: 7/25/22  
 NABIL Y. RASHID PLS#1948-LS-4477  
 REGISTERED PROFESSIONAL LAND SURVEYOR

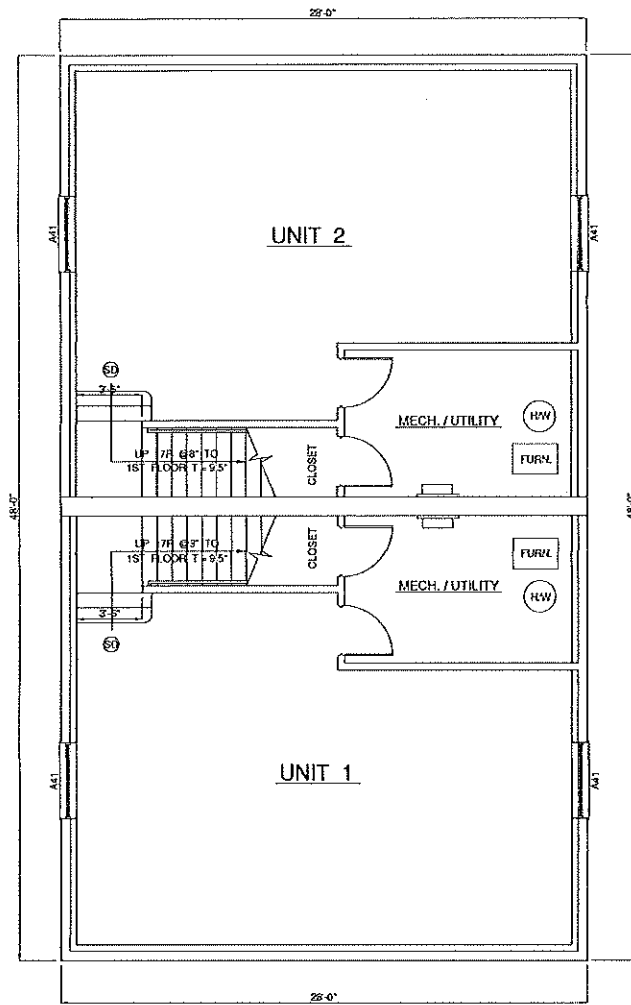


**SURVEY AND PLAN FOR SANCHEZ REAL CONSTRUCTION LLC**  
 123 LAURAL HILL AVENUE  
 PROVIDENCE, RHODE ISLAND  
 PLAT 107 LOT 135

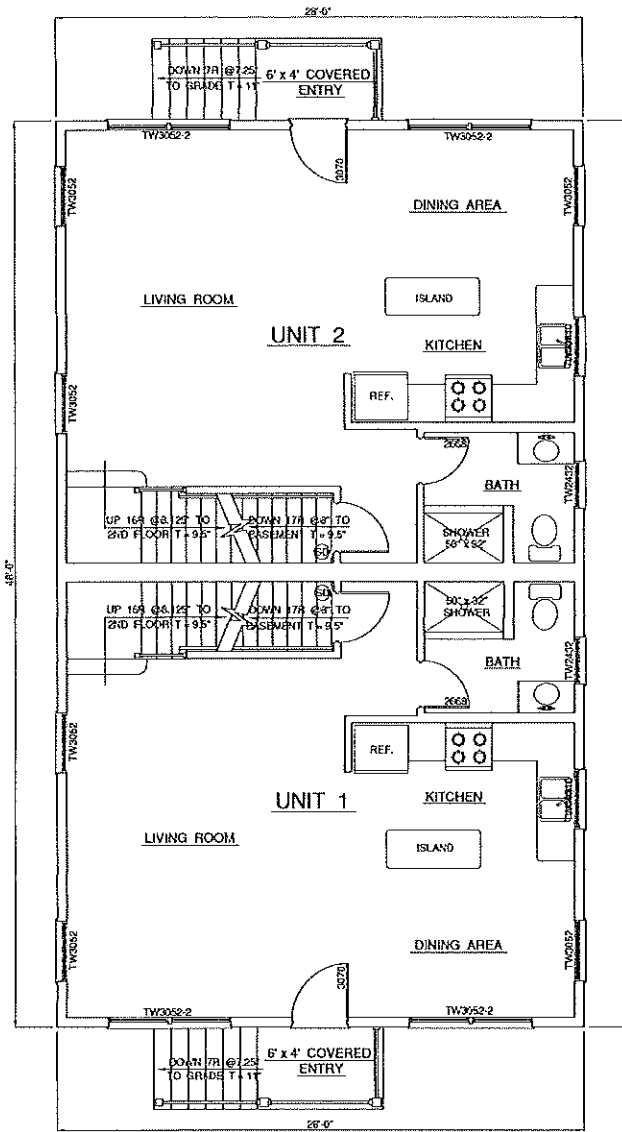
**NRC ASSOCIATES**  
 P.O. BOX 14459  
 EAST PROVIDENCE, RHODE ISLAND 02914  
 (401) 954-0206

DESIGNED BY	K.L.L.
CHECKED BY	K.L.L.
APPROVED BY	N.Y.R.
SCALE	1"=20'
DATE	JULY 25, 2022
PREPARED BY	LAURAL HILL

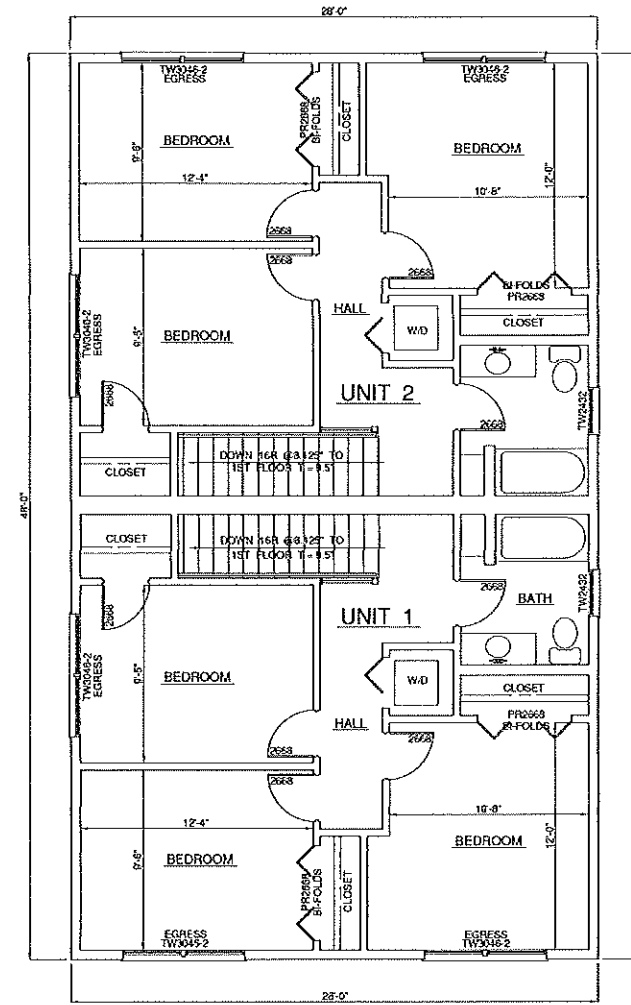
1 of 1



PROPOSED LOWER LEVEL FLOOR PLAN  
SCALE: 1/4" = 1'-0"



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

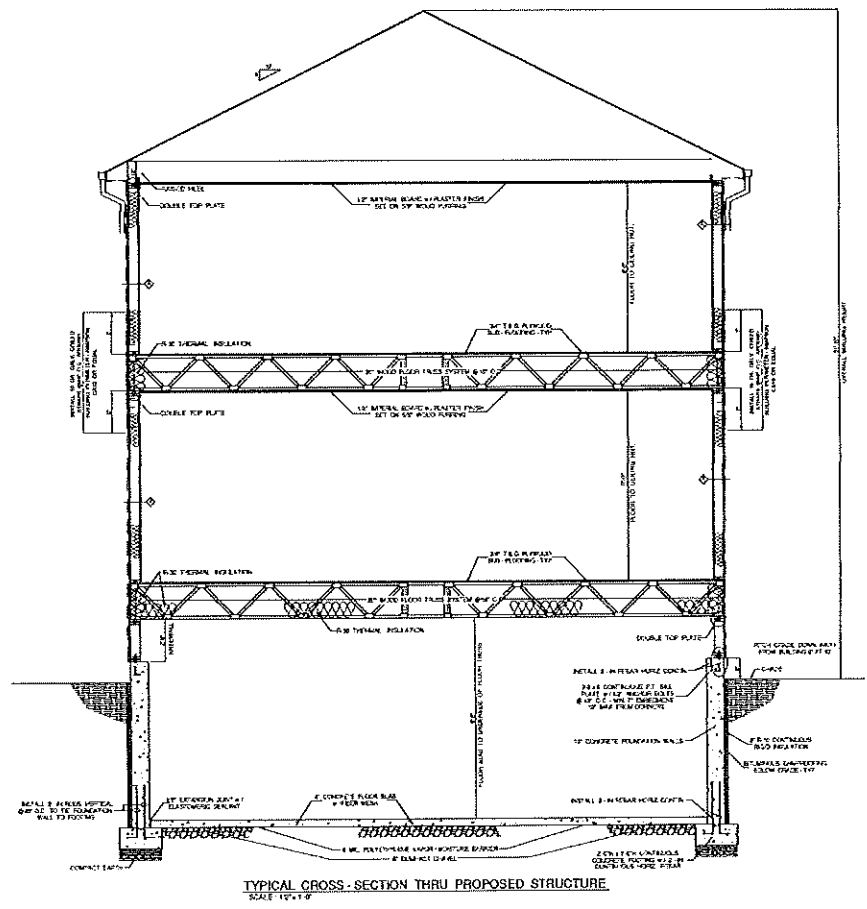
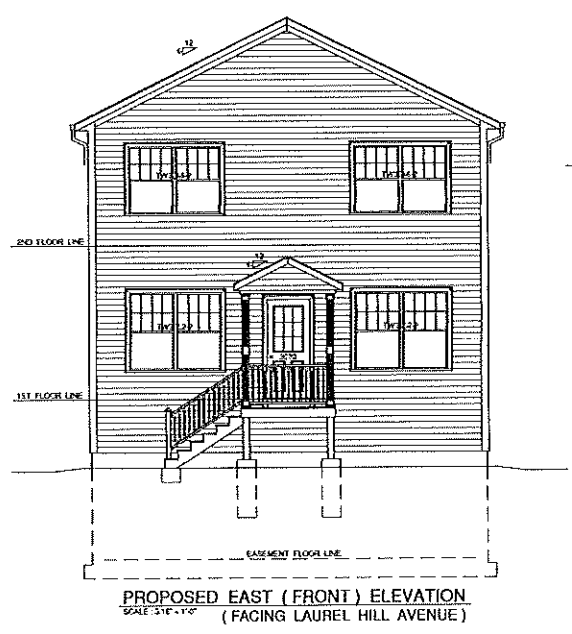
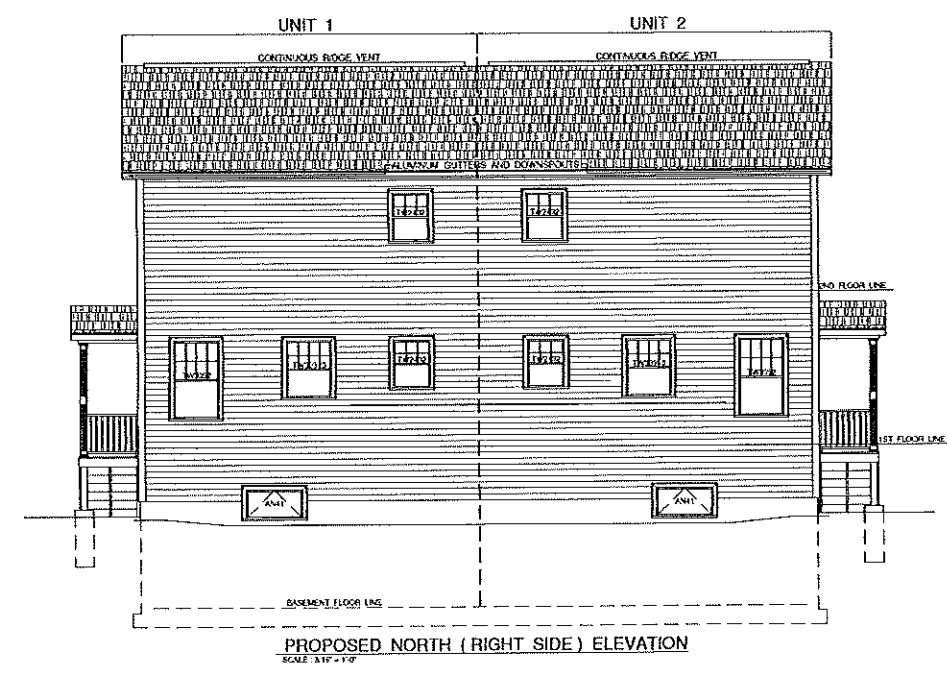
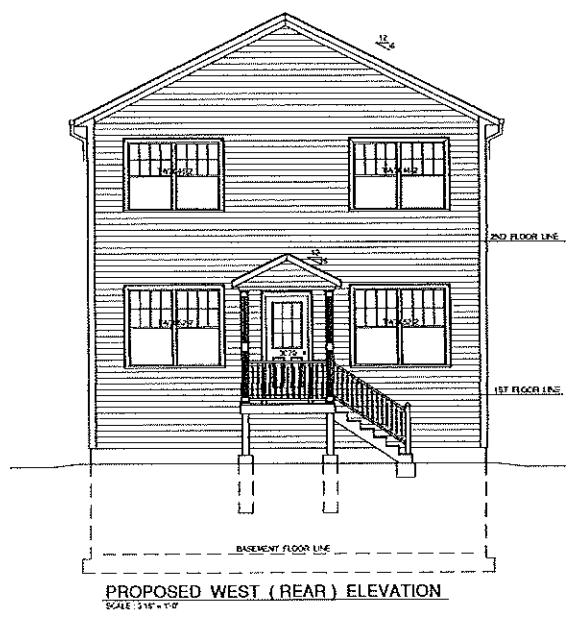
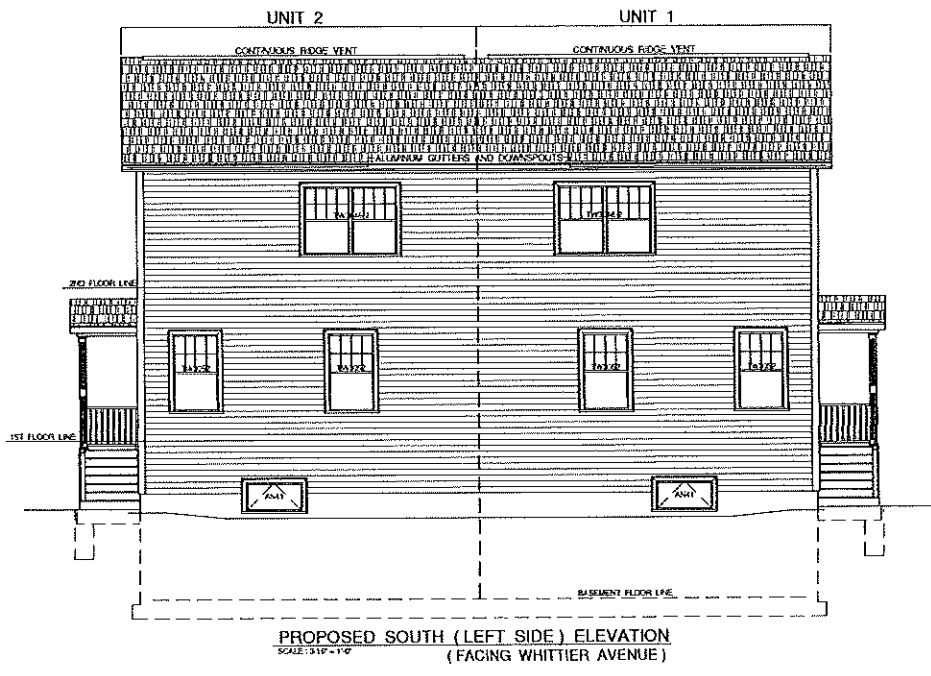


PROPOSED SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

**GENERAL NOTES:**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE w/ 2019 STATE OF RHODE ISLAND AMENDMENTS (SBC-1-2019) AND ALL OTHER LOCAL AUTHORITIES HAVING JURISDICTION.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND ON-SITE CONDITIONS AS THEY RELATE TO NEW CONSTRUCTION.

Project : PROPOSED 28' x 48' 2 - STORY, 2 - FAMILY TOWNHOUSE DWELLING 123 LAUREL HILL AVENUE PROVIDENCE, R.I.		Date : 7/6/22
Revision : _____		Scale : As Noted
Date : _____		Drawn by : GB
Drawing No. : _____		A.P. : 107 Lot No. : 135
Greg W. Bagian (401)-464-2601		<b>A1</b> 1 OF 4 DWGS.



Project : PROPOSED 2 - STORY, 2 - FAMILY TOWNHOUSE DWELLING 123 LAUREL HILL AVENUE PROVIDENCE, R.I.		Date : 7/6/22
		Scale : As Noted
		Drawn by : GB
		A.P. : 107 Lot No. : 135
Revision :	Date :	Drawing No. :
Greg W. Bagian (401)-464-2601		<b>A3</b> 3 of 4 DWGS.

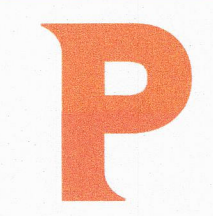
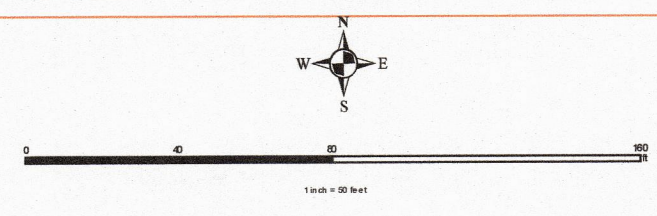




The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analysis.

Produced by the Providence Planning and Development GIS Lab.  
444 Westminster Street, Providence, RI 02903

Data Sources:  
Providence Geographic Information System  
Date: 16/2022



PROVIDENCE, RHODE ISLAND  
**PROVIDENCE** THE CREATIVE CAPITAL  
 DEPARTMENT OF PLANNING AND DEVELOPMENT  
 JORGE O. ELORZA, MAYOR | BONNIE NICKERSON AICP, DIRECTOR

City of Providence, Department of Planning and Development



123 LAUREL HILL AVE



123 LAUREL HILL AVE