

NOV 04 2022

**CITY OF PROVIDENCE
ZONING BOARD OF REVIEW**

APPLICATION FOR VARIANCE OR SPECIAL USE PERMIT

Check Each Type Zoning Relief Sought:

<input checked="" 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: TOUCHDOWN REALTY GROUP LLC Address 167 N QUIDNESSETT RD, NORTH KINGSTOWN
Zip Code 02852

E-mail CONTACT@TOUCHDOWNREALTYGROUP.COM

Phone 703-597-1611

Home/Office

Mobile (Cell)

Owner: SEE ABOVE

Address _____

Zip Code _____

E-mail _____

Phone _____

Home/Office

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
- X _____ Historic District Commission

1. Location of Property: 126 ADELAIDE AVE, PROVIDENCE, RI 02907

Street Address

2. Zoning District(s): R2 RESIDENTIAL

Special purpose or overlay district(s): HISTORIC DISTRICT - PROVIDENCE LANDMARK DISTRICT

3a. Date owner purchased the Property: 12/2021

3b. Month/year of lessee's occupancy: _____

3. Dimensions of each lot:

Lot # 351 Frontage 200 depth 100 Total area 20,000 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 _____
Footprint 7,321 SQ.FT Height 34'-10" Floors 3

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

5. Size of proposed structure(s): Total gross square footage: _____
Footprint 7,321 SQ.F Height 34'-10" Floors 3

6a. Existing Lot coverage: (include all buildings, decks, etc.) 36.6% BUILDING, 41.5% IMPERVIOUS

6b. Proposed Lot coverage: (include new construction) 36.6% BUILDING, 68.5% IMPERVIOUS

7a. Present Use of Property (each lot/structure):
PLACE OF WORSHIP

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

8. Proposed Use of Property (each lot/structure):
DWELLING - MULTI FAMILY

9. Number of Current Parking Spaces: 0 SPACES EXISTING, 17 SPACES PROPOSED

10. Describe the proposed construction or alterations (each lot/structure):
CONVERSION OF PLACE OF WORSHIP TO RESIDENTIAL 15 MULTI-FAMILY DWELLING UNITS

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:

1201 TABLE 12.1 MULTI-FAMILY

402 MAXIMUM IMPERVIOUS SURFACE COVERAGE: 65% REQUIRED,
68.5% PROPOSED.

13. Explain the changes proposed for the Property.

IN AN EFFORT TO RESTORE AND RETAIN THE HOOD MEMORIAL CHURCH OR EXISTING CHURCH, THE APPLICANT PROPOSING TO TASTEFULLY CONVERT THE PLACE OF WORSHIP FOR USE AS A RESIDENTIAL MULTI-FAMILY DWELLING. THE APPLICANT PROPOSES THAT FIFTEEN (15) RESIDENTIAL UNITS BE DEVELOPED AS PART OF THE EXISTING CHURCH'S RE-PURPOSING.

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):

Type Name

Type Name

Signature *Touchdown Realty Group*

Signature

Type Name *Kelly Clayton, manager*

Type Name

Signature *Kelly Clayton*

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?

FOR SEVERAL YEARS THE EXISTING CHURCH HAS NOT BEEN UTILIZED AS A PLACE OF WORSHIP. THE APPLICANT SEEKS TO CONVERT THE STRUCTURE FOR THE PURPOSE OF UTILIZATION AND PRESERVATION

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

THE APPLICANT SEEKS THE ABILITY TO RESTORE AND RETAIN THE UNIQUE ARCHITECTURAL FEATURES OF THE EXISTING CHURCH, WHICH HAVE BEEN PUBLICIZED AND ARE DISCUSSED IN THE SUBMISSION MATERIALS. THE CHURCH IS EXISTING AND HAS BEEN FOR A LONG TIME.

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 _____

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.

FOR SEVERAL YEARS THE EXISTING CHURCH HAS NOT BEEN UTILIZED AS A PLACE OF WORSHIP. THE APPLICANT SEEKS TO CONVERT THE STRUCTURE FOR THE PURPOSES OF UTILIZATION AND PRESERVATION

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 APPLICANT SEEKS TO TASTEFULLY AND REASONABLY CONVERT THE EXISTING CHURCH FOR USE RESIDENTIALLY. THE PROPOSAL INCLUDES RESTORING AND RETAINING THE STRUCTURE'S UNIQUE FEATURES WHICH WOULD BE LOST IF THE PROPERTY UNDERWENT REDEVELOPMENT IN CONFORMANCE WITH THE CITY'S APPLICABLE ZONING REGULATIONS

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.

IN THE EVENT THAT THE PROPERTY WAS REDEVELOPED IN CONFORMANCE WITH THE CITY'S APPLICABLE ZONING REGULATIONS, THE HISTORIC AND ARCHITECTURAL SIGNIFICANCE OF THE EXISTING CHURCH WOULD BE LOST. THEREFORE, THE PROPERTY AS IT EXISTS TODAY WOULD NOT BESTOW ANY BENEFICIAL USE TO THE APPLICANT OR THE COMMUNITY AT LARGE

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.

THE REQUESTS FOR DIMENSIONAL VARIANCES ARE DUE TO THE LOCATION AND SIZE OF THE EXISTING BUILDING ON THE LOT AND THE REQUIREMENT TO PROVIDE PARKING. IN THE EVENT THAT THE PROPERTY WAS REDEVELOPED IN CONFORMANCE WITH THE CITY'S APPLICABLE ZONING REGULATIONS, THE HISTORIC AND ARCHITECTURAL SIGNIFICANCE OF THE EXISTING CHURCH WOULD BE LOST. THEREFORE, IF THE RELIEF IS NOT GRANTED, THE APPLICANT AND THE COMMUNITY AT LARGE WILL SUFFER MORE THAN A MERE INCONVENIENCE.

A B C D

ZONING TABLE
 MAP = 52
 LOT = 561
 BASE ZONING DISTRICT: R2
 OVERLAY ZONING DISTRICT: HO
 PLD = PROVIDENCE LANDMARK DISTRICT
 CURRENT USE = PLACE OF WORSHIP
 PROPOSED USE = DWELLING - MULTI-FAMILY
 USE VARIANCE REG D (1201, TABLE 12-1)

ITEM	REQUIRED	PROVIDED	RELIEF REQUESTED?
1 LOT SIZE	5,000 SF	20,000 SF	NO
MINIMUM LOT WIDTH	50'	100' EXISTING	NO
HEIGHT	45' NOT MORE THAN 3 STORY	APPROX 34' - 10' EXISTING	NO
STRUCTURE COVERAGE	45% (9,000 SF)	36.6% (7,321 SF) EXISTING	NO
IMPERV. SURFACE COVERAGE	65% (13,000 SF)	41.5% (8,305 SF) EXISTING	YES
FRONT SETBACK	13' (AVERAGE WITHIN 100')	68.5% (13,702.8 SF) PROPOSED	NO
REAR SETBACK	25'	21'-11" EXISTING	YES
INTERIOR SIDE SETBACK	5'	3'-4" EXISTING	YES
CORNER SIDE SETBACK	13' (AVERAGE WITHIN 100')	68'-11" EXISTING	NO
		0' EXISTING	YES

IMPERVIOUS SURFACE COVERAGE CALCULATION:

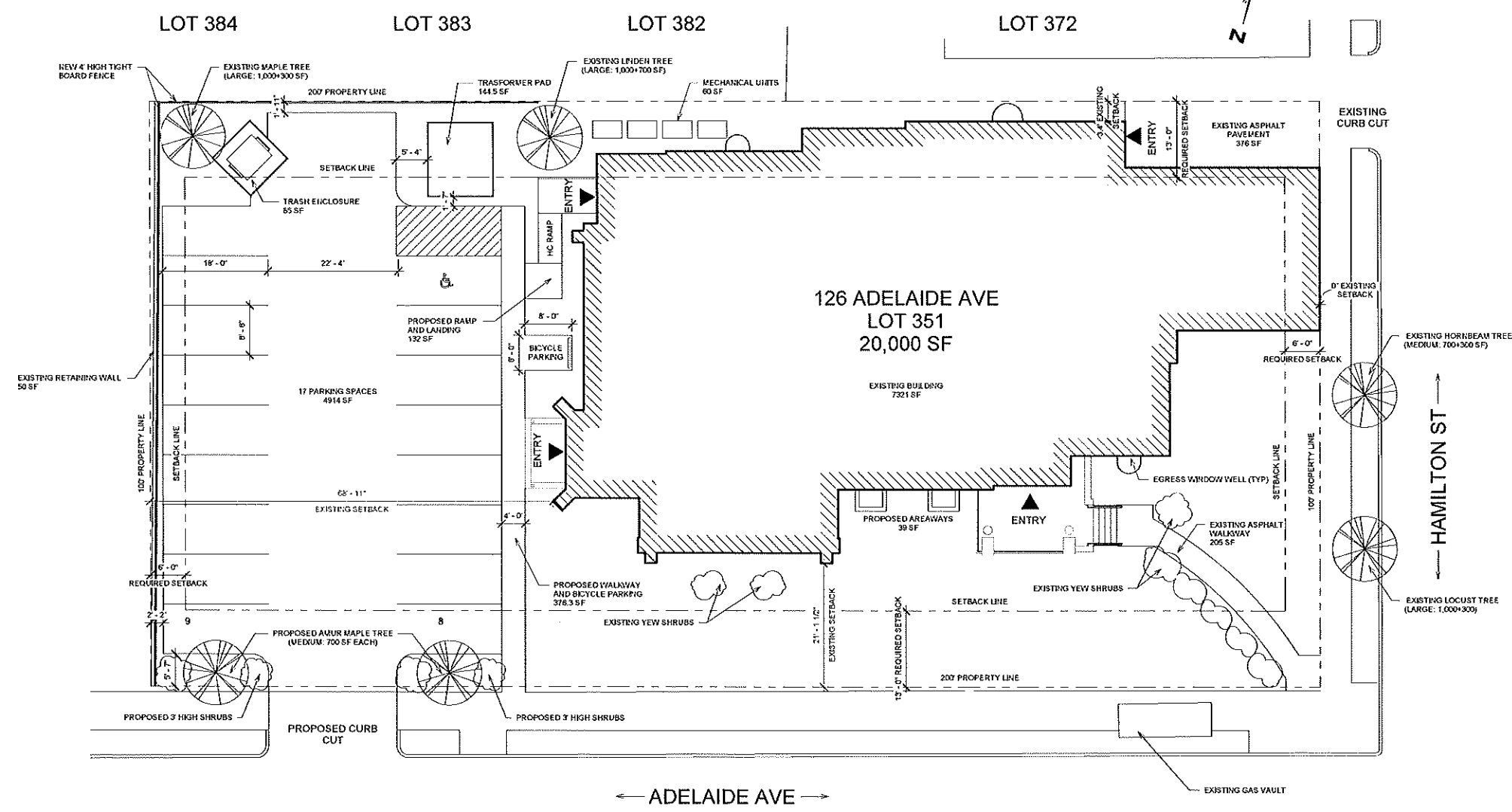
EXISTING	SF
EXISTING BUILDING	7,321
EXISTING FRONT ASPHALT WALKWAY	205
EXISTING SIDE ASPHALT WALKWAY	353
EXISTING ASPHALT PAVEMENT	376
EXISTING RETAINING WALL WITH FENCE	50
TOTAL:	8,305 SF

PROPOSED	SF
EXISTING BUILDING	7,321
EXISTING FRONT ASPHALT WALKWAY	205
EXISTING ASPHALT PAVEMENT	376
EXISTING RETAINING WALL WITH FENCE	50
PROPOSED PARKING	4,914
PROPOSED TRASH ENCLOSURE	85
PROPOSED RAMP AND LANDING	132
PROPOSED TRANSFORMER PAD	144.5
PROPOSED MECH. UNITS	60
PROPOSED AREAWAYS	39
PROPOSED WALKWAY AND BICYCLE PARKING	378.3
TOTAL:	13,702.8 SF

TREE CANOPY CALCULATIONS:
 30% (6,000 SF) REQUIRED, 26.5% (5,300 SF) EXISTING, 33.5% (6,700 SF) PROPOSED

EXISTING	SF
MAPLE = 1,000 SF (LARGE) + 300 SF (BONUS)	= 1,300 SF
LINDEN = 1,000 SF (LARGE) + 700 SF (BONUS)	= 1,700 SF
LOCUST = 1,000 SF (LARGE) + 300 SF (BONUS)	= 1,300 SF
HORNBEAM = 700 SF (MEDIUM) + 300 SF (BONUS)	= 1,000 SF
TOTAL:	5,300 SF

PROPOSED	SF
MAPLE = 1,000 SF (LARGE) + 300 SF (BONUS)	= 1,300 SF
LINDEN = 1,000 SF (LARGE) + 700 SF (BONUS)	= 1,700 SF
LOCUST = 1,000 SF (LARGE) + 300 SF (BONUS)	= 1,300 SF
HORNBEAM = 700 SF (MEDIUM) + 300 SF (BONUS)	= 1,000 SF
AUUR MAPLE = 700 SF (MEDIUM) x 2	= 1,400 SF
TOTAL:	6,700 SF



A4 SITE PLAN - PROPOSED
 1" = 10'-0"

DAVID SIBSON ARCHITECTURE PC - ALL RIGHTS RESERVED

David Sibson Architecture PC
 345 Taunton Ave
 East Providence RI 02914
 www.ds-arch.com info@ds-arch.com 401-992-7070

REV #	DATE	ISSUED FOR:
01	02/22/23	FORMING VARIANCE

126 Adelaide Ave
 Providence, RI 02907
 PROJECT NUMBER: 21083

SITE PLAN

NOT FOR CONSTRUCTION
 DATE SIGNED: 2022-09-20

A0.1

PLAN LEGEND

- EXISTING DOOR
- EXISTING PARTITION
- NEW DOOR
- FULL HEIGHT PARTITION
- PARTIAL HEIGHT PARTITION
- BEAM OVERHEAD
- 1 HOUR RATED WALL

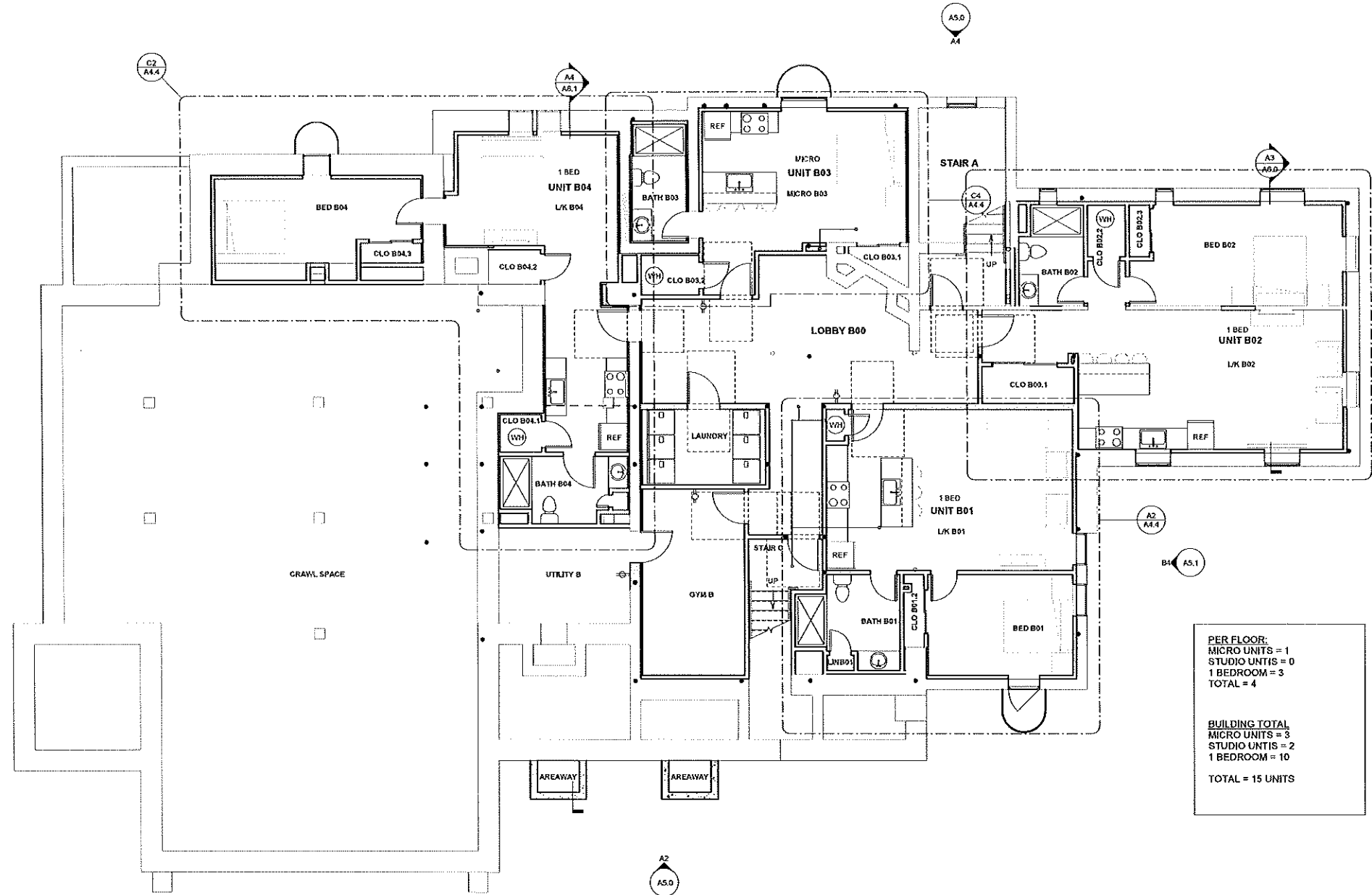
- DIMENSION TO THE FACE OF FRAMING OR MASONRY AT NEW CONSTRUCTION, TYP.
- DIMENSION TO THE FACE OF FINISH AT EXISTING CONSTRUCTION

- COLUMN LOCATION
- CARBON MONOXIDE DETECTOR - HARDWIRED AND INTERCONNECTED
- SMOKE DETECTOR - HARDWIRED AND INTERCONNECTED

GENERAL NOTES

1. VERIFY ALL DIMENSIONS IN THE FIELD. DO NOT SCALE DRAWINGS.
2. ALL INTERIOR WALLS 2X4 AT 16" O.C. UNLESS NOTED OTHERWISE. PROVIDE DOUBLE TOP PLATES. SEE AT1400
3. ALL DOOR JAMBS 4" OFF WALL UNLESS NOTED OTHERWISE
4. CENTER DOORS IN WALL UNLESS NOTED OTHERWISE
5. PROVIDE HARDWIRED AND INTERCONNECTED SMOKE AND CO DETECTORS WITH BATTERY BACKUP PER CODE REQUIREMENTS & AS DIRECTED BY THE LOCAL BUILDING DEPT.
6. PROTECT IN PLACE ALL EXISTING FIXTURES AND SURFACES SCHEDULED TO REMAIN.
7. PATCH AND REPAIR EXISTING WALLS LOCATED IN UNALTERED AREAS AFFECTED BY ALL NEW WORK, WHETHER SHOWN ON THE DRAWINGS OR NOT.
8. PATCH, PAINT AND REFINISH ALL EXISTING WALLS, FLOORS, CEILINGS & TRIM THROUGHOUT. REPLACE MATERIALS IN-KIND WHEN DAMAGED POST POINT OF REPAIR.
9. PLANS DO NOT FULLY REPRESENT ALL NEW WORK. THE CONSTRUCTION DOCUMENTS ARE INTENDED TO SERVE AS GENERAL GUIDELINES.
10. DIMENSIONS SHOWN ARE FROM FACE OF STUD OR FACE OF EXISTING CONSTRUCTION UNLESS NOTED OTHERWISE.
11. PROVIDE SOLID WOOD BLOCKING AS REQUIRED.
12. PROVIDE FIRE EXTINGUISHERS PER CODE AND PER REQUIREMENTS OF THE BUILDING OFFICIAL.
13. INSTALL BATT INSULATION FULL DEPTH AT ALL EXPOSED STUD CAVITIES (CLOSED CELL SPRAY FOAM AT ATTIC ROOF CAVITIES)
14. COVER ALL WALLS 5/8" THICK TYPE X GYPSUM BOARD UNLESS NOTED OTHERWISE.
15. PROVIDE MOISTURE AND MOLD RESISTANT 5/8" TYPE X GYPSUM BOARD AT BATHROOMS UNLESS NOTED OTHERWISE.
16. ALL APPLIANCES PROVIDED BY OWNER, INSTALLED BY CONTRACTOR.
17. RECONNECT EXISTING FIXTURES TO NEW SWITCH LOCATIONS AS REQUIRED IN THE FIELD.

KEYED NOTES



PER FLOOR:
MICRO UNITS = 1
STUDIO UNITS = 0
1 BEDROOM = 3
TOTAL = 4
BUILDING TOTAL:
MICRO UNITS = 3
STUDIO UNITS = 2
1 BEDROOM = 10
TOTAL = 15 UNITS

FLOOR PLAN - BASEMENT
3/16" = 1'-0"

EXHIBIT 3A

DAVID SISSON ARCHITECTURE PC
345 Trumbull Ave
East Providence, RI 02914
www.davidssison.com 401-965-7070

REV. #	DATE	ISSUED FOR:
		ZONING VARIANCE

126 Adelaide Ave
Providence, RI 02907
PROJECT NUMBER: 211083

PLAN BASEMENT

NOT FOR CONSTRUCTION
DATE SIGNED: 2022-09-20

A4.0

PLAN LEGEND

- EXISTING DOOR
- EXISTING PARTITION
- NEW DOOR
- FULL HEIGHT PARTITION
- PARTIAL HEIGHT PARTITION
- BEAM OVERHEAD
- 1 HOUR RATED WALL

— DIMENSION TO THE FACE OF FRAMING OR MASONRY AT NEW CONSTRUCTION, TYP.
 — DIMENSION TO THE FACE OF FINISH AT EXISTING CONSTRUCTION

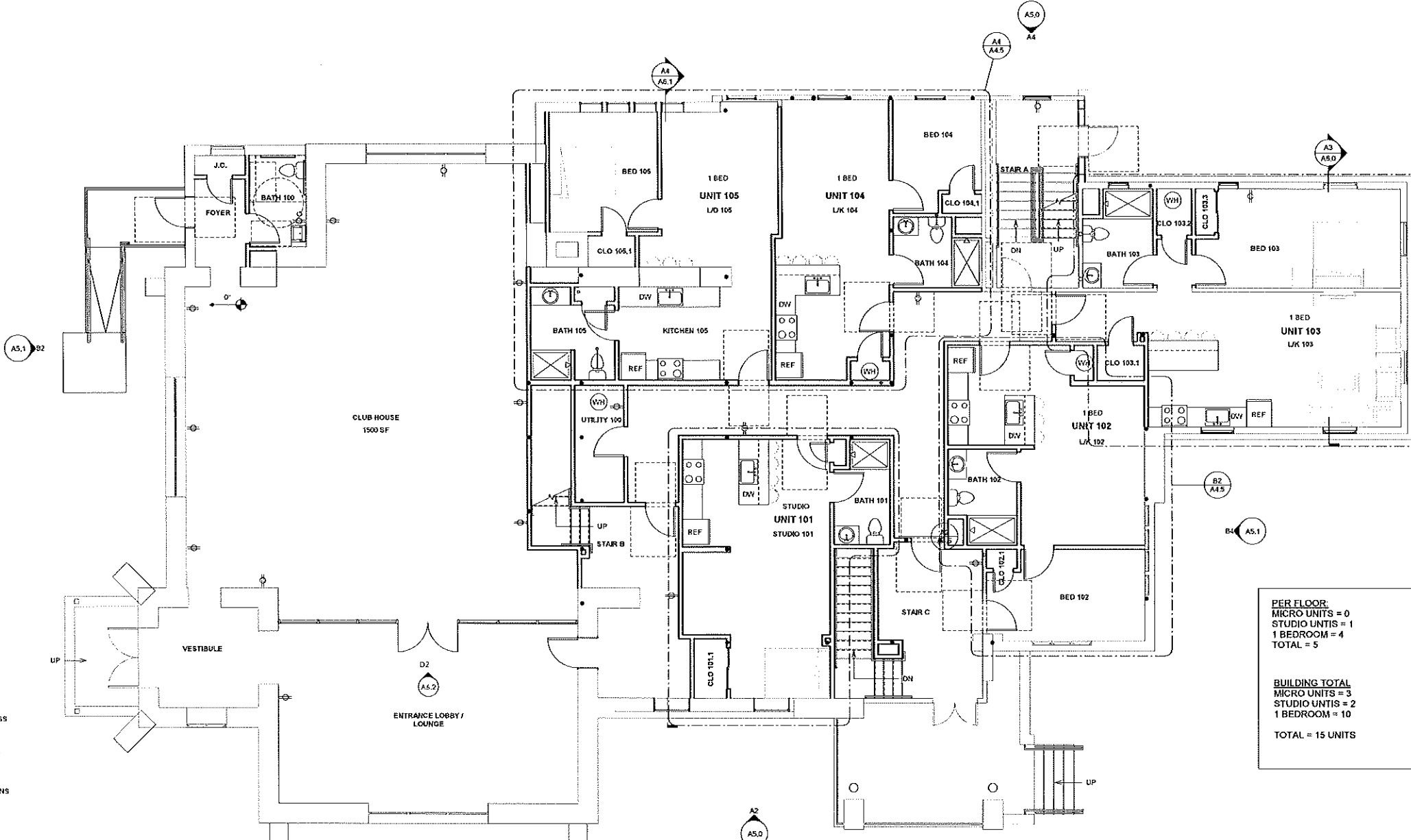
— DIMENSION TO THE FACE OF FINISH

- COLUMN LOCATION
- CARBON MONOXIDE DETECTOR - HARDWIRED AND INTERCONNECTED
- SMOKE DETECTOR - HARDWIRED AND INTERCONNECTED

GENERAL NOTES

1. VERIFY ALL DIMENSIONS IN THE FIELD. DO NOT SCALE DRAWINGS.
2. ALL INTERIOR WALLS 2X4 AT 16" O.C. UNLESS NOTED OTHERWISE. PROVIDE DOUBLE TOP PLATES. SEE A1/A4.0.
3. ALL DOOR JAMBS 4" OFF WALL UNLESS NOTED OTHERWISE.
4. CENTER DOORS IN WALL UNLESS NOTED OTHERWISE.
5. PROVIDE HARDWIRED AND INTERCONNECTED SMOKE AND CO DETECTORS WITH BATTERY BACKUP PER CODE REQUIREMENTS & AS DIRECTED BY THE LOCAL BUILDING DEPT.
6. PROTECT IN PLACE ALL EXISTING FIXTURES AND SURFACES SCHEDULED TO REMAIN.
7. PATCH AND REPAIR EXISTING WALLS LOCATED IN UNALTERED AREAS AFFECTED BY ALL NEW WORK, WHETHER SHOWN ON THE DRAWINGS OR NOT.
8. PATCH, PAINT AND REFRESH ALL EXISTING WALLS, FLOORS, CEILINGS & TRIM THROUGHOUT REPLACE MATERIALS IN-KIND WHEN DAMAGED PAST POINT OF REPAIR.
9. PLANS DO NOT FULLY REPRESENT ALL NEW WORK. THE CONSTRUCTION DOCUMENTS ARE INTENDED TO SERVE AS GENERAL GUIDELINES.
10. DIMENSIONS SHOWN ARE FROM FACE OF STUD OR FACE OF EXISTING CONSTRUCTION UNLESS NOTED OTHERWISE.
11. PROVIDE SOLID WOOD BLOCKING AS REQUIRED.
12. PROVIDE FIRE EXTINGUISHERS PER CODE AND PER REQUIREMENTS OF THE BUILDING OFFICIAL.
13. INSTALL BATT INSULATION FULL DEPTH AT ALL EXPOSED STUD CAVITIES (CLOSED CELL SPRAY FOAM AT ATTIC ROOF CAVITIES).
14. COVER ALL WALLS 5/8" THICK TYPE X GYPSUM BOARD UNLESS NOTED OTHERWISE.
15. PROVIDE MOISTURE AND MOLD RESISTANT 5/8" TYPE X GYPSUM BOARD AT BATHROOMS UNLESS NOTED OTHERWISE.
16. ALL APPLIANCES PROVIDED BY OWNER, INSTALLED BY CONTRACTOR.
17. RECONNECT EXISTING FIXTURES TO NEW SWITCH LOCATIONS AS REQUIRED IN THE FIELD.

KEYED NOTES



PER FLOOR:
 MICRO UNITS = 0
 STUDIO UNITS = 1
 1 BEDROOM = 4
 TOTAL = 5

BUILDING TOTAL:
 MICRO UNITS = 3
 STUDIO UNITS = 2
 1 BEDROOM = 10
 TOTAL = 15 UNITS

A4 FLOOR PLAN - 1ST FL
 3/16" = 1'-0"

EXHIBIT 3B

DAVID SIBSON ARCHITECTURE PC - ALL RIGHTS RESERVED

DAVID SIBSON ARCHITECTURE PC
 145 Truitt Ave
 East Providence, RI 02914
 www.das-arch.com 401-962-1070

REV. #	DATE	ISSUED FOR:

126 Adelaide Ave
 Providence, RI 02907
 PROJECT NUMBER: 21083

PLAN 1ST FL

NOT FOR CONSTRUCTION
 DATE SIGNED: 2022-05-20

A4.1

PLAN LEGEND

- EXISTING DOOR
- EXISTING PARTITION
- NEW DOOR
- FULL HEIGHT PARTITION
- PARTIAL HEIGHT PARTITION
- BEAM OVERHEAD

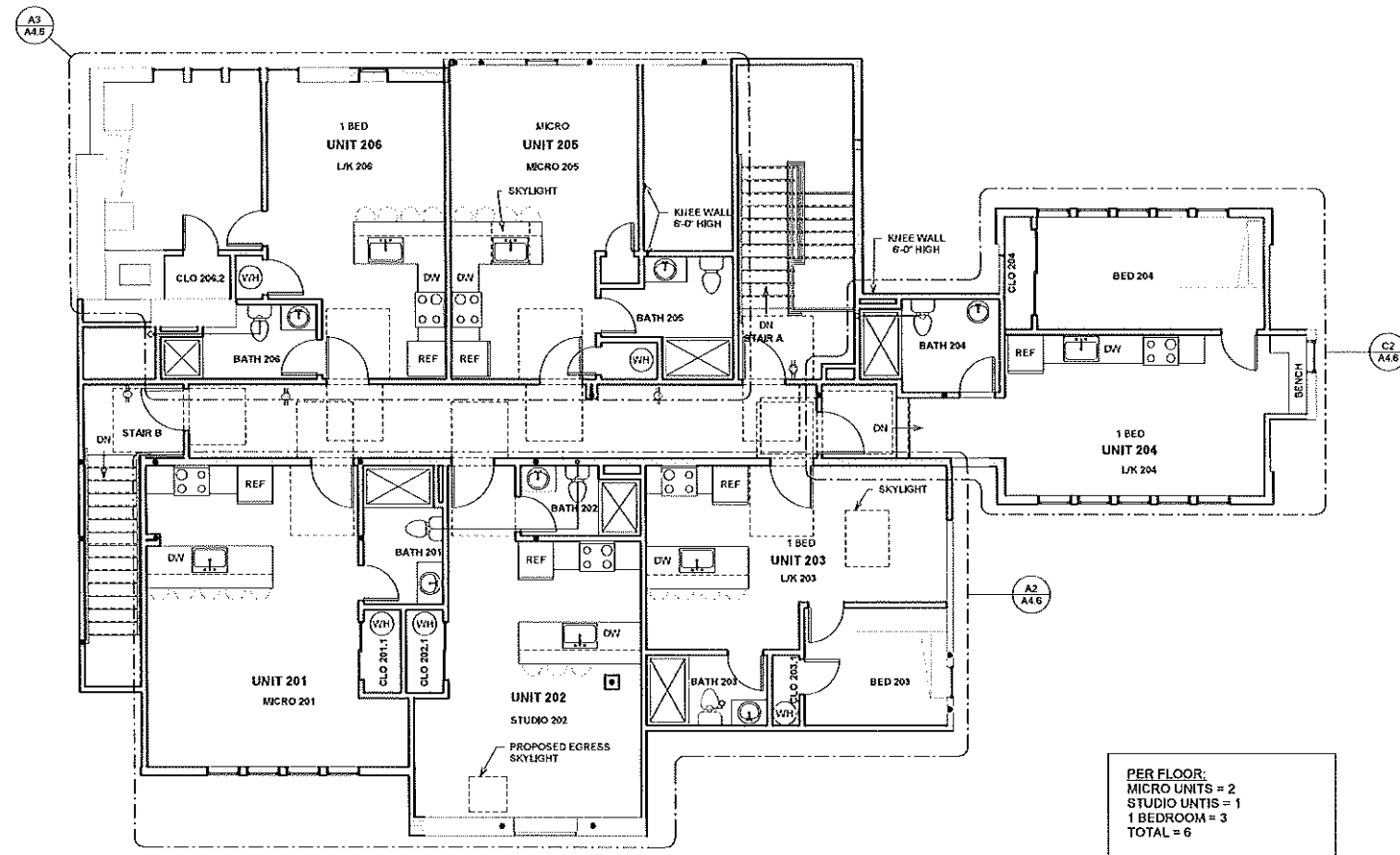
- 1 HOUR RATED WALL
- DIMENSION TO THE FACE OF FRAMING OR MASONRY AT NEW CONSTRUCTION, TYP.
- DIMENSION TO THE FACE OF FINISH AT EXISTING CONSTRUCTION

- COLUMN LOCATION
- CARBON MONOXIDE DETECTOR - HARDWIRED AND INTERCONNECTED
- SMOKE DETECTOR - HARDWIRED AND INTERCONNECTED

GENERAL NOTES

1. VERIFY ALL DIMENSIONS IN THE FIELD. DO NOT SCALE DRAWINGS.
2. ALL INTERIOR WALLS 2X4 AT 16" O.C. UNLESS NOTED OTHERWISE. PROVIDE DOUBLE TOP PLATES. SEE A1A2D.
3. ALL DOOR JAMBS 4" OFF WALL UNLESS NOTED OTHERWISE.
4. CENTER DOORS IN WALL UNLESS NOTED OTHERWISE.
5. PROVIDE HARDWIRED AND INTERCONNECTED SMOKE AND CO DETECTORS WITH BATTERY BACKUP PER CODE REQUIREMENTS & AS DIRECTED BY THE LOCAL BUILDING DEPT.
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12. PROVIDE FIRE EXTINGUISHERS PER CODE AND PER REQUIREMENTS OF THE BUILDING OFFICIAL.
13. INSTALL BATT INSULATION FULL DEPTH AT ALL EXPOSED STUD CAVITIES (CLOSED CELL SPRAY FOAM AT ATTIC ROOF CAVITIES)
14. COVER ALL WALLS 5/8" THICK TYPE XGYP SUM BOARD UNLESS NOTED OTHERWISE.
15. PROVIDE MOISTURE AND MOLD RESISTANT 5/8" TYPE X GYPSUM BOARD AT BATHROOMS UNLESS NOTED OTHERWISE.
16. ALL APPLIANCES PROVIDED BY OWNER, INSTALLED BY CONTRACTOR.
17. RECONNECT EXISTING FIXTURES TO NEW SWITCH LOCATIONS AS REQUIRED IN THE FIELD.

KEYED NOTES



PER FLOOR:
 MICRO UNITS = 2
 STUDIO UNITS = 1
 1 BEDROOM = 3
 TOTAL = 6

BUILDING TOTAL
 MICRO UNITS = 3
 STUDIO UNITS = 2
 1 BEDROOM = 10
 TOTAL = 15 UNITS

FLOOR PLAN - 2ND FL
 3/16" = 1'-0"

EXHIBIT 3C

DAVID SISSON ARCHITECTURE PC - ALL RIGHTS RESERVED

DAVID SISSON ARCHITECTURE PC
 345 Truman Ave. RI 02914
 TEL: 401-995-7070
 WWW.DSARCH.COM

REV. #	DATE	ISSUED FOR

126 Adelaide Ave
 Providence, RI 02907
 PROJECT NUMBER: 211083

PLAN 2ND FL

NOT FOR CONSTRUCTION
 DATE SIGNED: 2022-09-20

A4.2

PLAN LEGEND

- EXISTING DOOR
- EXISTING PARTITION
- NEW DOOR
- FULL HEIGHT PARTITION
- PARTIAL HEIGHT PARTITION
- BEAM OVERHEAD

- 1 HOUR RATED WALL
- DIMENSION TO THE FACE OF FRAMING OR MASONRY AT NEW CONSTRUCTION, TYP.
- DIMENSION TO THE FACE OF FINISH AT EXISTING CONSTRUCTION
- DIMENSION TO THE FACE OF FINISH

- COLUMN LOCATION
- CARBON MONOXIDE DETECTOR - HARDWIRED AND INTERCONNECTED
- SMOKE DETECTOR - HARDWIRED AND INTERCONNECTED

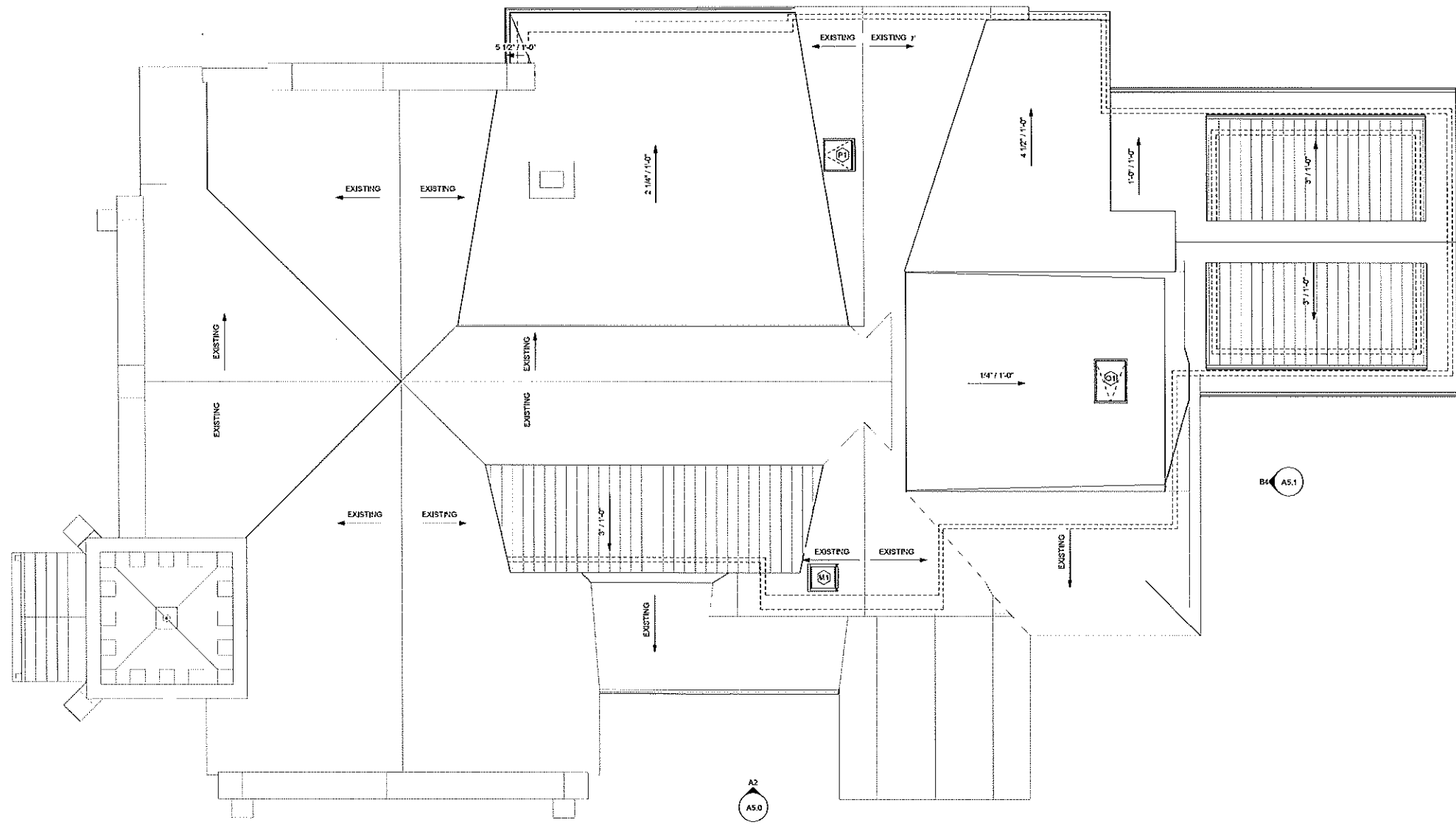
GENERAL NOTES

1. VERIFY ALL DIMENSIONS IN THE FIELD. DO NOT SCALE DRAWINGS.
2. ALL INTERIOR WALLS 2X4 AT 16" O.C. UNLESS NOTED OTHERWISE. PROVIDE DOUBLE TOP PLATES. SEE A1740.0
3. ALL DOOR JAMBS 4" OFF WALL UNLESS NOTED OTHERWISE
4. CENTER DOORS IN WALL UNLESS NOTED OTHERWISE
5. PROVIDE HARDWIRED AND INTERCONNECTED SMOKE AND CO DETECTORS WITH BATTERY BACKUP PER CODE REQUIREMENTS & AS DIRECTED BY THE LOCAL BUILDING DEPT.
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14. COVER ALL WALLS 5/8" THICK TYPE X GYPSUM BOARD UNLESS NOTED OTHERWISE.
15. PROVIDE MOISTURE AND MOLD RESISTANT 5/8" TYPE X GYPSUM BOARD AT BATHROOMS UNLESS NOTED OTHERWISE.
16. ALL APPLIANCES PROVIDED BY OWNER, INSTALLED BY CONTRACTOR.
17. RECONNECT EXISTING FIXTURES TO NEW SWITCH LOCATIONS AS REQUIRED IN THE FIELD.

KEYED NOTES

- ① NEW ROOF AREA
- ② EXISTING ROOF AREA

NOTE:
 A) PROVIDE ASPHALT SHINGLES ARE ROOF AREAS WITH A SLOPE GREATER THAN 2:12
 B) PROVIDE FULL I.C.E AND WATER SHIELD AT ROOFS 2:13 TO LESS THAN 4:12
 C) PROVIDE 60 M.L EPDM ROOFING AT ROOF AREAS SHALLOWER THAN 2:12



16 FLOOR PLAN - ROOF
 3/16" = 1'-0"

DAVID SIBSON ARCHITECTURE PC - ALL RIGHTS RESERVED

DAVID SIBSON ARCHITECTURE PC
 345 Tuxton Ave
 East Providence RI 02914
 www.ds-arch.com info@ds-arch.com 401-995-7070

REV. #	DATE	ISSUED FOR:

126 Adelaide Ave
 Providence, RI 02907
 PROJECT NUMBER: 21083

PLAN ROOF

NOT FOR CONSTRUCTION
 DATE SIGNED: 2022-09-20

A4.3

A

B

C

D

KEYED NOTES

- 1 METAL ROOF
- 2 SHINGLES SHING TO MATCH EXISTING
- 3 TRIM
- 4 HEVY 30 YEAR SHINGLES & UNDERLAYMENT
- 5 RESTORE AND REFINISH EXISTING STEPS
- 6 RESTORE STAINED GLASS WINDOW
- 7 RUFFLE STONE TO MATCH EXISTING
- 8 PROVIDE CONTINUOUS RIDGE VENT
- 9 PROVIDE CONTINUOUS ALUMINUM GUTTER & RAIN LEADERS
- 10 PROVIDE CONTINUOUS DRIP EDGE & ICE & WATER SHIELD TYP

DAVID SIBSON ARCHITECTURE PC
 315 North Main Street
 Providence, RI 02904
 www.ds-arch.com info@ds-arch.com 401-855-2770

REV. #	DATE	ISSUED FOR:
		ZONING VARIANCE

126 Adelaide Ave
 Providence, RI 02907
 PROJECT NUMBER: 21083

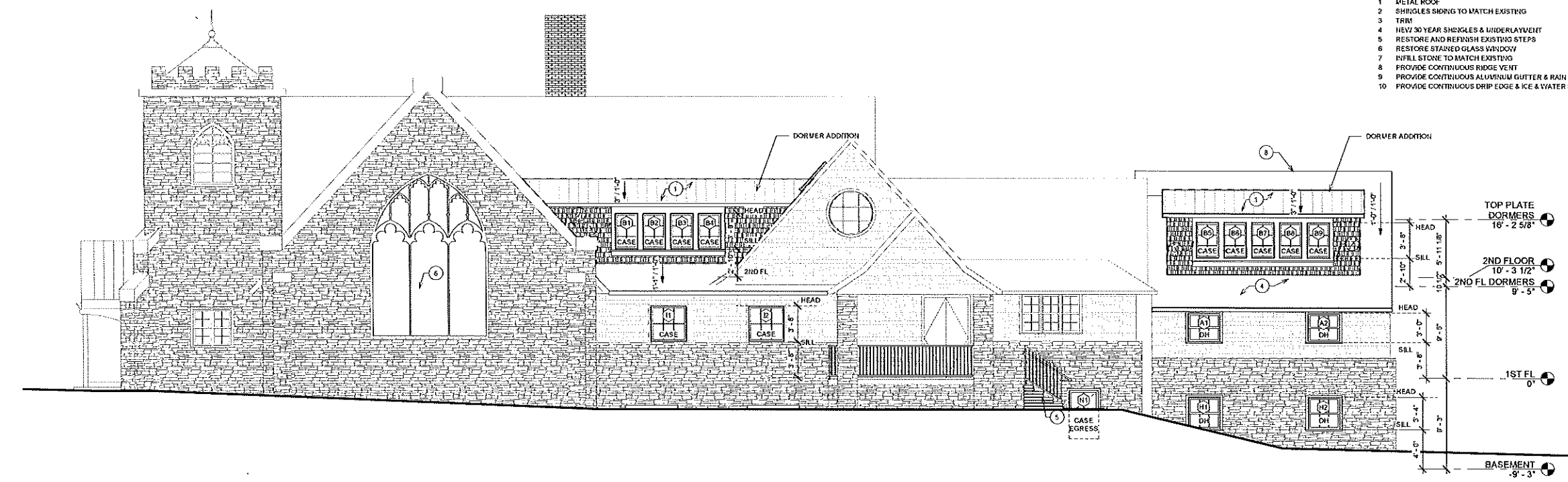
ELEVATIONS

NOT FOR CONSTRUCTION
 DATE SIGNED: 2022-09-20

A5.0

1

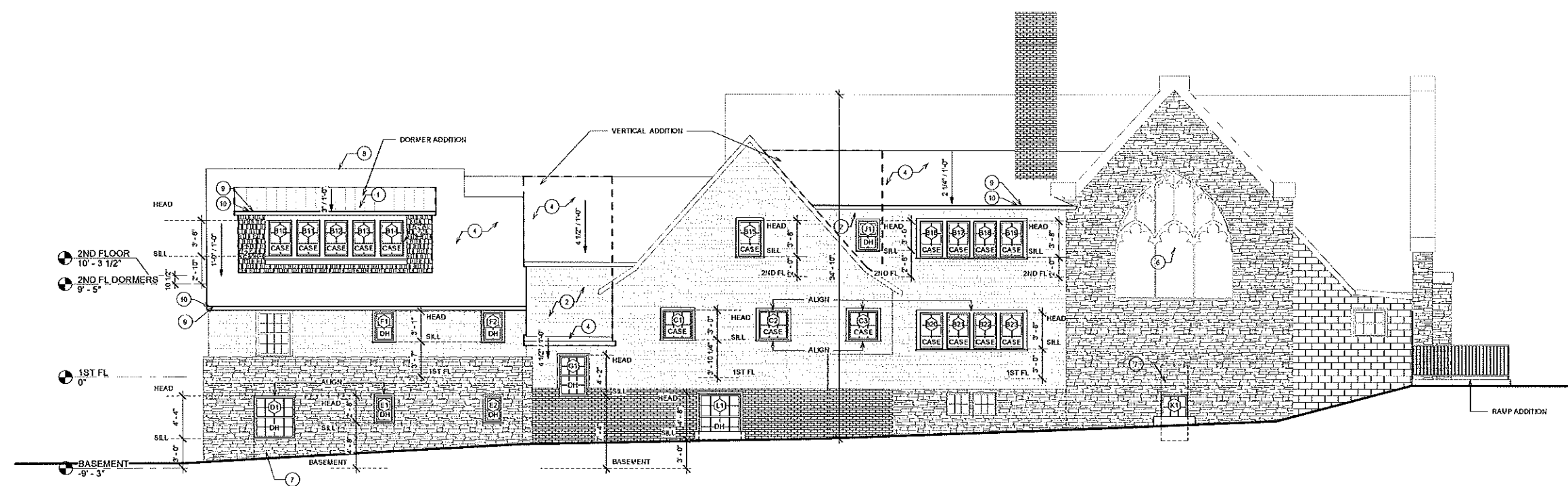
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A2 NORTH ELEVATION
 3/16" = 1'-0"

3

4



A4 SOUTH ELEVATION
 3/16" = 1'-0"

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A

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KEYED NOTES

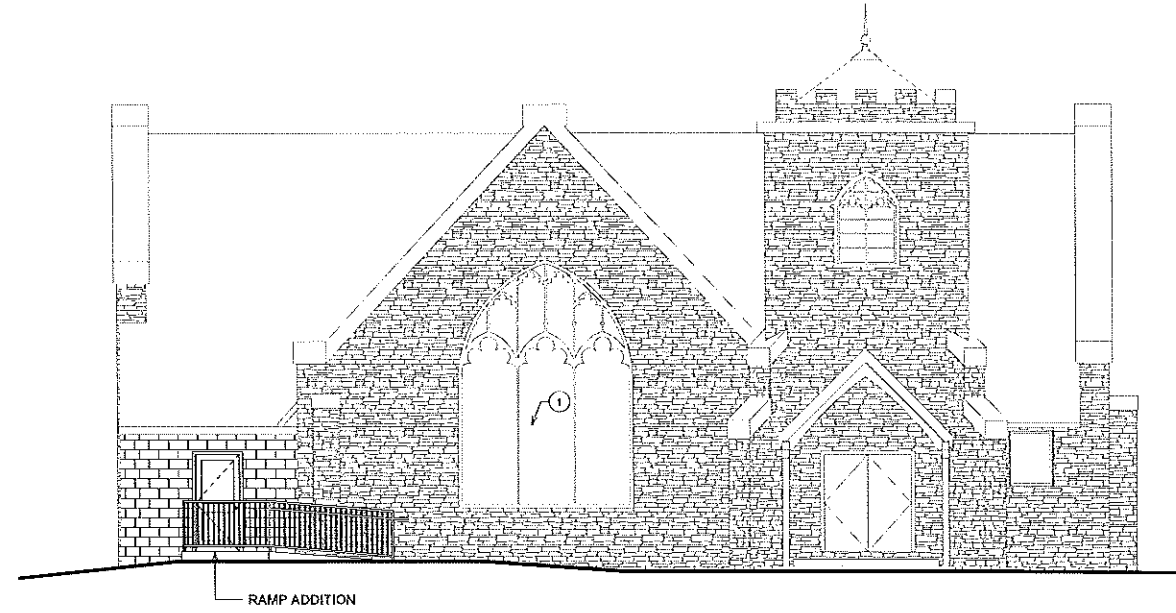
- 1 RESTORE STAINED GLASS WINDOW
- 2 SHINGLES SIDING TO MATCH EXISTING

1

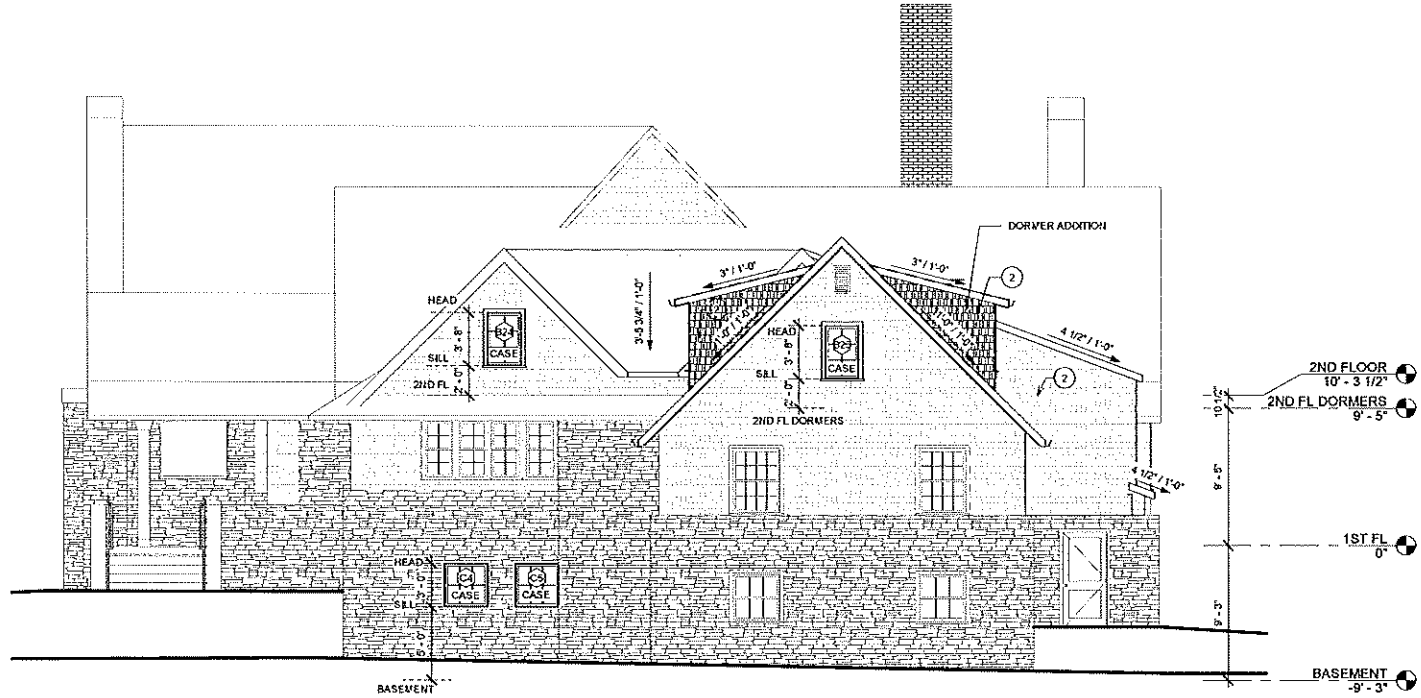
2

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4



Ⓔ EAST ELEVATION
3/16" = 1'-0"



Ⓕ WEST ELEVATION
3/16" = 1'-0"

DAVID SIBSON ARCHITECTURE PC
345 Trafton Ave
East Providence RI 02914
www.ds-arch.com info@ds-arch.com 401-595-7070

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126 Adelaide Ave
Providence, RI 02907
PROJECT NUMBER: 21083

ELEVATIONS

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DATE SKETCHED: 2022-09-20

A5.1



EXISTING



PROPOSED

1

2

3

4

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DAVID SISSON ARCHITECTURE PC
 345 Taunton Ave
 East Providence RI 02914
 www.ds-arch.com info@ds-arch.com 401-585-7870

REV #	DATE	ISSUED FOR:
	2022-12-14	VARIANCE

126 Adelaide Ave
 Providence, RI 02907
 PROJECT NUMBER: 21083

3D RENDERINGS

NOT FOR CONSTRUCTION
 DATE SIGNED: 2022-08-22

A13.0



EXISTING



PROPOSED

DAVID SISSON ARCHITECTURE PC — ALL RIGHTS RESERVED

DAVID SISSON ARCHITECTURE PC
 345 Taunton Ave
 East Providence RI 02914
 www.dsarch.com info@dsarch.com 401-952-7070

REV. #	DATE	ISSUED FOR:
	2022-12-14	VARIANCE

126 Adelaide Ave
 Providence, RI 02907
 PROJECT NUMBER: 21083

3D RENDERINGS

NOT FOR CONSTRUCTION
 DATE SIGNED: 2022-09-22

A13.1



EXISTING



PROPOSED

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DAVID SISSON ARCHITECTURE PC — ALL RIGHTS RESERVED

david sisson architecture pc

 345 Taunton Ave. RI 02914

 www.ds-arch.com info@ds-arch.com 401-985-7070

REV.#	DATE	ISSUED FOR:
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126 Adelaide Ave

 Providence, RI 02907

 PROJECT NUMBER: 21083

3D RENDERINGS

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 DATE SIGNED: 2022-08-22

A13.2



EXISTING



PROPOSED

DAVID SISSON ARCHITECTURE PC — ALL RIGHTS RESERVED

david sisson architecture pc

 245 Taunton Ave

 East Providence RI 02914

 www.davidpc.com info@davidpc.com 401-552-7070

REV. #	DATE	ISSUED FOR:
	2022-12-14	VARIANCE

126 Adelaide Ave

 Providence, RI 02907

 PROJECT NUMBER: 211083

3D RENDERINGS

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A13.3



EXISTING



PROPOSED

DAVID SISSON ARCHITECTURE PC — ALL RIGHTS RESERVED

1

2

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4

david sisson architecture pc
 345 Taunton Ave
 East Providence RI 02914
 www.dsarch.com info@ds-arch.com 401.952.7070

REV #	DATE	ISSUED FOR:
	2022-12-14	VARIANCE

126 Adelaide Ave
 Providence, RI 02907
 PROJECT NUMBER: 21083

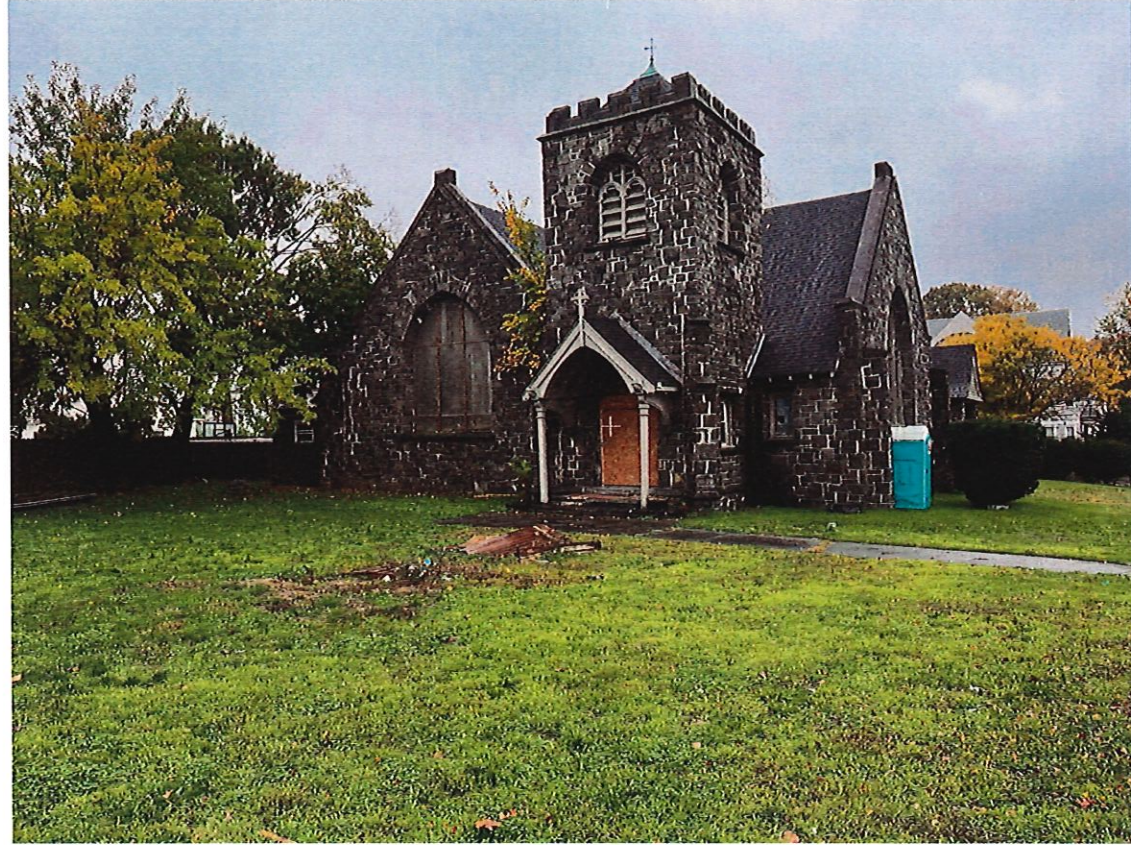
3D RENDERINGS

NOT FOR
 CONSTRUCTION
 DATE SIGNED:
 2022-08-22

A13.4

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DAVID SISSON ARCHITECTURE PC - ALL RIGHTS RESERVED

ALL PHOTOS COURTESY OF DAVID SISSON ARCHITECTURE PC

david sisson architecture pc

 345 Treetop Ave

 East Providence RI 02914

 www.ds-arch.com info@ds-arch.com 401-995-7070

REV.#	DATE	ISSUED FOR:
	2022-12-14	ZONING VARIANCE

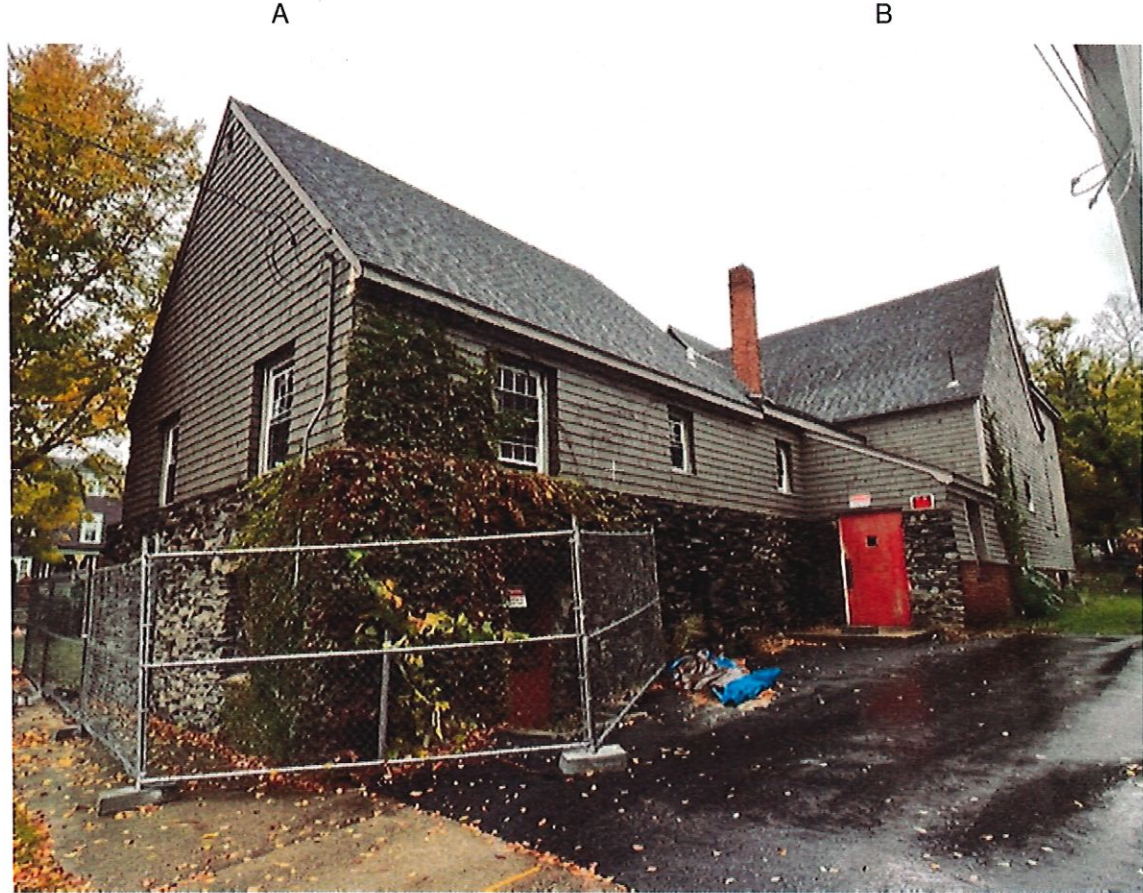
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 Providence, RI 02907
 PROJECT NUMBER: 21083

PHOTOS

NOT FOR CONSTRUCTION

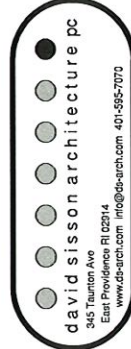
 DATE SIGNED: 2022-09-20

A9.6



DAVID SISSON ARCHITECTURE PC — ALL RIGHTS RESERVED

ALL PHOTOS COURTESY OF DAVID SISSON ARCHITECTURE PC



 david sisson architecture pc

 345 Lonsdale Ave. RI 02914

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 www.ds-arch.com

REV. #	DATE	ISSUED FOR:
	2022-12-14	ZONING VARIANCE

126 Adelaide Ave

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 PROJECT NUMBER: 21083

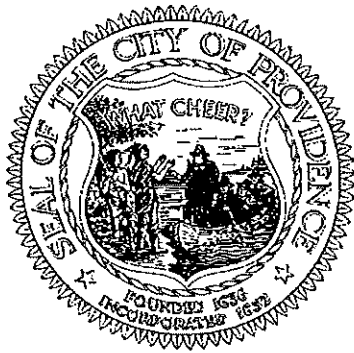
PHOTOS



 NOT FOR CONSTRUCTION

 DATE SIGNED: 2022-09-20

A9.7



PLEASE POST THIS CARD ON THE PROPERTY SO THAT IT IS VISIBLE FROM THE STREET

CERTIFICATE OF APPROPRIATENESS

PROVIDENCE HISTORIC DISTRICT COMMISSION

Department of Planning and Development, 444 Westminster Street, Providence, RI 02903

401.680.8400/Fax 401.680.8492

www.providenceri.gov

martin@providenceri.gov

APPLICANT: Touchdown Realty

OWNER: Same

PROPERTY ADDRESS: 126 Adelaide Avenue

PLAT/LOT: 52/351

HISTORIC DISTRICT: Prov Landmarks District-Residential

PHDC APPLICATION NUMBER: 22.030

SCOPE OF WORK: Major Alterations: the modification of the roofline, addition of dormers and the introduction/removal of fenestration and doors., as per PHDC Resolution 22-33 and plans dated 08/26/22, stamped and approved 08/26/22.

The Providence Historic District Commission hereby certifies, pursuant to RIGL Ch. 45-24.1-10, 1998 (as amended), and Chapter 27 of the Providence Zoning Ordinance (Chapter 2014-39, dated December 24, 2014, as amended), that the work described herein has been approved. Any conditions of approval have been met or are noted above.

Adhere to PHDC Guidelines regarding Major Alterations.

ALL WORK SHALL BE CARRIED OUT AS SHOWN ON THE APPROVED PLANS AND SPECIFICATIONS ON FILE WITH THE PHDC. THIS CERTIFICATE, ALONG WITH ANY DRAWINGS STAMPED APPROVED BY THE PHDC, MUST BE PRESENTED TO THE DEPARTMENT OF INSPECTION AND STANDARDS (444 WESTMINSTER STREET, PROVIDENCE) TO OBTAIN A BUILDING PERMIT. CHANGES TO APPROVED PROJECTS AND ANY ADDITIONAL WORK NOT SPECIFICALLY APPROVED HEREIN MUST BE REVIEWED AND APPROVED BY THE PHDC. THIS CERTIFICATE IS VALID FOR ONE YEAR FROM THE DATE OF ISSUE.

Signature of PHDC Chair or Staff

08/26/2022

Date of Issue



PLAN LEGEND

- 1
- 2
- 3
- 4

GENERAL NOTES

1. EXISTING WALLS SHALL BE REINFORCED WITH #4 BARS AT 16" O.C. UNLESS NOTED OTHERWISE.
2. ALL INTERIOR WALLS SHALL BE 1/2" O.C. UNLESS NOTED OTHERWISE. PROVIDE DOUBLE TOP PLATE. SEE 2.1.1.1.
3. ALL DOORS SHALL BE 1/2" O.C. UNLESS NOTED OTHERWISE.
4. EXISTING DOORS IN WALL UNLESS NOTED OTHERWISE SHALL BE REINFORCED AND INTERLOCKED TO NEW WALLS.
5. PROVIDE UNBURNED AND UNPEELED ROOFING UNDER EXISTING ROOFING. PROVIDE 1/2" O.C. UNLESS NOTED OTHERWISE. PROVIDE 1/2" O.C. UNLESS NOTED OTHERWISE.
6. PROVIDE 1/2" O.C. UNLESS NOTED OTHERWISE. PROVIDE 1/2" O.C. UNLESS NOTED OTHERWISE.
7. PROVIDE 1/2" O.C. UNLESS NOTED OTHERWISE. PROVIDE 1/2" O.C. UNLESS NOTED OTHERWISE.
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16. PROVIDE 1/2" O.C. UNLESS NOTED OTHERWISE. PROVIDE 1/2" O.C. UNLESS NOTED OTHERWISE.
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19. PROVIDE 1/2" O.C. UNLESS NOTED OTHERWISE. PROVIDE 1/2" O.C. UNLESS NOTED OTHERWISE.
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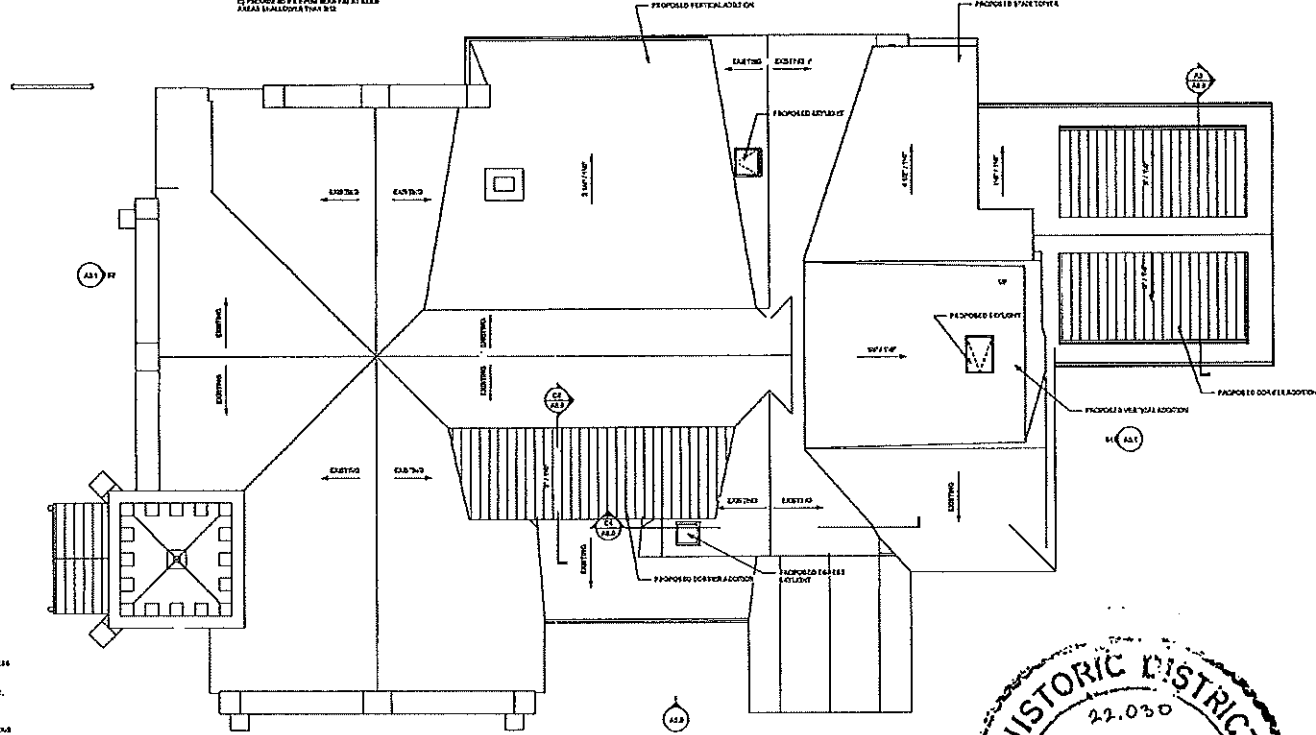
A

KEYED NOTES

- 1 EXISTING ROOF AREA
 - 2 EXISTING ROOF AREA
- NOTE:
 1. PROVIDE ALL POINTS IN ROOF AREA UNLESS NOTED OTHERWISE.
 2. PROVIDE ALL POINTS IN ROOF AREA UNLESS NOTED OTHERWISE.
 3. PROVIDE ALL POINTS IN ROOF AREA UNLESS NOTED OTHERWISE.

C

D

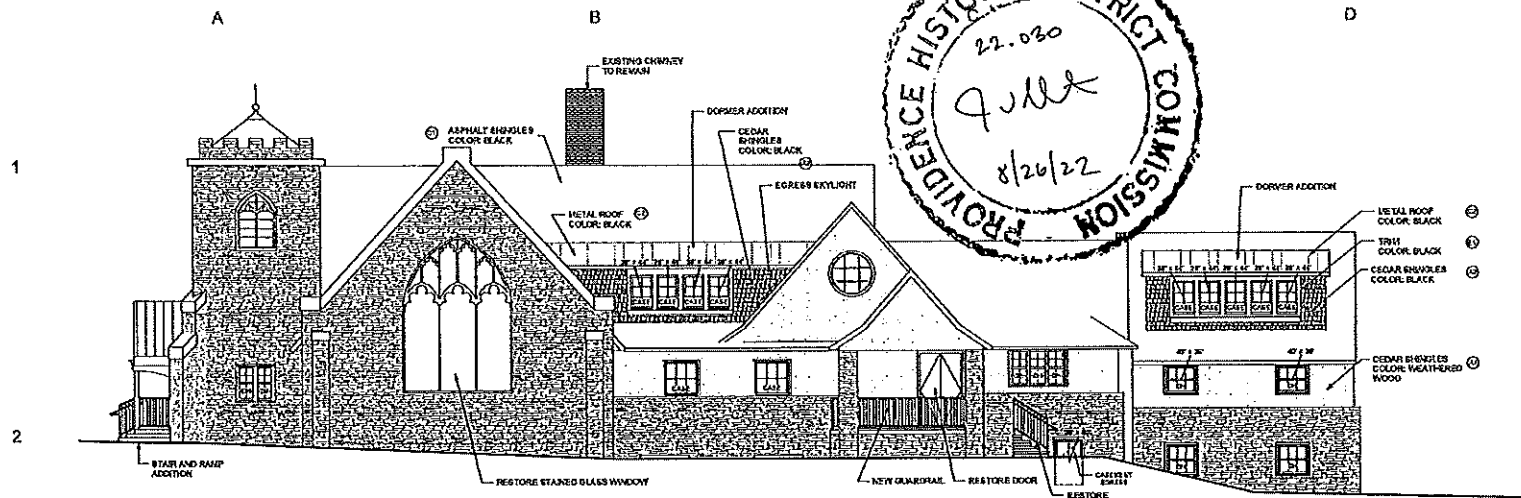


FLOOR PLAN - ROOF
 1/8" = 1'-0"

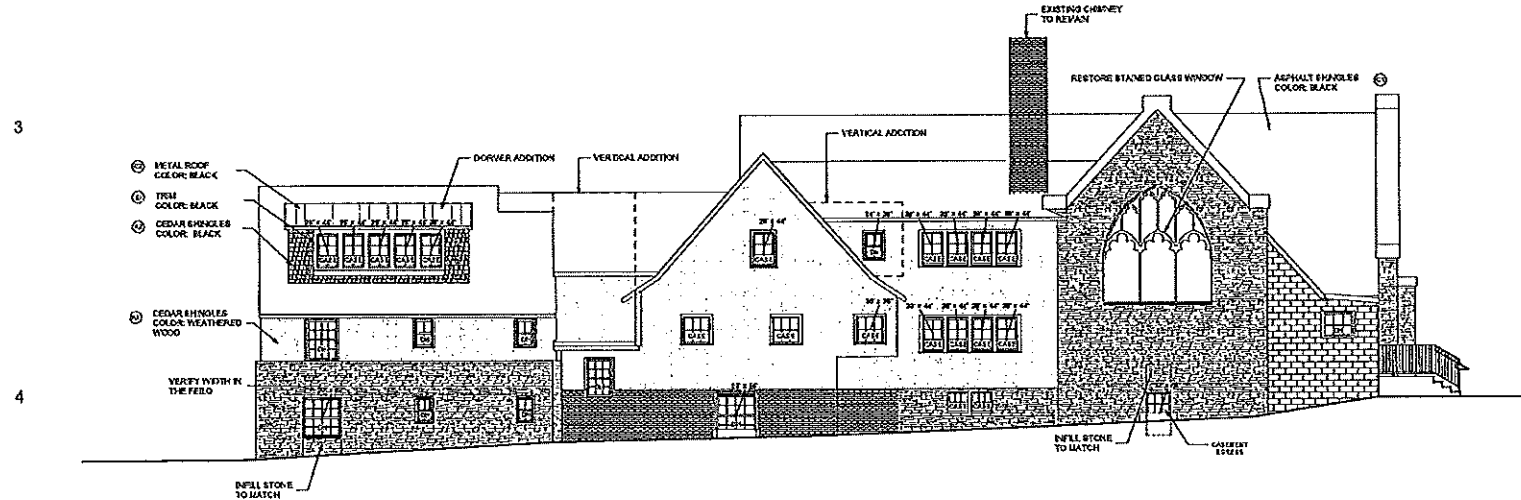
EXHIBIT 3D



2024.08.26 10:00 AM 1/8" = 1'-0" 21030



1 NORTH ELEVATION
S15'-11 1/2"



2 SOUTH ELEVATION
S15'-11 1/2"



DAVID SIMON ARCHITECTURE PC
DAVID SIMON ARCHITECTURE PC
445 THURGOOD STREET
PROVIDENCE, RI 02909
PH: 401-863-9300
WWW.DSARCHITECTURE.COM



125 Adelaide Ave
PROVIDENCE, RI 02907
PROJECT NUMBER: 21181

ELEVATIONS

FOR HDC REVIEW ONLY
DATE: 8/26/22
PROJECT: 21181

A5.0

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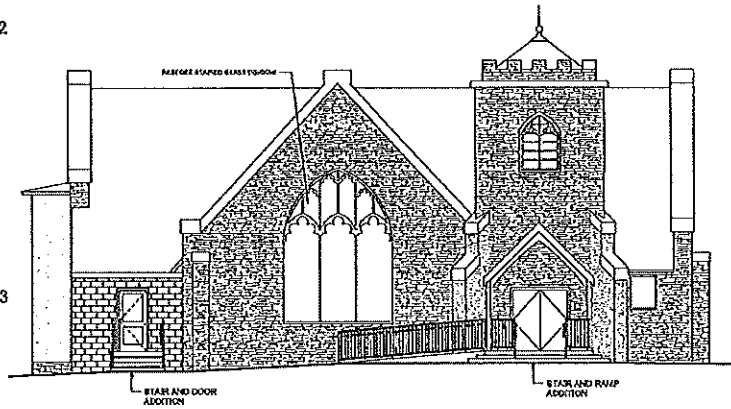
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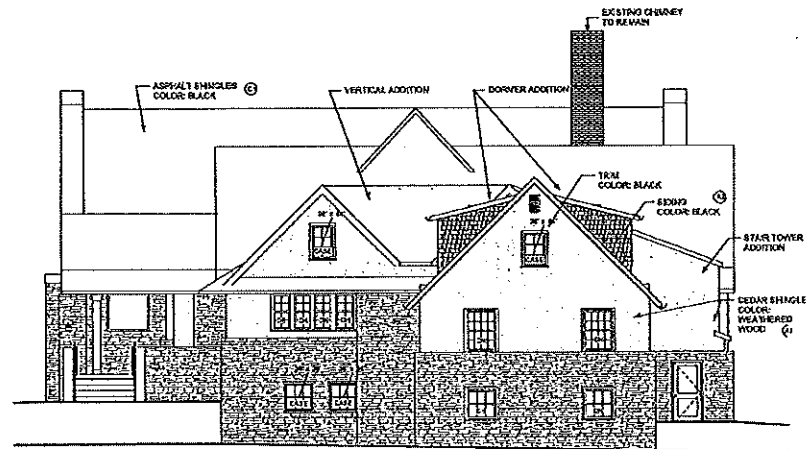
2



3

Ⓢ EAST ELEVATION
319' x 110'

4



Ⓢ WEST ELEVATION
319' x 110'

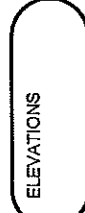
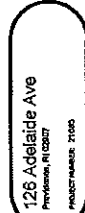
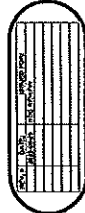


EXHIBIT 3F

DAVID EASON ARCHITECTURE, INC. ALL RIGHTS RESERVED

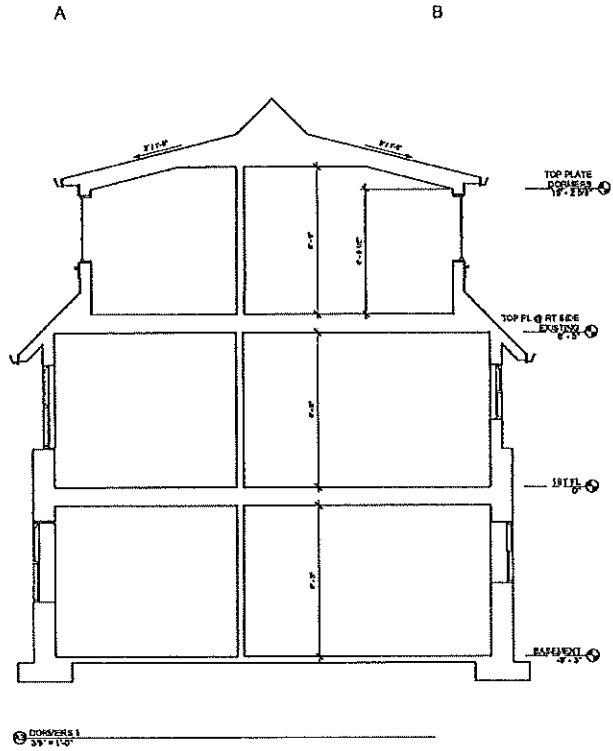
DAVID BOGOT ARCHITECTURE PC - ALL RIGHTS RESERVED

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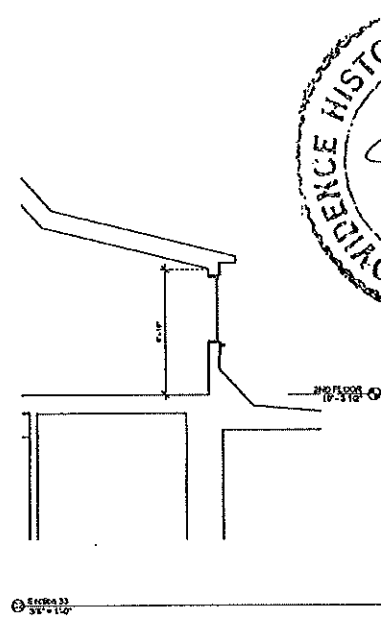
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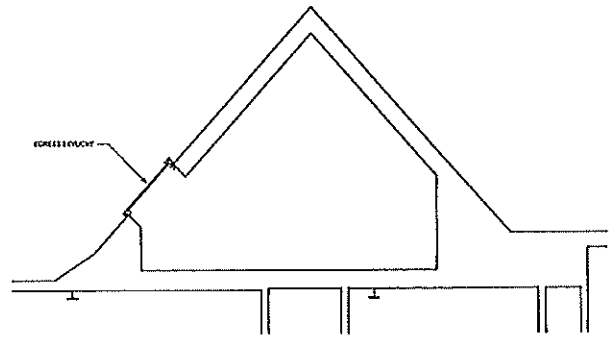
SECTION 1
39' x 12'

C

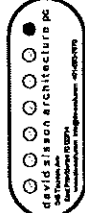
D



SECTION 2
33' x 12'



SECTION 3
31' x 12'



126 Adelaide Ave
Providence, RI 02903
PHONE: 401-846-2183
FAX: 401-846-2184

SECTIONS 1

FOR HDC
REVIEW ONLY

A6.0

EXHIBIT 3H

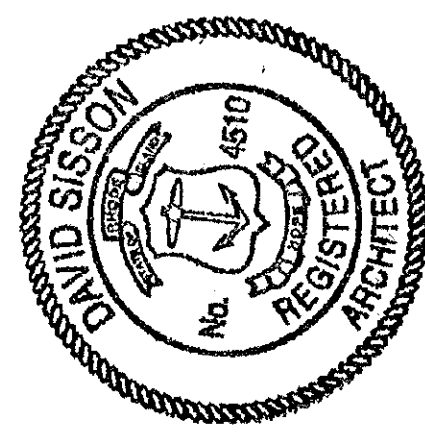
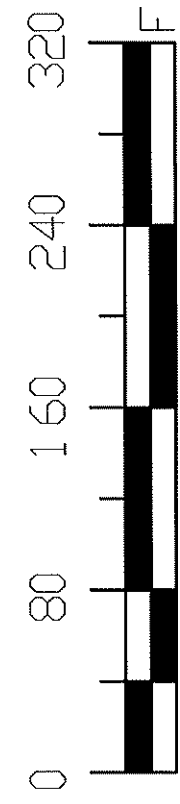
200' RADIUS PLAN

126 ADELAIDE AVE.
PROVIDENCE, RI 02907

MAP 52 LOT 351

SCALE: 1"=80' OCTOBER 24, 2022

DRAWN BY: D. SISSON



345 TAUNTON AVE.
EAST PROVIDENCE RI
02914
ds-arch.com
401-595-7070

200 FOOT
RADIUS
PLAN

126 Adelaide Ave
Providence RI 02907
DATE: 12-14-2022
Project Number: 21083

A1