

CITY OF PROVIDENCE
ZONING BOARD OF REVIEW

INSPECTION & STANDARDS
RECEIVED

JUN 13 2025

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 Variance

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

If a section of the application is not applicable, please indicate this by using N/A in that field.

Applicant: Nicholas Reville Applicant Mailing Address
Email: reville@gmail.com Street: 128 Carr St.
Phone: 508-963-7832 City, State, Zip: Providence, RI 02905

Owner: Nicholas Reville Owner Mailing Address
Email: reville@gmail.com Street: 128 Carr St.
Phone: 508-963-7832 City, State, Zip: Providence, RI 02905

Lessee: _____ Lessee Mailing Address
Email: _____ Street: _____
Phone: _____ City, State, Zip: _____

Attorney: _____ Attorney Mailing Address
Email: _____ Street: _____
Phone: _____ City, State, Zip: _____

Does the proposal require review by any of the following:

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

1. Street Address of Subject Property: 128 Carr St, Providence, RI 02905
Plat and Lot Numbers of Subject Property:  Plat 059 Lot 892

2. Base Zoning District(s): R-1 Low Density Residential
Overlay District(s): N/A

3a. Date owner purchased the Property: 07/06/2020

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

4. Dimensions of each lot:

Lot # <u> </u>	Width <u> </u>	Dep <u> </u>	Total area <u> </u> sq. ft.
Lot # <u> </u>	Width <u> </u>	Dep <u> </u>	Total area <u> </u> sq. ft.
Lot # <u>892</u>	Width <u>120.3</u>	Depth <u>80.2</u>	Total area <u>9649</u> sq. ft.
Lot # <u> </u>	Width <u> </u>	Depth <u> </u>	Total area <u> </u> sq. ft.

5a. Size of existing structure(s) located on the Property:

Principal Structure:

Area of Footprint 1,680 ft2

Overall Height 28' - 4"

of Stories 2 stories

Accessory Structure:

Area of Footprint

Overall Height

of Stories

5b. Size of proposed structure(s) located on the Property:

Principal Structure:

Area of Footprint 560 ft2

Overall Height 28' - 4"

of Stories 2 stories

Accessory Structure:

Area of Footprint

Overall Height

of Stories

6a. Existing Lot Coverage:

Building Coverage (area of all roofed structures) 1,680 ft2

Total Impervious Coverage Area (area of all roofed structures and impervious surfaces) 1,680 ft2

Rear Yard Impervious Coverage (area of structures and impervious surface in rear yard) 560 ft2

Front Yard Impervious Coverage (area of structures and impervious surface in front yard) 0 ft2

6b. Proposed Lot Coverage:

Building Coverage (area of all roofed structures) 2,128 ft2

Total Impervious Coverage Area (area of all roofed structures and impervious surfaces) 2,128 ft2

Rear Yard Impervious Coverage (area of structures and impervious surface in rear yard) 692 ft2

Front Yard Impervious Coverage (area of structures and impervious surface in front yard) 0 ft2

7a. Present Zoning Use of the Property: Multifamily - Three Units

7b. Legal Zoning Use of the Property as recorded in the Dept. of Inspection & Standards:
Multifamily - Three Units

8. Proposed Zoning Use of the Property: Multifamily - Three Units

9. Number of Parking Spaces:

of existing spaces 0 # of proposed spaces 0

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

No Zoning Ordinance No RI State Building or Property Maintenance Code(s)

11a. List all Zoning Ordinance Sections from which a variance is sought:

<u>Section Number</u>	<u>Section Title + Quantity of relief, if applicable (eg. 4' setback where 6' required)</u>
_____	_____
_____	_____
_____	_____
_____	_____

11b. Identify the section(s) of the Zoning Ordinance that provide for the special use permit, and list all section(s) which provide Use Standards for the proposed Special Use(s):

<u>Section Number</u>	<u>Section Title</u>
1202.L.8	Principal Use Standards
2006.B.2	Uses by Variance or Special Use Permit

12. Summarize any changes proposed for the Property (use, construction/renovation, site alteration):
Expansion of gross floor area in order to renovate first floor unit.

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. As indicated on the instructions page, this application may not be signed by an attorney on behalf of their client(s).

Owner(s):

Nicholas Reville - NPR Trust

Type Name



Signature

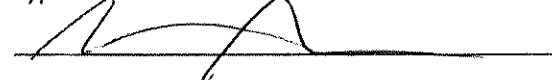
Type Name

Signature

Applicant(s):

Nicholas Reville

Type Name



Signature

Type Name

Signature

All applicable requirements listed and described on the Instruction Sheet shall be met or this application will not be considered complete.

APPENDIX B

APPLICATION FOR SPECIAL USE PERMIT

In accordance with Rhode Island General Laws § 45-24-42(b), Section 1901 of the Zoning Ordinance requires that the Applicant for a special use permit demonstrate:

1. That the proposed special use is set forth in the ordinance and complies with the applicable use standards for the authorization of a special use permit;
2. That the proposed special use will not substantially injure the use and enjoyment of nor significantly devalue neighboring property; and
3. That the proposed special use will not be detrimental or injurious to the general health or welfare of the community.

Please provide the following information:

1. **Indicate the Ordinance section(s) which provide Use Standards for the proposed Special Use(s); and State all facts that demonstrate that the proposed special use will be in conformance with the Use Standards for the proposed Special Use(s):**

1202.L.8

We are transitioning from a multi-family (3 unit) dwelling to a 2-unit dwelling. We are within 5% of the dimensional requirement to be a multifamily conforming lot. We are applying to change our status to a multi-family conforming lot.

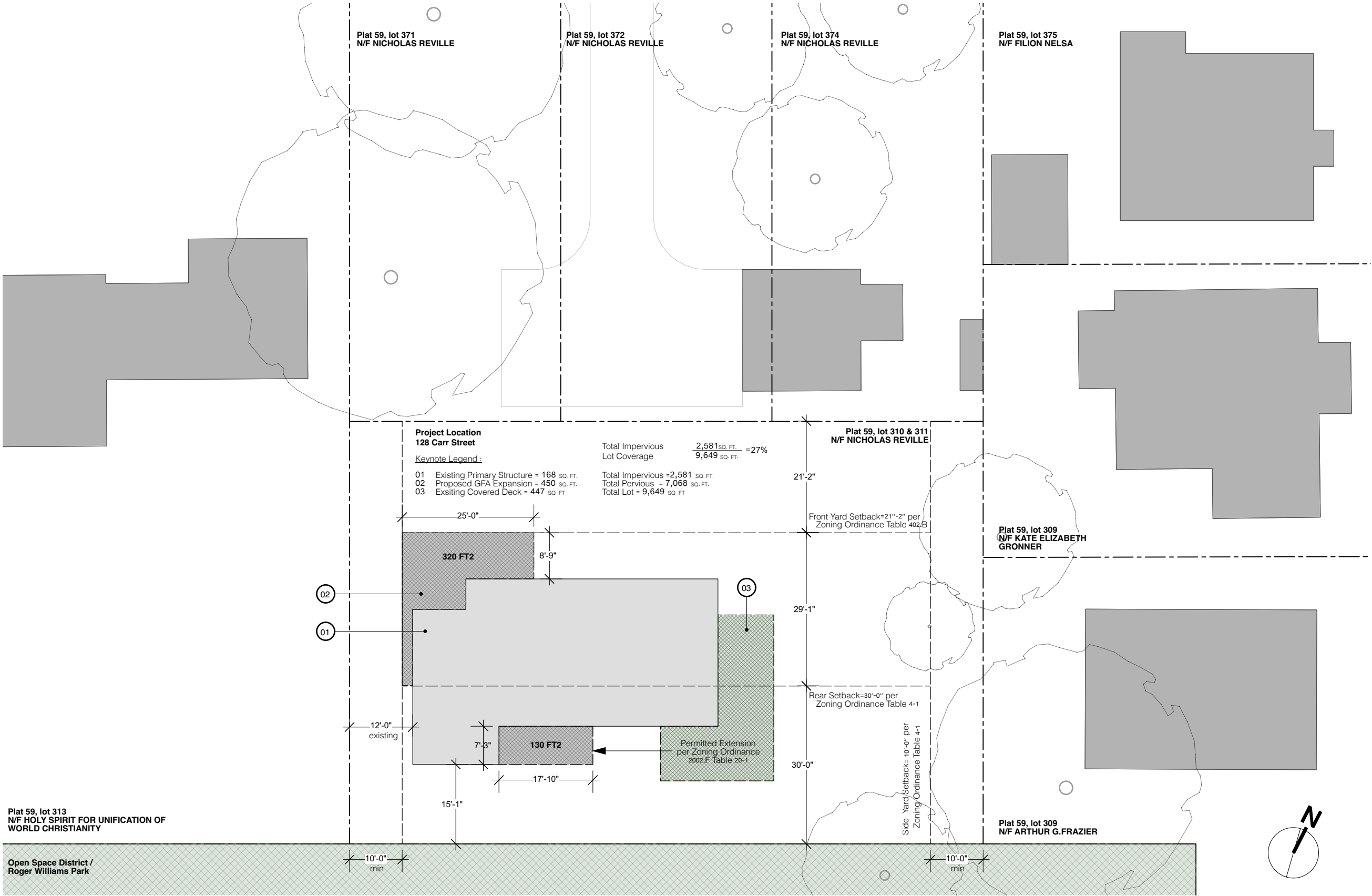
-
2. **State all facts that demonstrate that the proposed special use will not substantially injure the use and enjoyment of neighboring property and will not significantly devalue neighboring property:**

Property currently exists as a multi-family (3 unit) dwelling. Proposed renovation will transform the lot into a 2-unit dwelling. Proposed addition stays within all zoning boundaries and will have minimal impact on the overall site conditions. Renovation will be a major improvement to the exterior of the structure, including new windows, doors, siding, trim, roof, etc. All this will greatly improve the aesthetics of the building's facade.

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3. **State all facts that demonstrate that the proposed special use will not be detrimental or injurious to the health or welfare of the community:**

The design of the small addition and the renovation of the existing house will improve the overall aesthetic of the dwelling. The design is considerate of existing landscape and neighboring properties, and is informed by the proximity to the park and all natural surroundings.

IF MORE ROOM IS NEEDED TO ANSWER ANY OF THE ABOVE QUESTIONS, PLEASE SUBMIT AN ADDENDUM TO THIS APPENDIX WITH COMPLETE RESPONSES.



H B Design & Build
819 Westminster Street
Providence, RI 02903
www.hbarchive.com

Prsic & Prsic
47 Plain Street
Rehoboth, MA 02769
www.prsic-prsic.com

128 Carr Street
Providence, Rhode Island 02908

Site Plan

Drawing Number: **A 1.30**

Scale:	Noted
Date:	6/13/25

Drawn By:	
Set:	

Radius Map



6/13/2025, 10:44:47 AM

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