

MAR 30 2021

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: Craig J. DiPetrillo

Address 15 Thomas St., Suite C, No.Prov., RI

Zip Code 02911

E-mail cjd@dipetrillo.net

Phone _____

Home/Office

401-641-0032

Mobile (Cell)

Owner: (same)

Address _____

Zip Code _____

E-mail _____

Phone _____

Home/Office

Mobile (Cell)

Lessee: n/a

Address _____

Zip Code _____

E-mail _____

Phone: _____

Home/Office

Mobile (Cell)

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

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

1. **Location of Property:** 134 Wadsworth Street
Street Address

R-3

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

3a. **Date owner purchased the Property:** 09/25/2020

3b. **Month/year of lessee's occupancy:** n/a

3. Dimensions of each lot:

Lot #	<u>625</u>	Frontage	<u>40'</u>	depth	<u>74'</u>	Total area	<u>3,026</u>	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 <u>n/a</u>	Height _____	Floors _____

Accessory Structure:	Total gross square footage	_____
Footprint <u>n/a</u>	Height _____	Floors _____

5. Size of proposed structure(s):	Total gross square footage:	<u>2,304sf (1152sf per story)</u>
Footprint <u>24 x 48</u>	Height <u>35</u>	Floors <u>2</u>

6a. Existing Lot coverage: (include all buildings, decks, etc.) n/a

6b. Proposed Lot coverage: (include new construction) 1,152 sf

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):
2-family

9. Number of Current Parking Spaces: n/a

10. Describe the proposed construction or alterations (each lot/structure):
construct a 2-family, 2 story dwelling.

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

<u>no</u>	Zoning Ordinance
<u>no</u>	RI State Building Code
<u>no</u>	Providence Housing Code

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

<u>2003.E</u>	<u>Deficiency in lot area which causes merger</u>
<u>Table 4-1</u>	<u>Minimum square footage required to build a 2-family R-3 min. lot area 3,500 sf</u>

13. Explain the changes proposed for the Property.

1- Requesting dimensional relief 1,974 square feet lot area deficiency so as to not be considered merged.

2- Requesting dimensional relief 474 square feet lot area deficiency to be able to build 2- family house

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):

Craig DiPetrillo

Type Name
Craig J.
DiPetrillo
Digitally signed by Craig J. DiPetrillo
DN: cn=Craig J. DiPetrillo, o, ou, email=cjdi@petrillo.net, c=US
Date: 2021.04.23 15:43:49 -0400

Signature

Craig Dipetrillo

Digitally signed by Craig Dipetrillo
DN: cn=Craig Dipetrillo, o, ou, email=craig@petrillo.net, c=US
Date: 2021.04.23 15:43:52 -0400

Type Name
Craig J.
DiPetrillo
Digitally signed by Craig J. DiPetrillo
DN: cn=Craig J. DiPetrillo, o, ou, email=cjdi@petrillo.net, c=US
Date: 2021.04.23 15:43:56 -0400

Signature

Applicant(s):

Craig DiPetrillo

Type Name
Craig
DiPetrillo
Digitally signed by Craig J. DiPetrillo
DN: cn=Craig J. DiPetrillo, o, ou, email=cjdi@petrillo.net, c=US
Date: 2021.04.23 15:44:05 -0400

Signature

Craig Dipetrillo

Digitally signed by Craig Dipetrillo
DN: cn=Craig Dipetrillo, o, ou, email=craig@petrillo.net, c=US
Date: 2021.04.23 15:44:07 -0400

Type Name
Craig J.
DiPetrillo
Digitally signed by Craig J. DiPetrillo
DN: cn=Craig J. DiPetrillo, o, ou, email=cjdi@petrillo.net, c=US
Date: 2021.04.23 15:44:10 -0400

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?

~~This is a R-3 zoning, where most houses around are multi families. I will be at a disadvantage building a single family in this area. Cost of material would not make sense for me to build a single~~

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

~~The area, location and economic causes the hardship for me to build a single family.~~

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.

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 lot in its current state is not appealing at all and is not producing any substancial taxes for the city. On the other hand, a new constructed 2-family dwelling will appeal nicer to the area and produce substancial tax income for the city.~~

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).

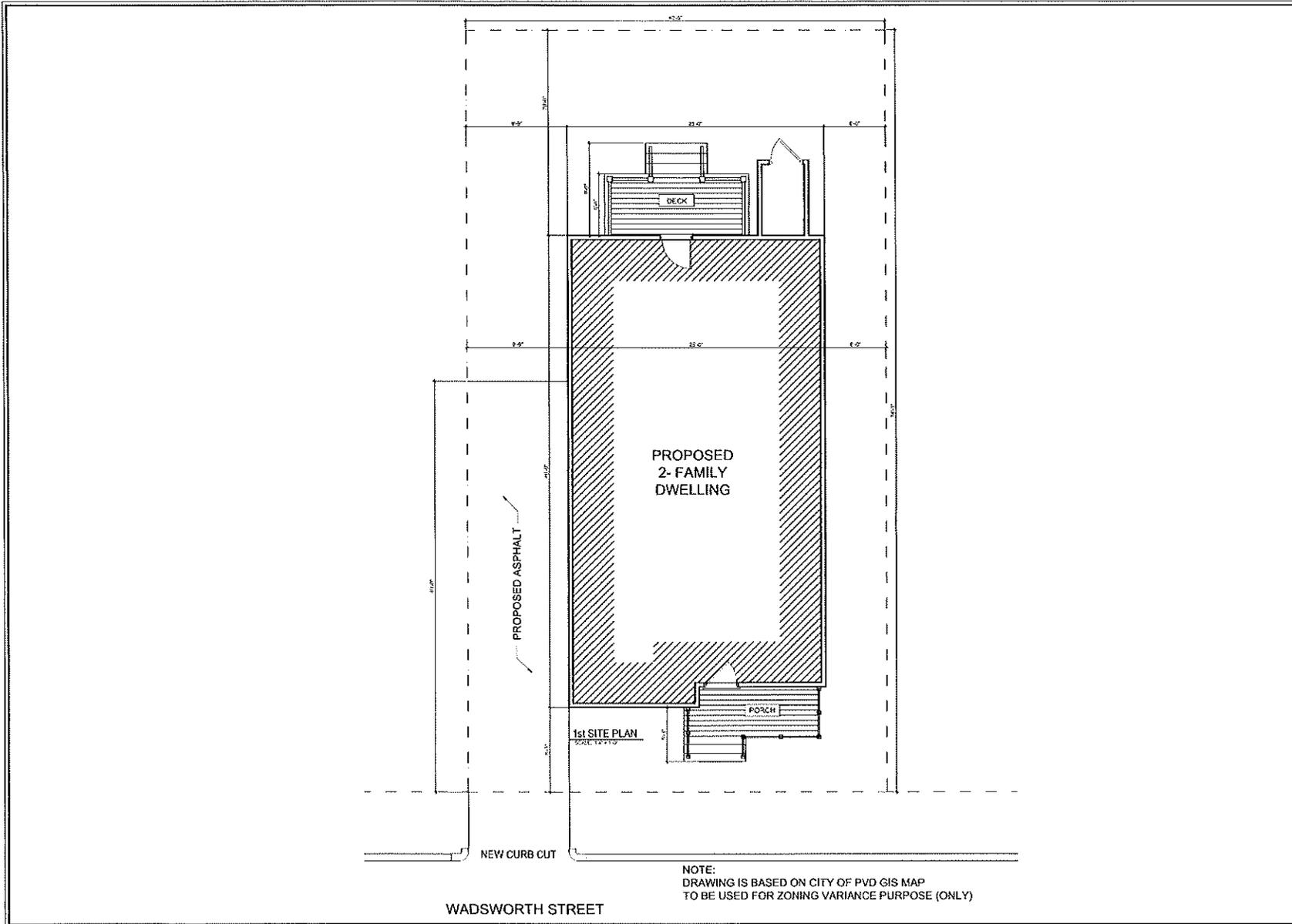
~~It is the minimum relief that I am seeking. 1.) The two adjacent lots (left/right) are under 3,200sf and the lot that I own and present is less than 3,200sf. Due to this, all three lots are merged by zoning. 2.) The zoning requires 3,500sf which is the minimum required to build a 2-family in an R-3 zone.~~

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.

~~n/a~~

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.

~~There is no benefit for me to have a vacant lot that would only in time accumulate debris, over grown grass and loitering within this area.~~



**NEW
CONSTRUCTION
2-FAMILY**

134 WADSWORTH ST.
PROVIDENCE, RI.
02907

OWNER/APPLICANT
DIPETRILLO CRAIG
15 THOMAS ST. SUITE C
NORTH PROVIDENCE,
RI. 02911
TEL. (401) 641-0932

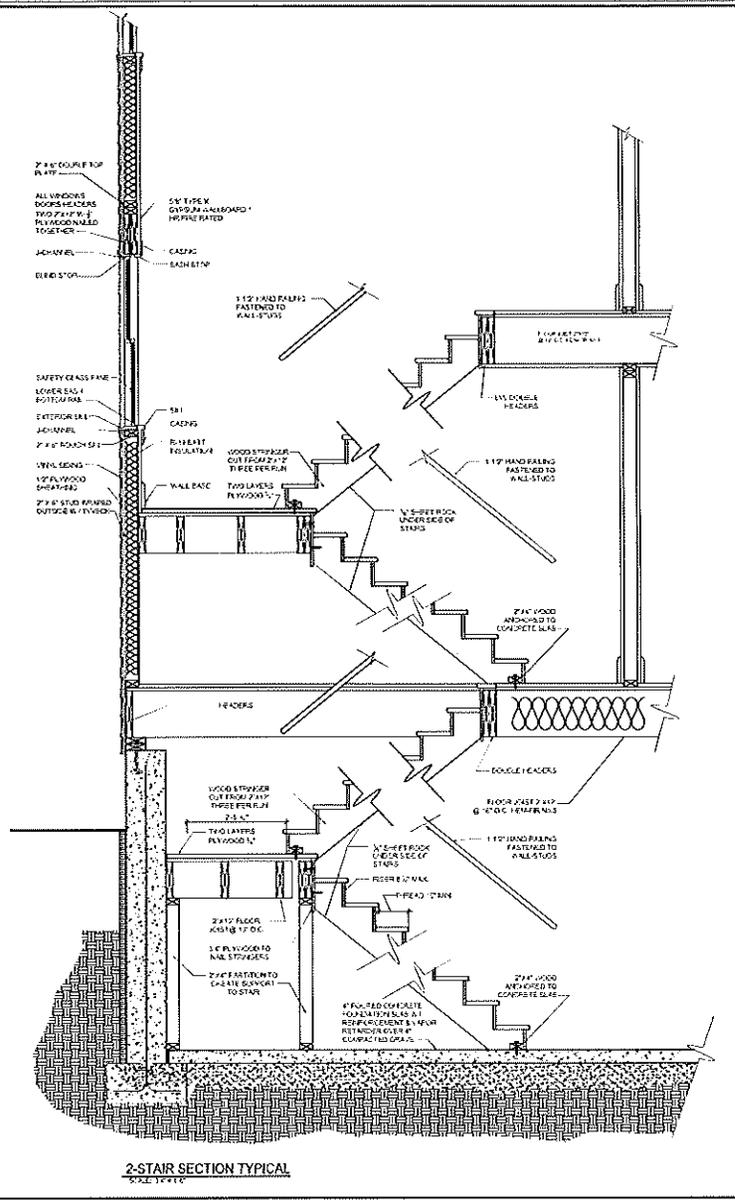
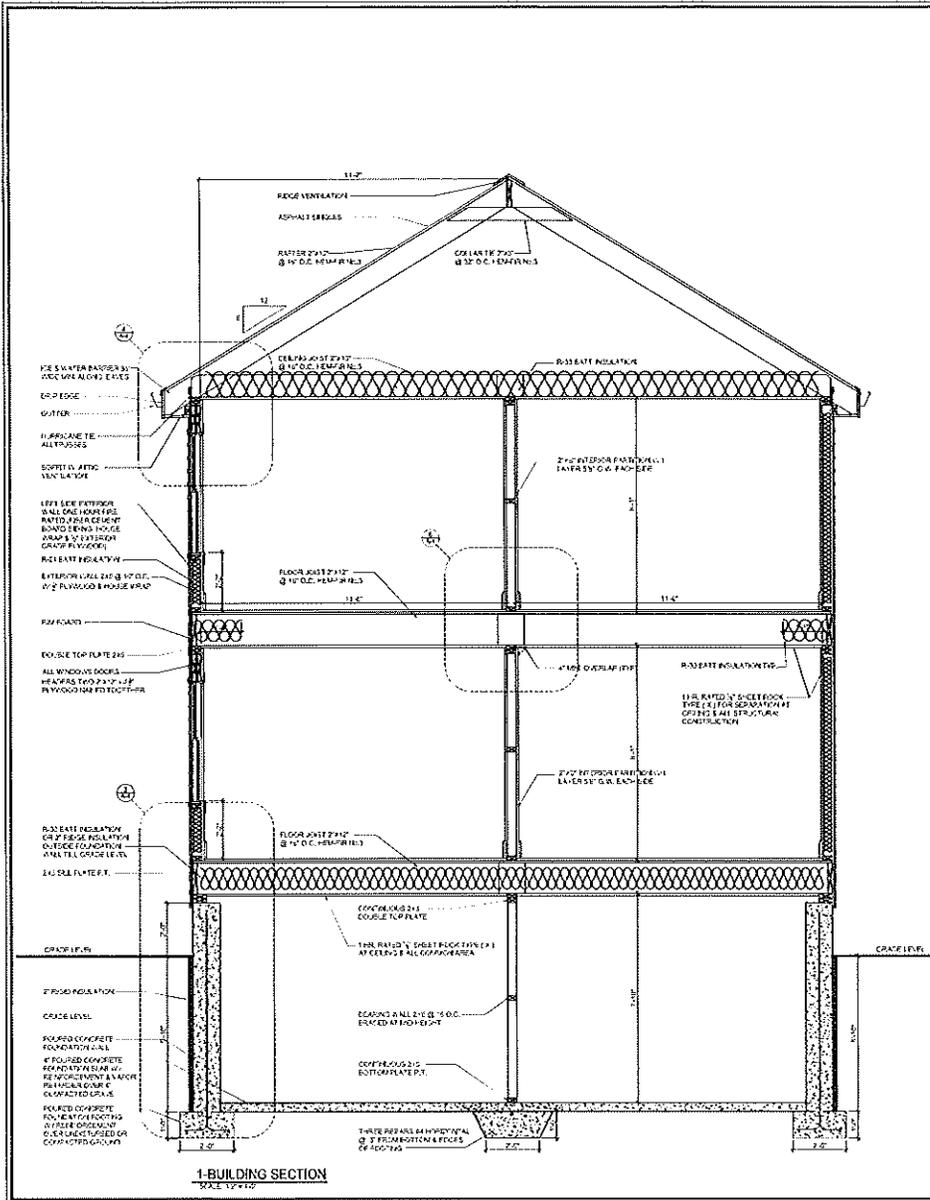
PLAT: 43
LOT: 625
ZONING: R-3
LEGAL USE: VACANT LOT
PROP USE: TWO FAM

DESIGNER
EUGENIO OVALLE
23 JOSLIN ST.
PROVIDENCE, RI 02909
TEL. 401-436-6595

GENERAL NOTES
1. OWNER TO VERIFY ALL DIMENSIONS AND SETBACKS WITH CITY OF PROVIDENCE.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PROVIDENCE ZONING ORDINANCES.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PROVIDENCE ENGINEERING DEPARTMENT REGULATIONS.
4. OWNER TO OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF PROVIDENCE.

REVISIONS	

DRAWING NO. 559	SCALE AS NOTED
PROJECT NO. 171	DATE: 02.28.2025
SHEET NO. 1 SITE PLAN	
PLAT NO. A-1	



NEW CONSTRUCTION 2-FAMILY

134 WADSWORTH ST.
PROVIDENCE, RI.
02907

OWNER / APPLICANT
DIPETRILLO CRAIG
15 THOMAS ST. SUITE C
NORTH PROVIDENCE, RI.
02911
TEL. (401) 641-0032

PLAT: 43
LOT: 625
ZONING: R-3
LEGAL USE: VACANT LOT
PROP USE: TWO FAM

DESIGNER
EUGENIO OVALLE
23 JOSLIN ST.
PROVIDENCE, RI 02909
TEL. 401-433-9996

GENERAL NOTES:
OWNER TO VERIFY ALL DIMENSIONS
TO BE SHOWN ON THESE PLANS
AND TO VERIFY ALL DIMENSIONS
ON THE GROUND. ALL DIMENSIONS
TO BE SHOWN ON THESE PLANS
TO BE SHOWN ON THESE PLANS
TO BE SHOWN ON THESE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

ISSUES

NO.	DATE	DESCRIPTION

OWNER: SDD SCALE: AS NOTED
PROJECT: 51 DATE: 12.05.2020
SHEET NO: BUILDING & STAIR SECTIONS
SHEET: A-3
DATE: 12.05.2020



200' RADIUS PLAN
SCALE: 1" = 50'-0"

200' RADIUS PLAN

134 WADSWORTH ST.
PROVIDENCE, RI.
02907

OWNER / APPLICANT
DIPETRILLO CRAIG
15 THOMAS ST, SUITE C
NORTH PROVIDENCE,
RI, 02911
TEL. (401) 641-0032

PLAT: 43
LOT: 625
ZONING: R-3
LEGAL USE: VACANT LOT
PROP USE: *** FAM

DESIGNER
EUGENIO OVALLE

23 JOSLIN ST.
PROVIDENCE, RI 02909
TEL. 401 430-0596

GENERAL NOTE:
DO NOT MEASURE THESE DRAWINGS UNLESS OTHERWISE SPECIFIED.
USE ANNOTATED DIMENSIONS ONLY.
VERIFY ALL DIMENSIONS IN FIELD (V.I.F.).
IN CASE OF VARIANCES OR DISCREPANCIES
NOTIFY DESIGNER FOR RESOLUTION
PRIOR TO COMMENCEMENT OF THE WORK.

REVISIONS:	

ISSUE:

DRAWN BY: BSO SCALE: AS NOTED
PROJECT No: 011 DATE: 12/08/2020

SHEET NAME:
200' RADIUS PLAN
SHEET No:
S-1









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