

3. Dimensions of each lot:

Lot # <u>286</u>	Frontage <u>40'</u>	depth <u>100'</u>	Total area <u>4047</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 25'X41 Height 35+/- Floors 3

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

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

6a. Existing Lot coverage: (include all buildings, decks, etc.) 1075 = 25%

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

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

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

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

9. Number of Current Parking Spaces: Three

10. Describe the proposed construction or alterations (each lot/structure):
No work is planned. All units are existing.

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:
4-1 Minimum Lot Area
1902 Variances

13. Explain the changes proposed for the Property.

No changes planned. This is an existing 3 family house, which was purchased as such many years ago. We are seeking to legalize this existing use only. Three family house are allowed in R-3 Zone. Dimensional variance only.

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):

Columbia Homes, Inc.

Columbia Homes, Inc.

Type Name

Type Name

Abraham Kenoff, Pres.

Signature

Signature

Abraham Kenoff, Pres.

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?**

Was purchased as a three family house and has remained as such.

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

This area is predominantly utilized for this use. There are 50 Lots within the radius and 30 are three families or more-that is 60% of all lots in radius. There are only 10 houses with 1 or 2 family =20%.

- 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 use is an allowed use in an R3 Zone. The applicant has been paying real estate taxes on a three family house.

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 use is an allowed use in an R3 Zone. The application is for a dimensional variance solely, due to lot size. There is no viable alternative.

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.**

The applicant purchased the property as a three family dwelling and has been paying taxes on said property as a three family property. The majority of the properties in the radius are three family uses and the use is allowed. That due to the lot size, dimensional relief is required.

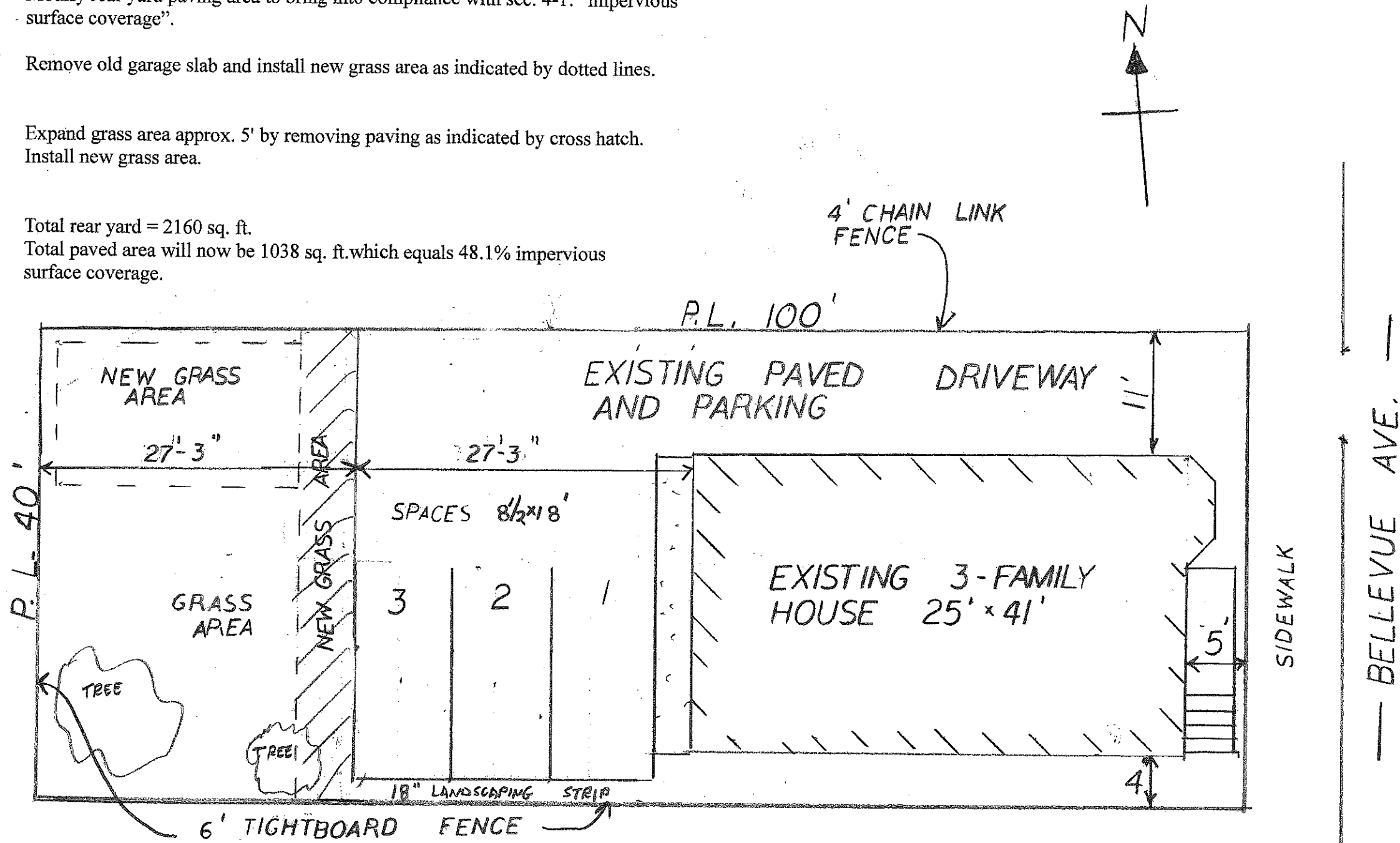
Modify rear yard paving area to bring into compliance with sec. 4-1: "impervious surface coverage".

Remove old garage slab and install new grass area as indicated by dotted lines.

Expand grass area approx. 5' by removing paving as indicated by cross hatch. Install new grass area.

Total rear yard = 2160 sq. ft.

Total paved area will now be 1038 sq. ft. which equals 48.1% impervious surface coverage.

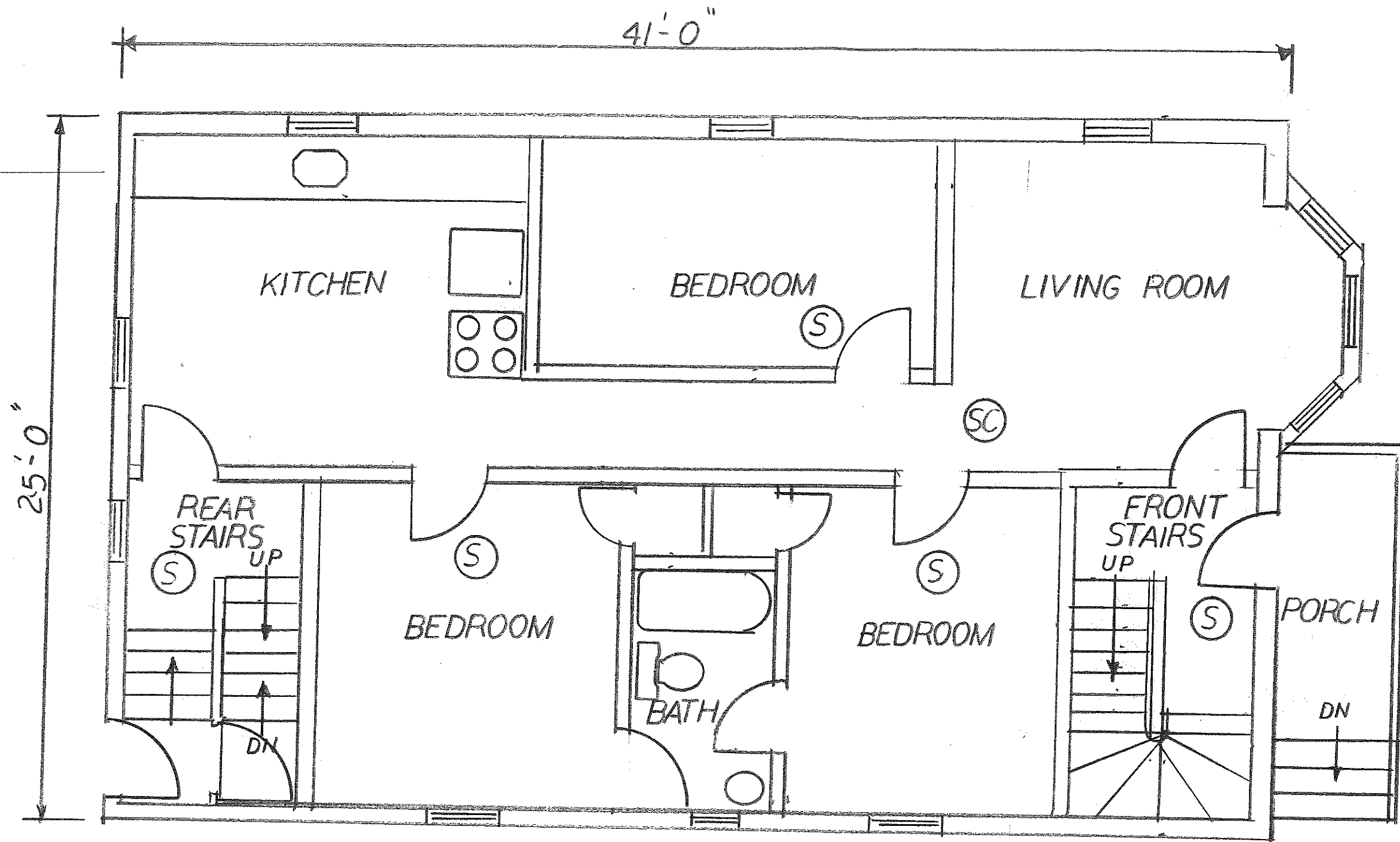


Drawn by Michael McHugh
 34 Chapin Avenue, Providence, RI
 (401) 965-6155

GENERAL NOTES:

135 Bellevue Avenue
 Plat: 31
 Lot: 286
 Area: 4,047 s.f.
 Zone: R-3
 Use Group: R-2 3-family dwelling
 Const.: 5-B Wood frame
 Height: 3 stories

SITE AND PARKING PLAN		
SCALE:	APPROVED BY:	DRAWN BY
DATE:		REVISED 8-9-22
135 BELLEVUE AVE.		
		DRAWING NUMBER 51



All stairway doors to be 2' 8" by 6' 8" and will be solid wood doors or steel doors with door closers (minimum 20 min. fire rating)

FRONT STAIRS
Width: 3' 0"
Risers: 8"
Treads: 10" (with winders)

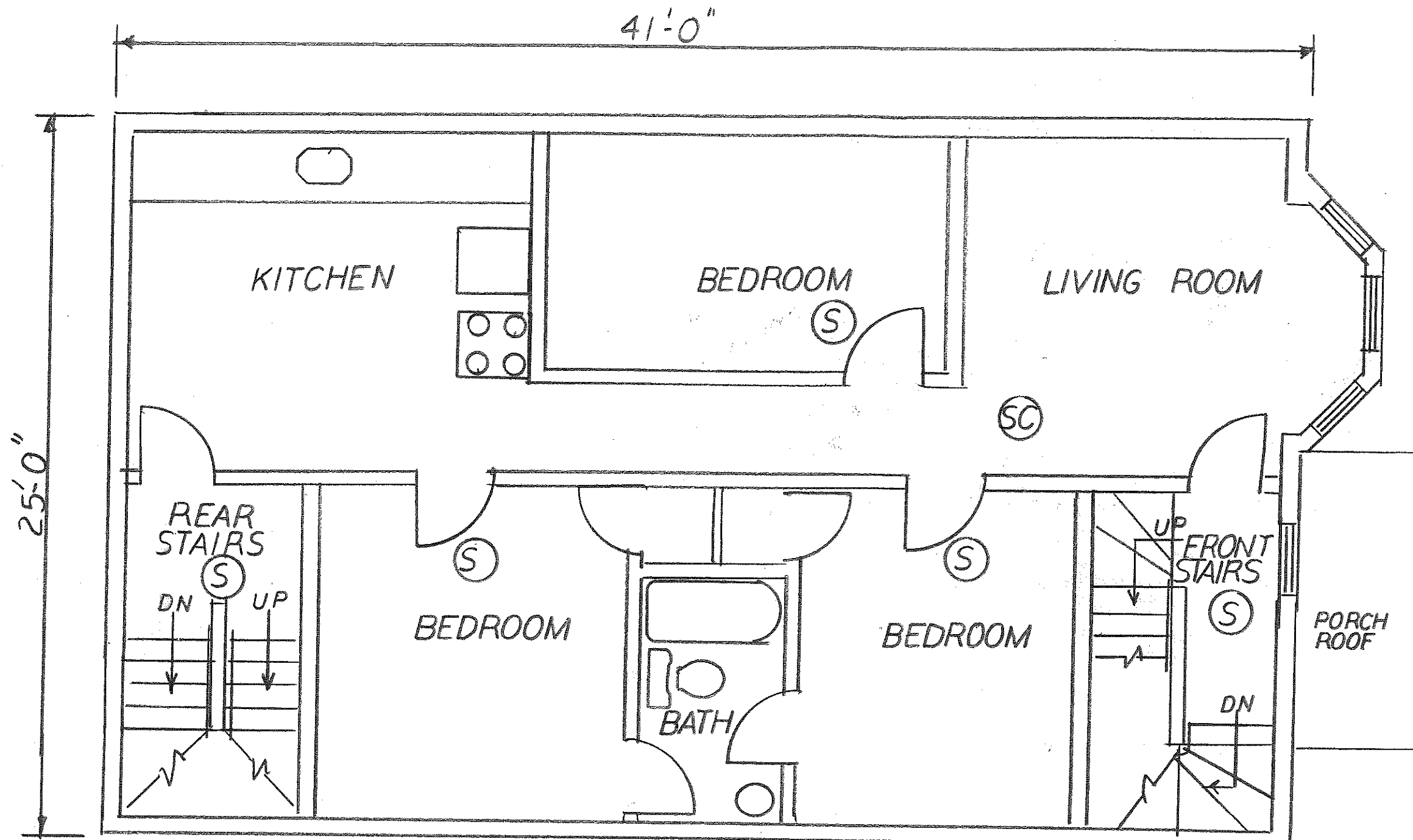
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FIRST FLOOR PLAN

$\frac{1}{4}'' = 1'-0''$

REAR STAIRS
Width: 3' 0"
Risers: 8"
Treads: 10" (with winders)

EXISTING HOUSE PLANS		
SCALE:	APPROVED BY:	DRAWN BY
DATE:		REVISED
135 BELLEVUE AVE.		
		DRAWING NUMBER A 1

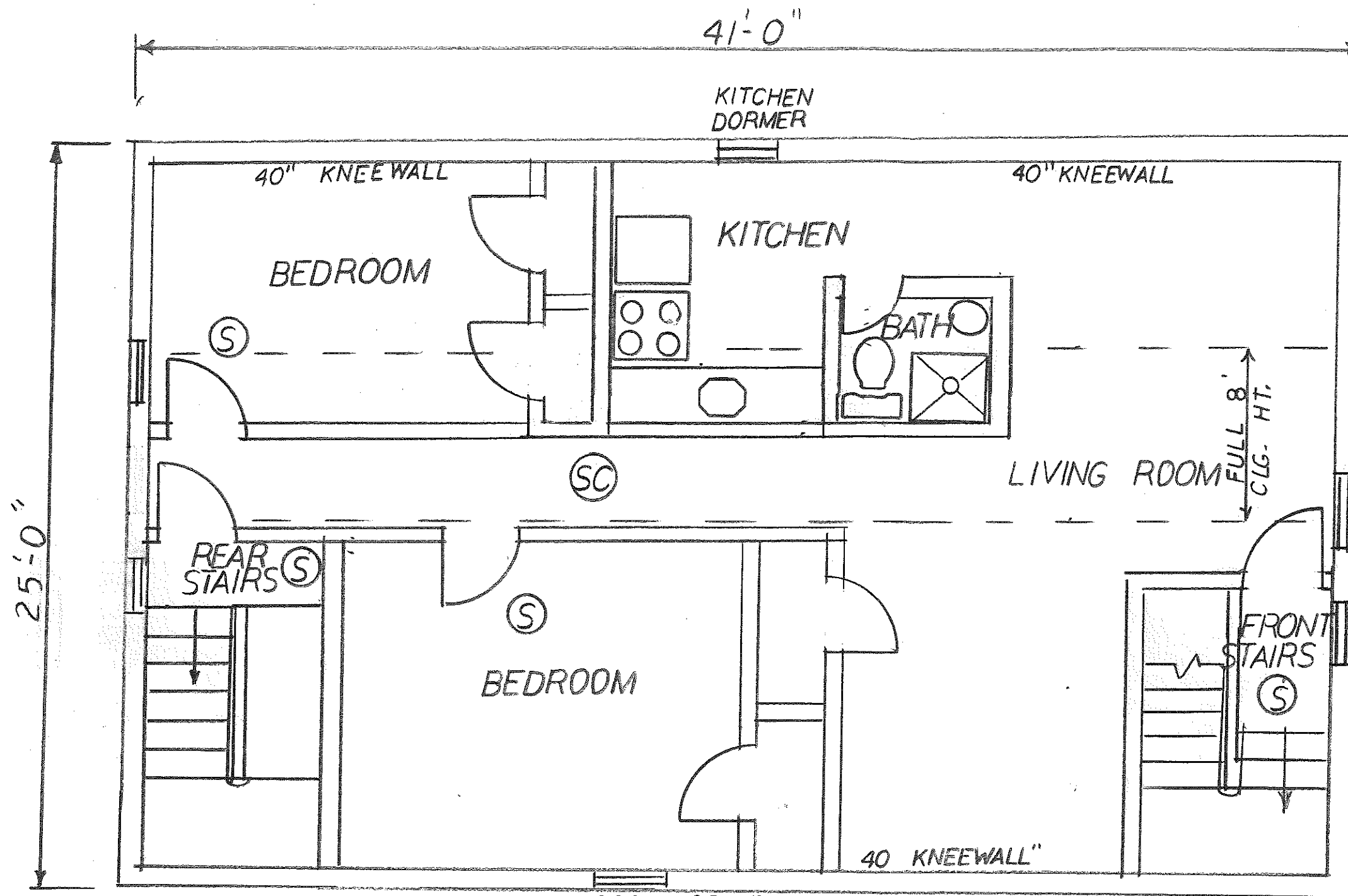


All stairway doors to be 2' 8" by 6' 8" and will be solid wood doors or steel doors with door closers (minimum 20 min. fire rating)

SECOND FLOOR PLAN
 1/4" = 1'-0"

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EXISTING HOUSE PLANS		
SCALE:	APPROVED BY:	DRAWN BY
DATE:		REVISED
135 BELLEVUE AVE.		
		DRAWING NUMBER
		A2



All stairway doors to be 2' 8" by 6' 8" and will be solid wood doors or steel doors with door closers (minimum 20 min. fire rating)

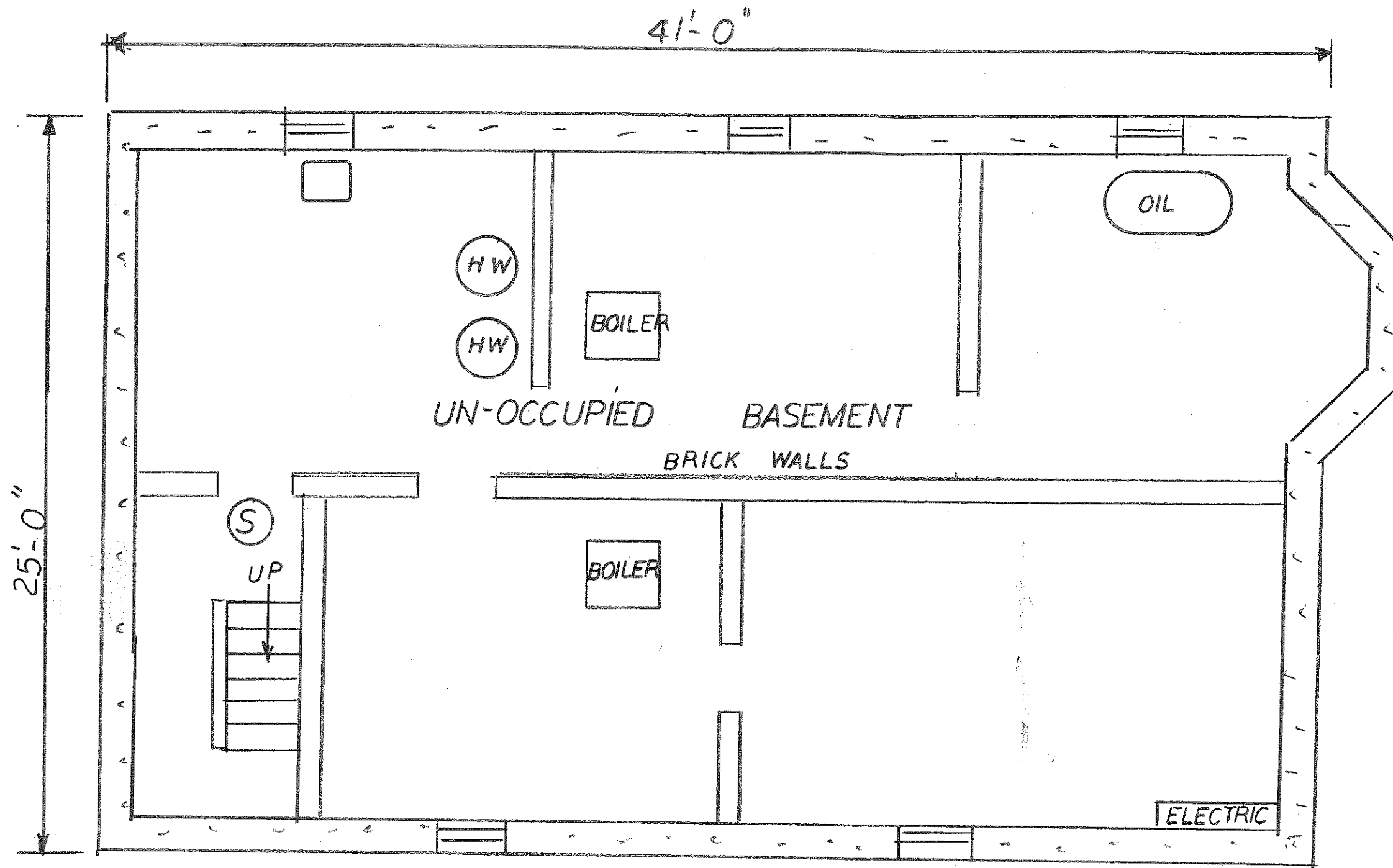
FRONT STAIRS
Width: 2' 10"
Risers: 8"
Treads: 10" (with winders)

REAR STAIRS
Width: 3' 0"
Risers: 8"
Treads: 10" (with winders)

BEDROOM DORMER
THIRD FLOOR
1/4" = 1'-0"

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EXISTING HOUSE PLANS		
SCALE:	APPROVED BY:	DRAWN BY
DATE:		REVISED
135 BELLEVUE AVE.		
		DRAWING NUMBER A3



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BASEMENT PLAN
 $\frac{1}{4}'' = 1'-0''$

EXISTING HOUSE PLANS		
SCALE:	APPROVED BY:	DRAWN BY
DATE:		REVISED
135 BELLEVUE AVE.		
		DRAWING NUMBER A 4



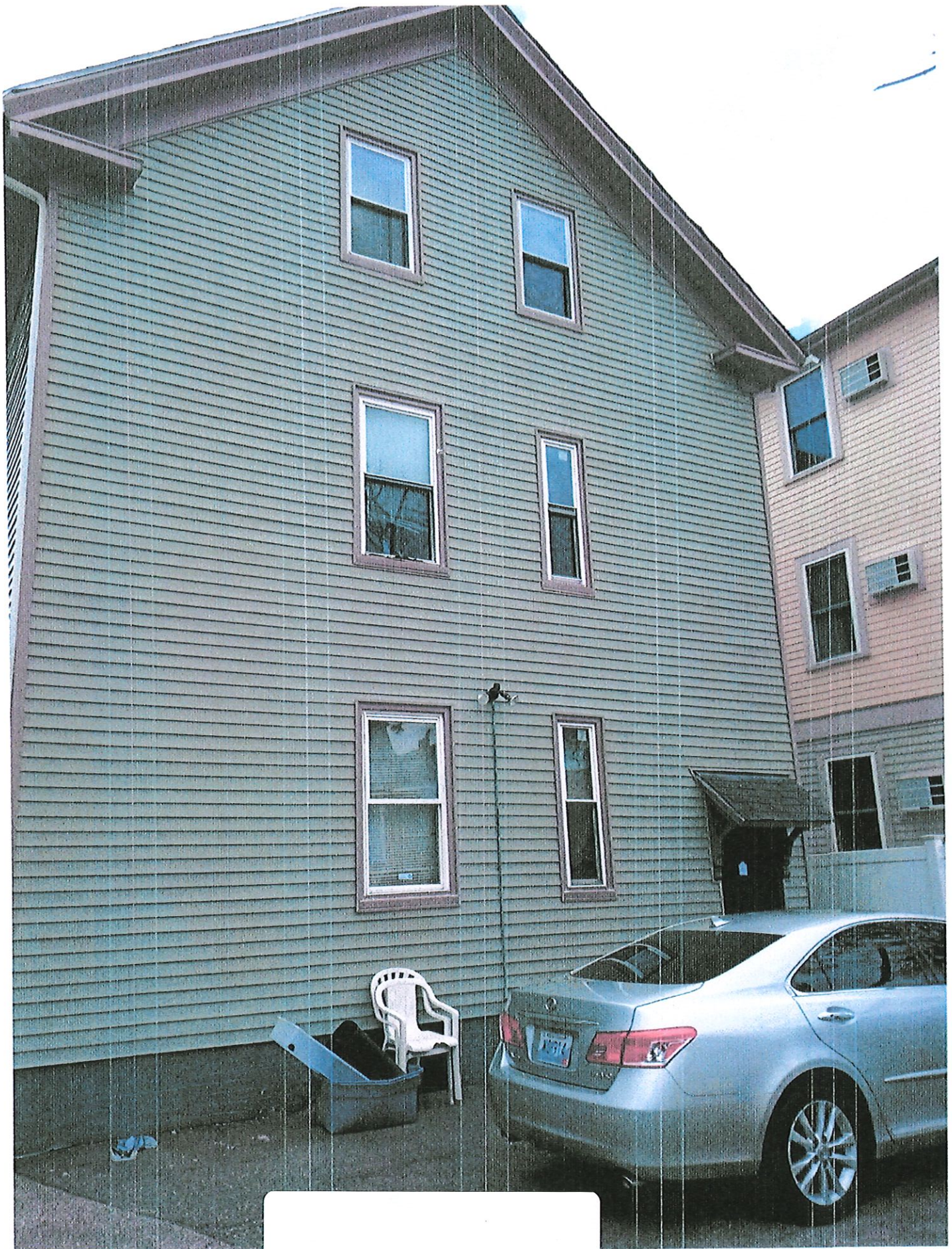
FRONT ELEVATION



FRONT LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION