

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: Edwin Ipinia Applicant Mailing Address
Email: Edwinipina328@hotmail.com Street: 150 Daniel Avenue
Phone: 401-574-6106 City, State, Zip: Providence, RI 02909

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

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: 150 Daniel Avenue
Plat and Lot Numbers of Subject Property: Plat 109 Lot 231

2. Base Zoning District(s): R-3

Overlay District(s): _____

3a. Date owner purchased the Property: December 4, 2015

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

4. Dimensions of each lot:

Lot # 231 Width 85.5 Depth 95.18 Total area 11643 sq. ft.

Lot # _____ Width _____ Depth _____ Total area _____ sq. ft.

Lot # _____ Width _____ Depth _____ Total area _____ sq. ft.

Lot # _____ Width _____ Depth _____ Total area _____ sq. ft.

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

Principal Structure:

Area of Footprint 1062

Overall Height _____

of Stories _____

Accessory Structure:

Area of Footprint 360

Overall Height _____

of Stories _____

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

Principal Structure:

Area of Footprint _____

Overall Height _____

of Stories _____

Accessory Structure:

Area of Footprint _____

Overall Height _____

of Stories _____

6a. Existing Lot Coverage:

Building Coverage (area of all roofed structures) N/A

Total Impervious Coverage Area (area of all roofed structures and impervious surfaces) _____

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

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

6b. Proposed Lot Coverage:

Building Coverage (area of all roofed structures) N/A

Total Impervious Coverage Area (area of all roofed structures and impervious surfaces) _____

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

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

7a. Present Zoning Use of the Property: Single-Family Dwelling

7b. Legal Zoning Use of the Property as recorded in the Dept. of Inspection & Standards:
Single-Family Dwelling

8. Proposed Zoning Use of the Property: Single-Family Dwelling

9. Number of Parking Spaces:

of existing spaces 4 # of proposed spaces _____

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

X Zoning Ordinance _____ 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> |
|-----------------------|---|
| 1302.1.2 | Fences within 5 feet of a front lot line shall not exceed 36 inches in height |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

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> |
|-----------------------|----------------------|
| _____ | _____ |
| _____ | _____ |

12. Summarize any changes proposed for the Property (use, construction/renovation, site alteration):

The property contained a chain link fence on the front property line for many years. The proposed 57" wood board fence above concrete block is an attractive amenity to the property which is consistent with other fences in the area.

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):

Edwin Ipina

Type Name

Signature

Type Name

Nadsa Aranda

Signature

Applicant(s):

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.

[illegible]

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.

Signature _____

Type Name

Signature

Type Name

Signature

Type Name

Signature

Page 6 of 11

APPENDIX A

APPLICATION FOR VARIANCE(S)

Rhode Island General Laws § 45-24-41(d) and (e) require 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(a)(16);
2. That the hardship is not the result of any prior action of the applicant;
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; and
4. (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, meaning that the relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted.

Please provide the following information:

1. What is the specific hardship from which the applicant seeks relief?

The hardship to reduce the height of the fence to 36" at its present location.

2. Specify all unique characteristics of the land or structure that cause the hardship:

The location of the structure is close to the front line and to require the fence to be relocated would be a hardship.

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 x No

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

Construction of the wall at its present location.

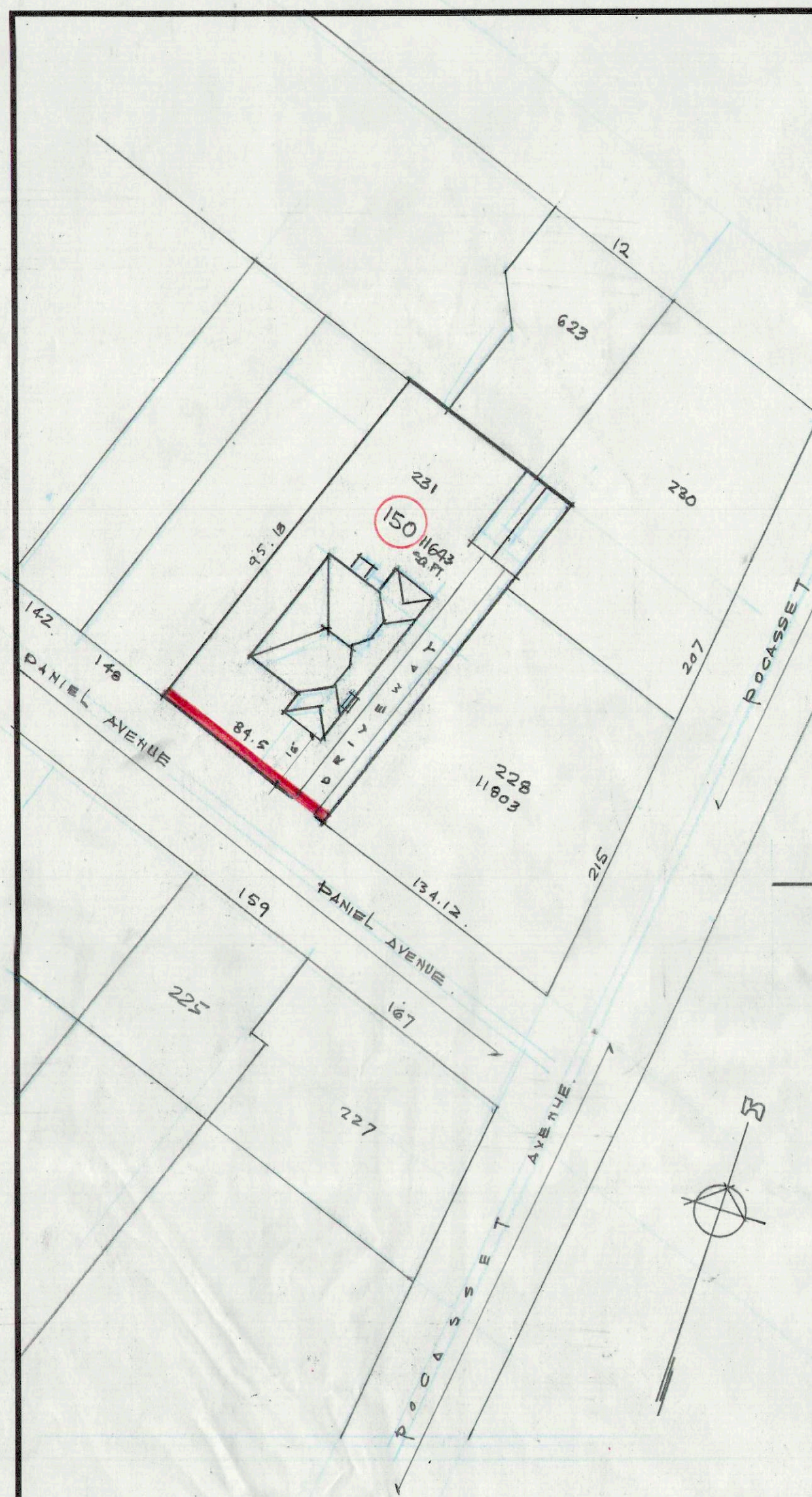
5. If you are seeking a USE VARIANCE, set forth all facts that demonstrate that the Property cannot have any beneficial use if you are required to use it in a manner allowed in the zoning district:

No

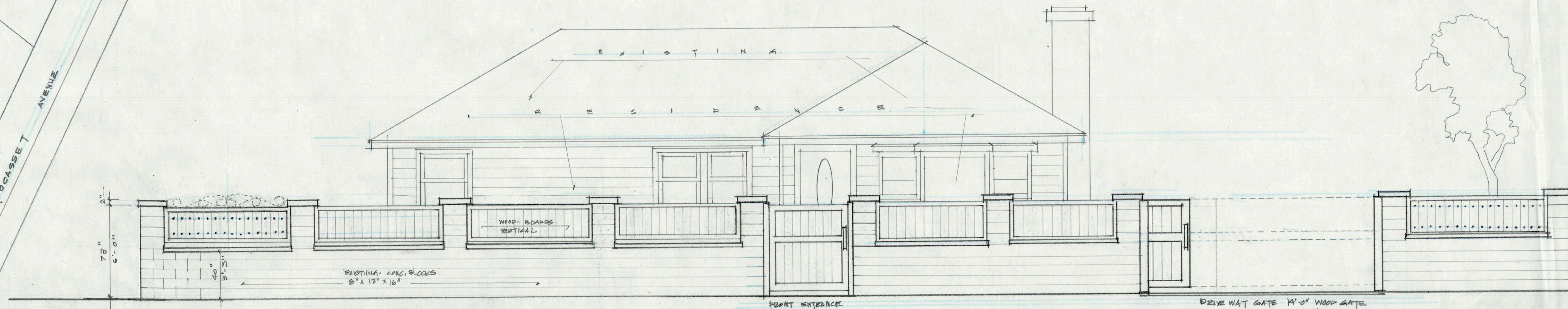
6. If you are seeking a DIMENSIONAL VARIANCE, set forth all facts that indicate that if the variance is not granted, the hardship the owner/applicant will suffer is more than a mere inconvenience:

If the variance is not granted, the fact that the applicant will be required to reduce the height of the structure to 36" is more than a mere inconvenience in that it will result in significant cost while requiring the fence at the same location.

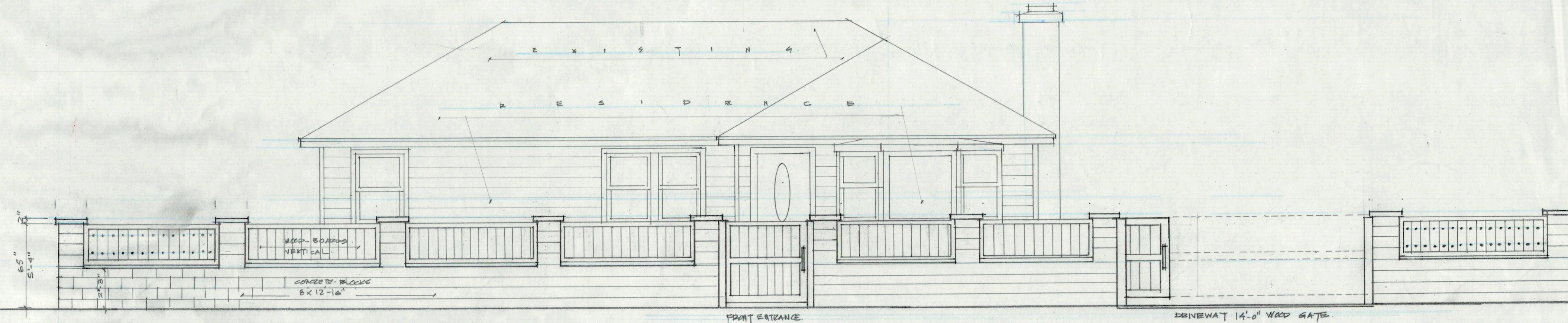
***IF MORE ROOM IS NEEDED TO ANSWER ANY OF THE ABOVE QUESTIONS, PLEASE SUBMIT AN
ADDENDUM TO THIS APPENDIX WITH COMPLETE RESPONSES.***



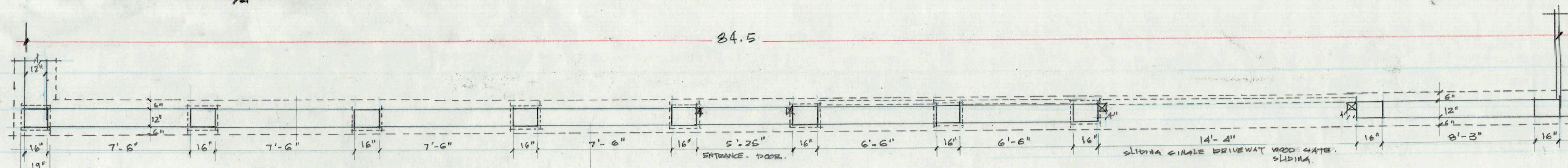
SITE PLAN FOR
150 DANIEL AVE PROVIDENCE RI 02909



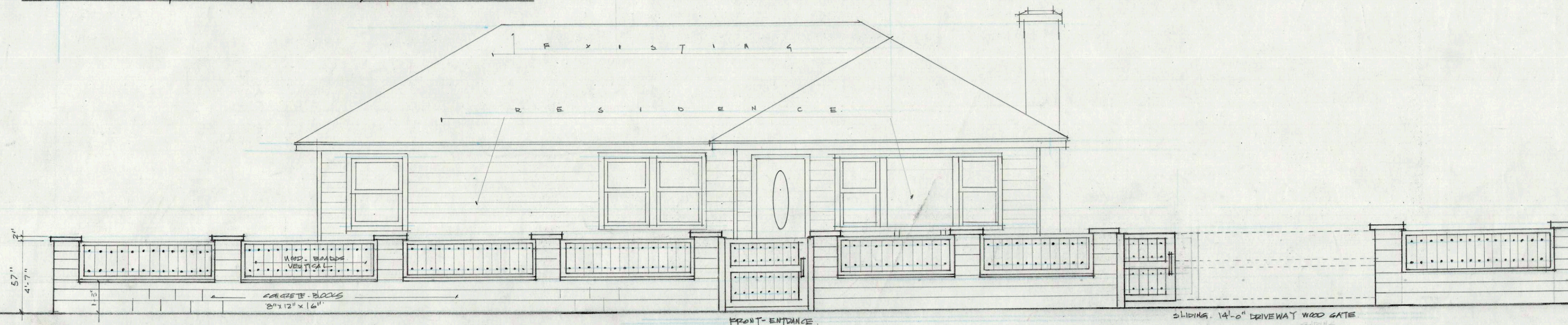
EXISTING FRONT YARD - CONCRETE WITH VERTICAL WOOD BOARD FENCE
TO BE ALTERED - PROPOSAL BELOW - SCALE 1/4" = 1'-0"



PROPOSAL #1 FRONT YARD - CONCRETE WITH VERTICAL WOOD BOARD FENCE
65" NEW HEIGHT - SCALE 1/4" = 1'-0"



FOUNDATION & FLOOR PLAN SCALE 1/4" = 1'-0"



PROPOSAL #2 FRONT YARD CONCRETE WITH VERTICAL WOOD BOARD FENCE
57" NEW HEIGHT - SCALE 1/4" = 1'-0"

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR STARTING WORK AND NOTIFY THE OWNER FOR ANY DISCREPANCIES.

THE GENERAL CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS AS REQUIRED BY CITY OF PROVIDENCE R.I.

ALL WORK SHALL BE DONE (ALTERED FRONT FENCE AS PER BUILDING CONSTRUCTION CODE OF THE CITY OF PROVIDENCE AND THE STATE OF RHODE-ISLAND AND ZONING REGULATIONS)

ALL WORK REMOVAL SHALL BE DONE (CHANGE OF FENCE HEIGHT) FOR THE GENERAL CONTRACTOR.

EXISTING CONCRETE BLOCK FOUNDATION AND FRONT DOOR SLIDING SINGLE DRIVEWAY GATE TO REMAIN AS SHOWN IN DMS.

GENERAL NOTES

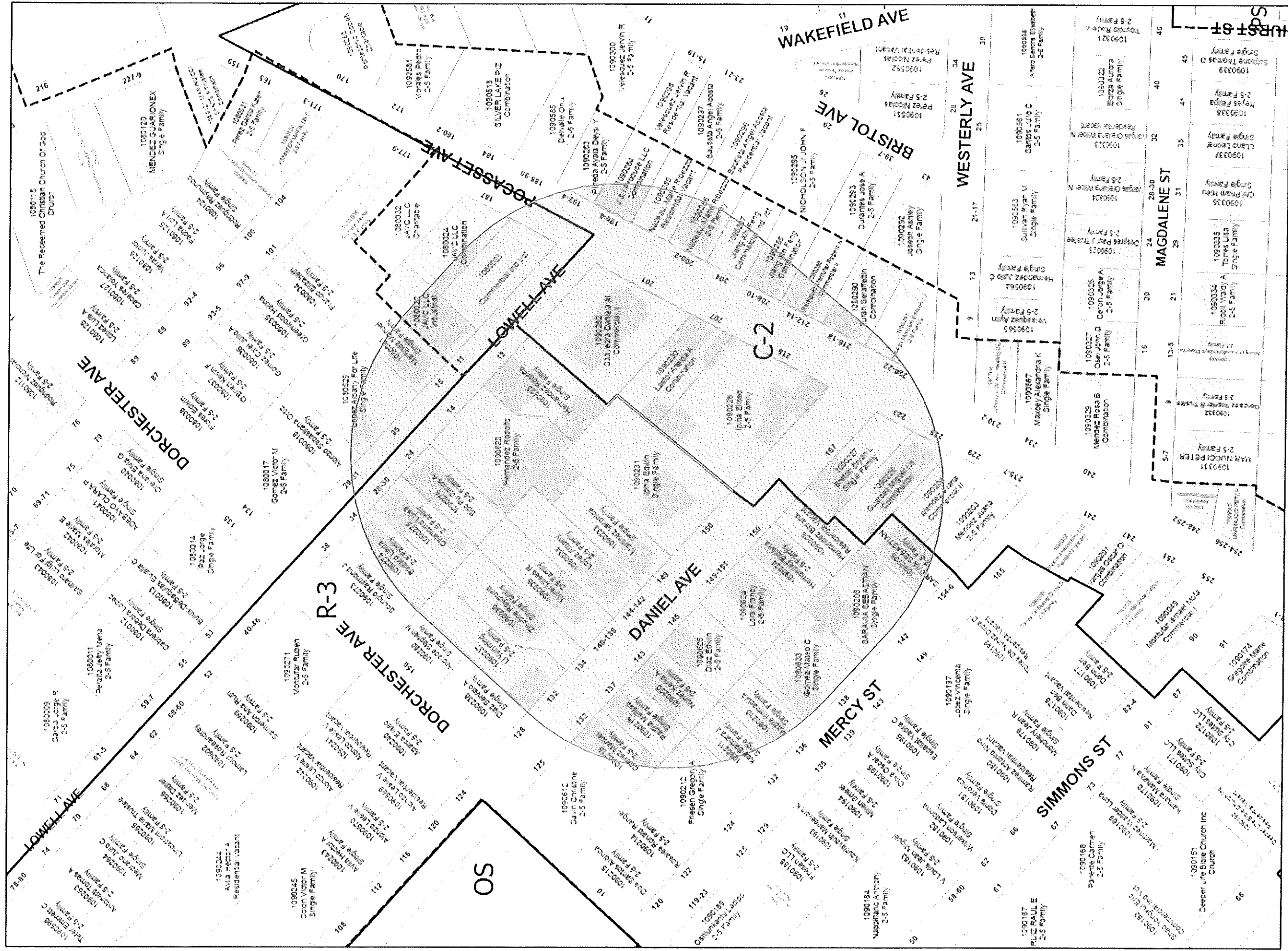
| REVISIONS | BY |
|-----------|----|
| | |
| | |
| | |
| | |
| | |

OWNER: EDWIN IPHA
PROJECT: ALTERED FRONT CONCRETE AND WOOD BOARD FENCE
ADDRESS: 150 DANIEL AVENUE PROVIDENCE RI 02909

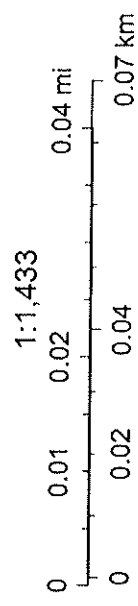
DATE: MAY-2025
SCALE: AS NOTED
DRAWN: NORMAN
JOB: ALTERED FRONT CONCRETE AND WOOD BOARD FENCE
SHEET: 1 OF 1

DATE: MAY-2025
SCALE: AS NOTED
DRAWN: NORMAN
JOB: ALTERED FRONT CONCRETE AND WOOD BOARD FENCE
SHEET: 1 OF 1

Radius Map



6/11/2025, 12:40:52 PM









7F 8 7F 9 7F 10 7F 11
8 F
96

