

Donna Oliveri Esq
(401) 752-9654

CITY OF PROVIDENCE
ZONING BOARD OF REVIEW

INSPECTION & STANDARDS
RECEIVED

APPLICATION FOR VARIANCE OR SPECIAL USE PERMIT

AUG 25 2021

Check Each Type Zoning Relief Sought:

- 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: JOSE G. GALAVIZ

Address 11 Payan St. West Warwick RI

Zip Code 02893

E-mail oliverilaw@aol.com
Phone 401.862.3878
Home/Office

401.862.3878
Mobile (Cell)

Owner: JOSE G. GALAVIZ

Address 11 Payan St. West Warwick RI

Zip Code 02893

E-mail oliverilaw@aol.com
Phone 401.862.3878
Home/Office

401.862.3878
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
- Historic District Commission

1. **Location of Property:** 165 DEXTER STREET PROVIDENCE 02907
Street Address

2. **Zoning District(s):** C2
Special purpose or overlay district(s): NOT APPLICABLE

3a. **Date owner purchased the Property:** 02/22/2017

3b. **Month/year of lessee's occupancy:** 02/22/2017

3. Dimensions of each lot:

Lot # <u>52</u>	Frontage <u>91.37</u>	depth _____	Total area <u>3481</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	<u>159 sq. ft.</u>
Footprint <u>1205</u>	Height <u>10' 4"</u>	Floors <u>1</u>

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

5. Size of proposed structure(s):	Total gross square footage:	<u>1565 sq. ft.</u>
Footprint <u>1205</u>	Height <u>14' 4"</u>	Floors <u>1</u>

6a. Existing Lot coverage: (include all buildings, decks, etc.) 1205

6b. Proposed Lot coverage: (include new construction) 1205

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

C2 automotive repair

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

light auto repair / used cars

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

use is not changing

9. Number of Current Parking Spaces: 6-8

10. Describe the proposed construction or alterations (each lot/structure):

add 15'5" x 23'4" to existing structure

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:

<u>200. AA</u>	<u>200. AA extension of light auto repair / used tire</u>
_____	_____
_____	_____
_____	_____

13. Explain the changes proposed for the Property.

addition to existing structure to allow for for 2 additional bays

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.

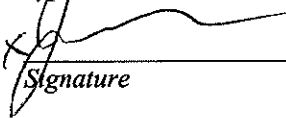
The undersigned further acknowledge(s) that the statements herein and in any attachments or appendices are true and accurate, and that providing a false statement in this application may be subject to criminal and/or civil penalties as provided by law, including prosecution under the State and Municipal False Claims Acts. Owner(s)/Applicant(s) are jointly responsible with their attorneys for any false statements.

Owner(s):

Applicant(s):

JOSE G. GALAVIZ

Type Name



Signature

Type Name

Signature

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 B

APPLICATION(S) FOR SPECIAL USE PERMIT

1. Identify the section(s) of the Ordinance that provides for the special use permit.

12-1

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

The neighboring properties are primarily commercial, a restaurant, liquor store and tax preparation service. St. Charles is across the street and my business does not impact the church.

3. State all facts that demonstrate that the proposed special use will not significantly devalue neighboring property.

The addition will not devalue the neighboring property. If anything, this proposed addition will enhance the value of the neighborhood by making more space for vehicles being washed.

4. 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 proposed addition will not be detrimental nor will it be injurious to the health or welfare of the community. My proposed addition will just give off smells as odors, it's going to allow me to use a lot.

**IF THE APPLICANT IS AN EDUCATIONAL OR HEALTH CARE INSTITUTION,
COMPLETE PAGE 10 BELOW**

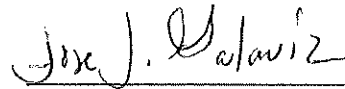
**CONFORMANCE WITH USE STANDARDS FOR VEHICLE REPAIR SERVICE
PER ZONING §1202.AA**

The proposed changes to 165 Dexter Street, Providence will only contribute to the neighborhood. The area in which the property is located is primarily commercial with a popular New York Systems restaurant, Tropical Liquors, a tax preparation service and miscellaneous small "mom & pop" businesses.

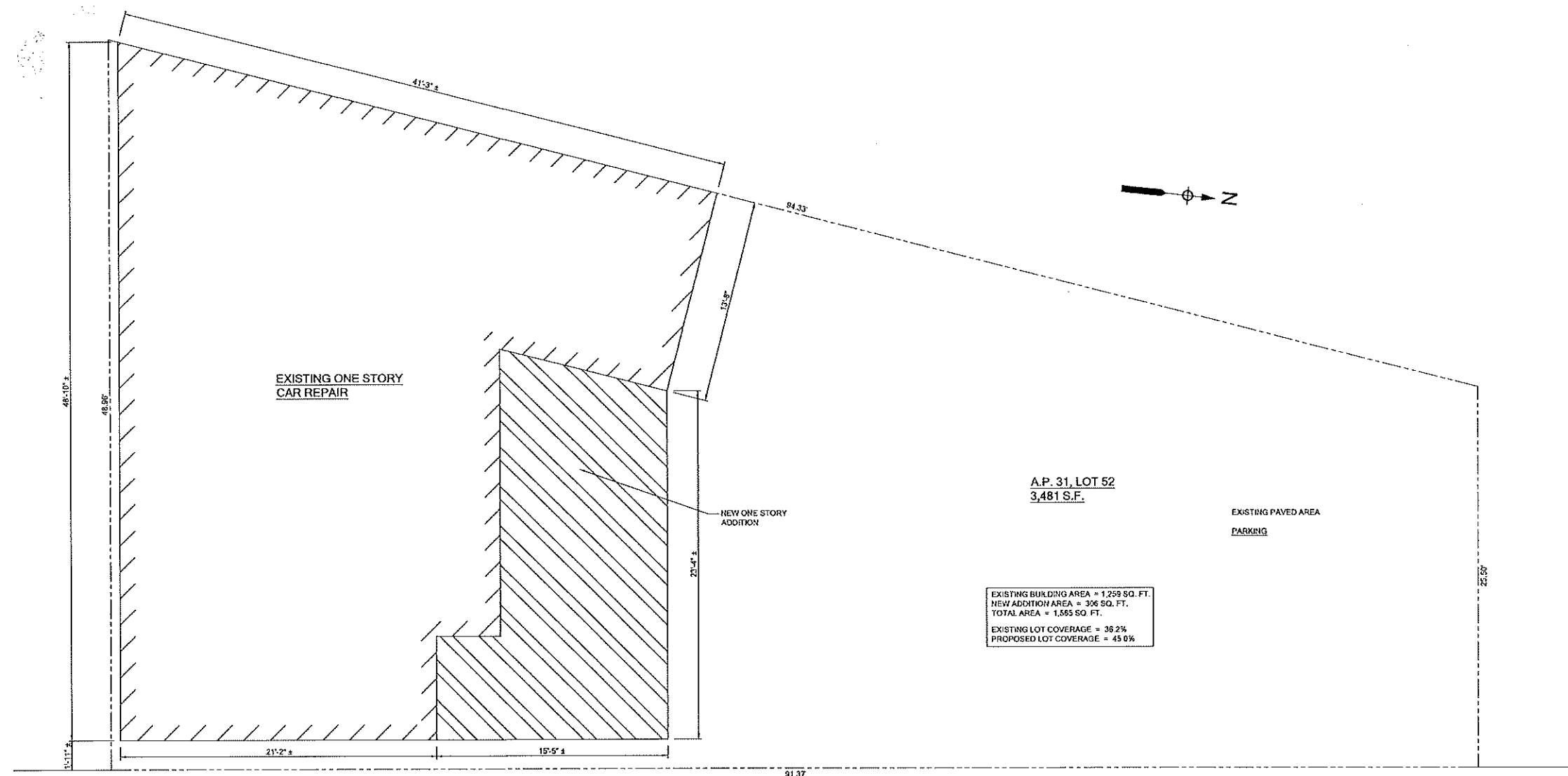
The proposed addition will allow me to repair and service vehicles in an attractive, fully enclosed building. All equipment and parts are stored indoors and there are no vehicles stored on a public right-of-way. The property is fully enclosed (pictures included) and there is no overflow onto Dexter Street.

The establishment shall be fully enclosed along interior side and rear lot lines with a fence in accordance with the zoning standards. We take pride in our appearance and have every desire to continue to be good neighbors. The West Side Armory District is a desirable area and we want to continue to be an asset to the neighborhood. Our upper addition will enhance the aesthetics of the existing building and will not exacerbate traffic issues nor create disgruntled neighbors.

Dated: August 25, 2021



Jose J. Galaviz, Owner/Applicant



A.P. 31, LOT 52
 3,481 S.F.

EXISTING BUILDING AREA = 1,259 SQ. FT.
 NEW ADDITION AREA = 306 SQ. FT.
 TOTAL AREA = 1,565 SQ. FT.
 EXISTING LOT COVERAGE = 38.2%
 PROPOSED LOT COVERAGE = 45.0%

DEXTER STREET

PROPOSED PLOT PLAN

SCALE: 1/4" = 1'-0"

THIS PLOT PLAN IS BASED ON A SURVEY PREPARED BY
 PETER V. CIPOLLA JR., R.I. REGISTERED LAND SURVEYOR

PROPOSED ONE STORY ADDITION
 165 DEXTER STREET
 PROVIDENCE, RHODE ISLAND

DRAWN BY:
 MGL
 CHECKED BY:
 RJL

LOQA ENGINEERS, LLC
 CONSULTING ENGINEERS
 49 BATCHELLER AVENUE
 PROVIDENCE, RI 02904
 rjloqa@verizon.net

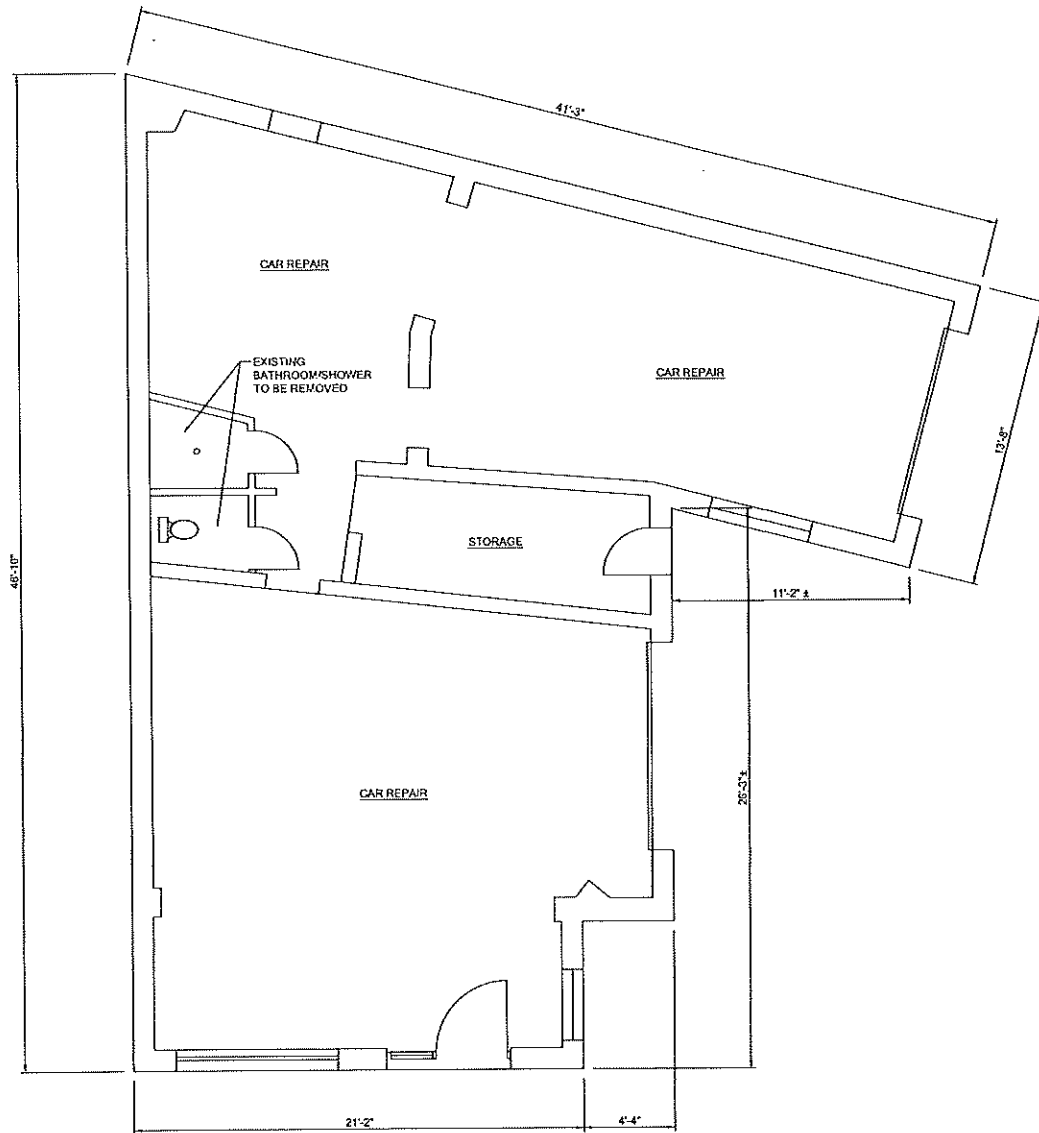
FOR ENGINEERING ONLY

SCALE:
 AS NOTED

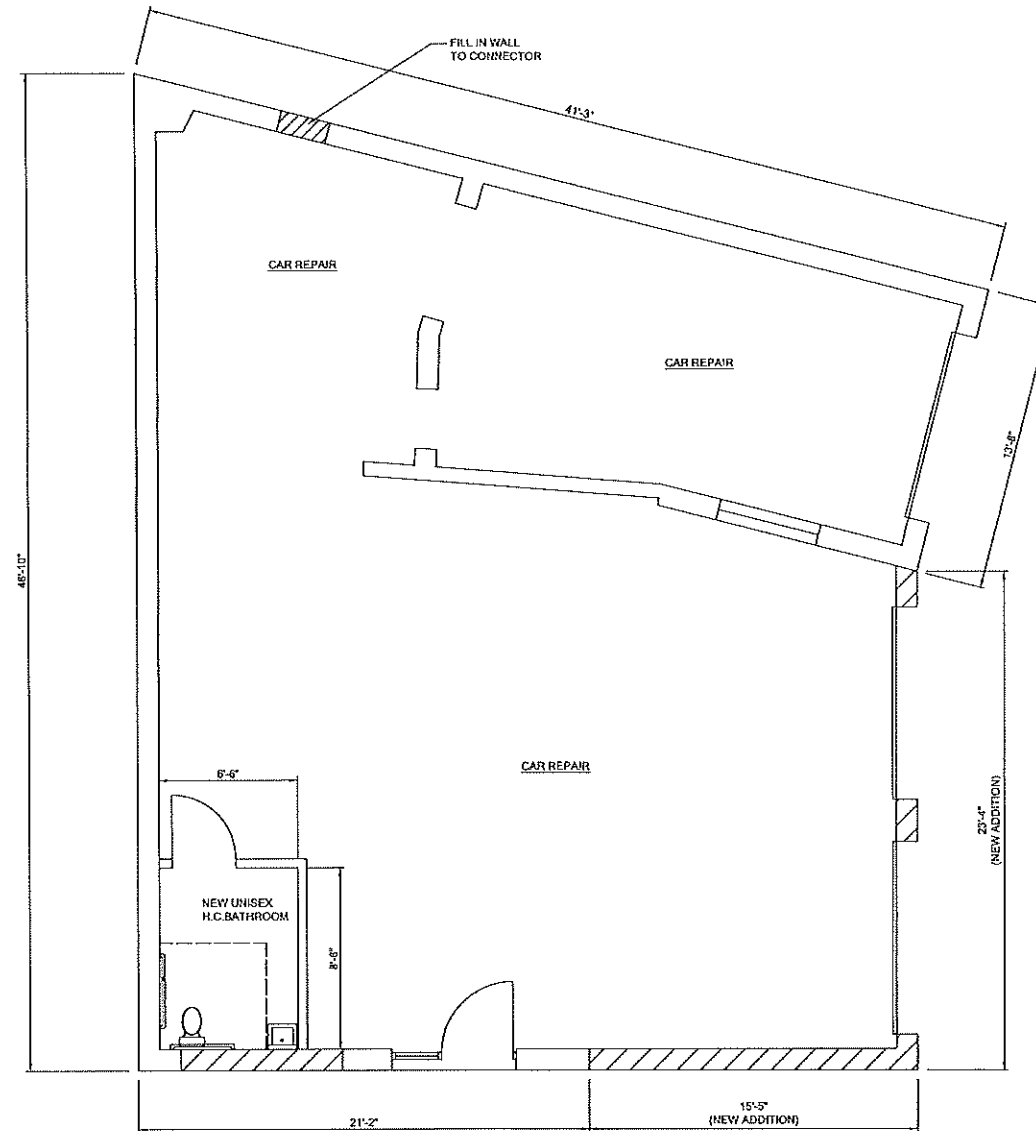
CONTENTS:
 PLOT PLAN

DATE:
 APRIL 2021

SHEET NO:
C100



EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROPOSED ONE STORY ADDITION
165 DEXTER STREET
PROVIDENCE, RHODE ISLAND

DRAWN BY:
MGL
CHECKED BY:
RJL

LOQA ENGINEERS, LLC
CONSULTING ENGINEERS
49 BATCHELLER AVENUE
PROVIDENCE, RI 02904
rjloqa@verizon.net

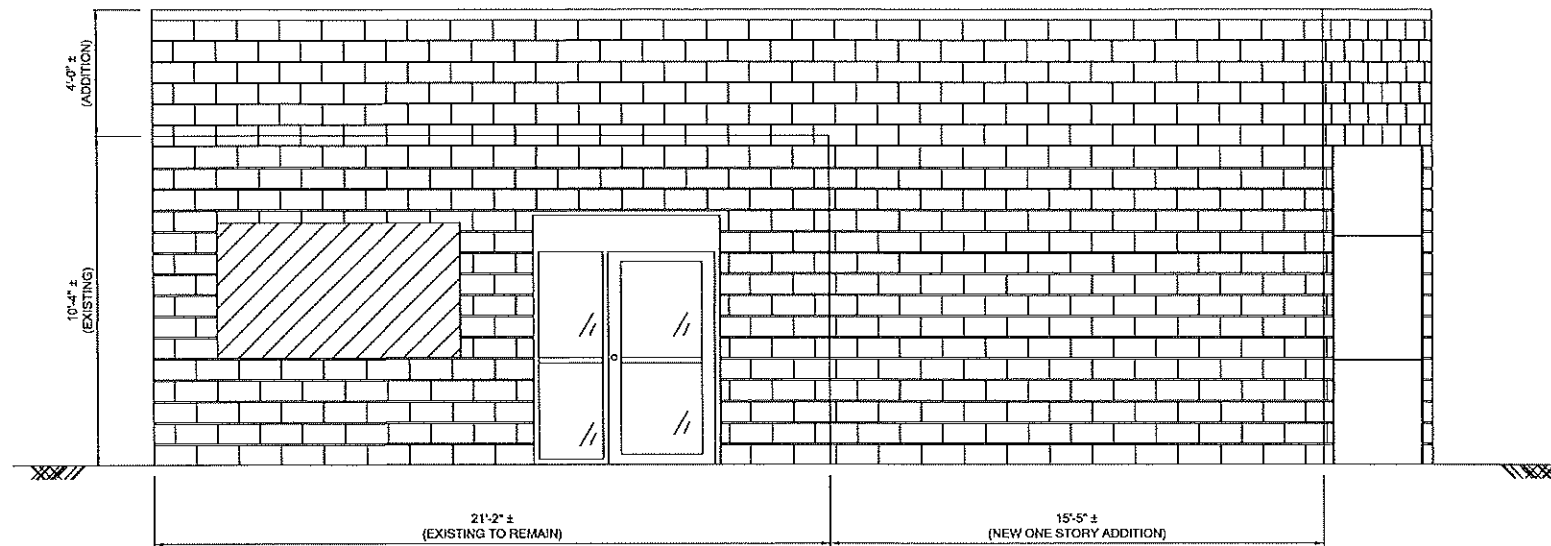
FOR ENGINEERING ONLY

SCALE:
AS NOTED

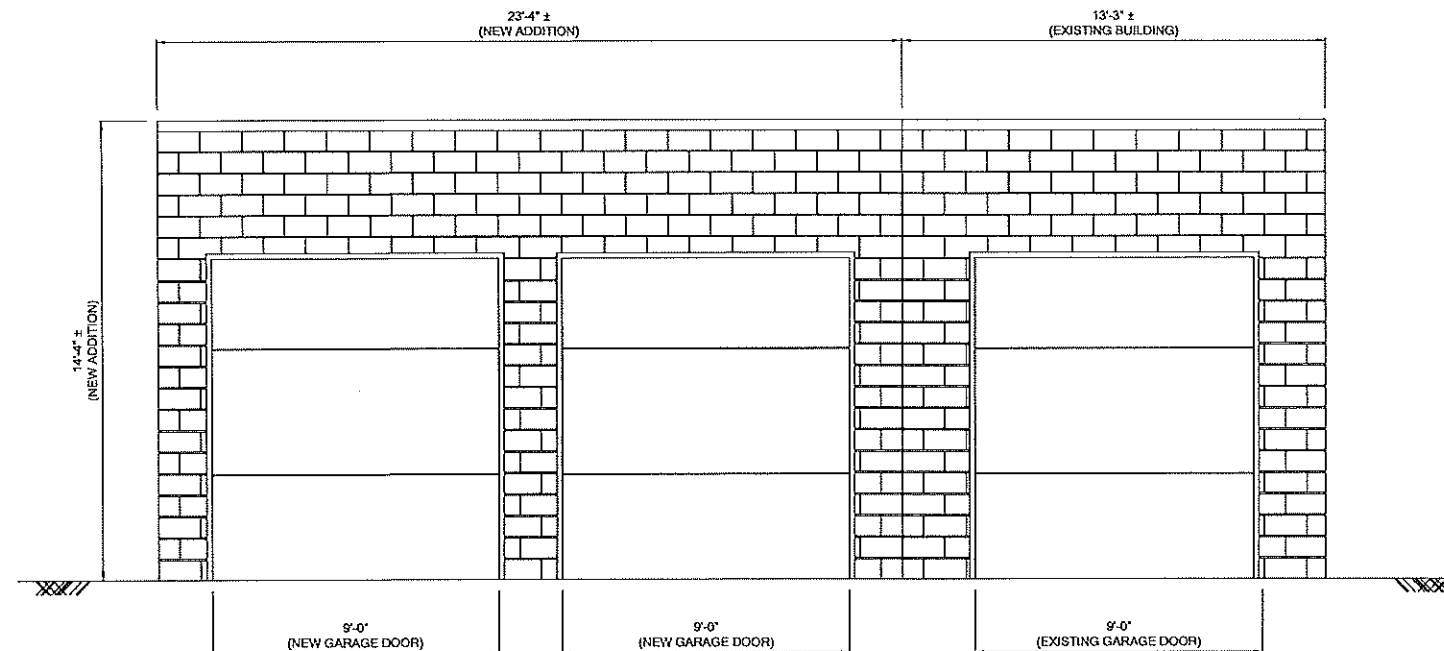
CONTENTS:
FLOOR PLAN

DATE:
APRIL 2021

SHEET NO:
S100



PROPOSED SIDE ELEVATION
SCALE: 1/2" = 1'-0"



PROPOSED FRONT ELEVATION
SCALE: 1/2" = 1'-0"

PROPOSED ONE STORY ADDITION
165 DEXTER STREET
PROVIDENCE, RHODE ISLAND

DRAWN BY:
MGL
CHECKED BY:
RJL

LOQA ENGINEERS, LLC
CONSULTING ENGINEERS
49 BATCHELLER AVENUE
PROVIDENCE, RI 02904
rjloqa@verizon.net

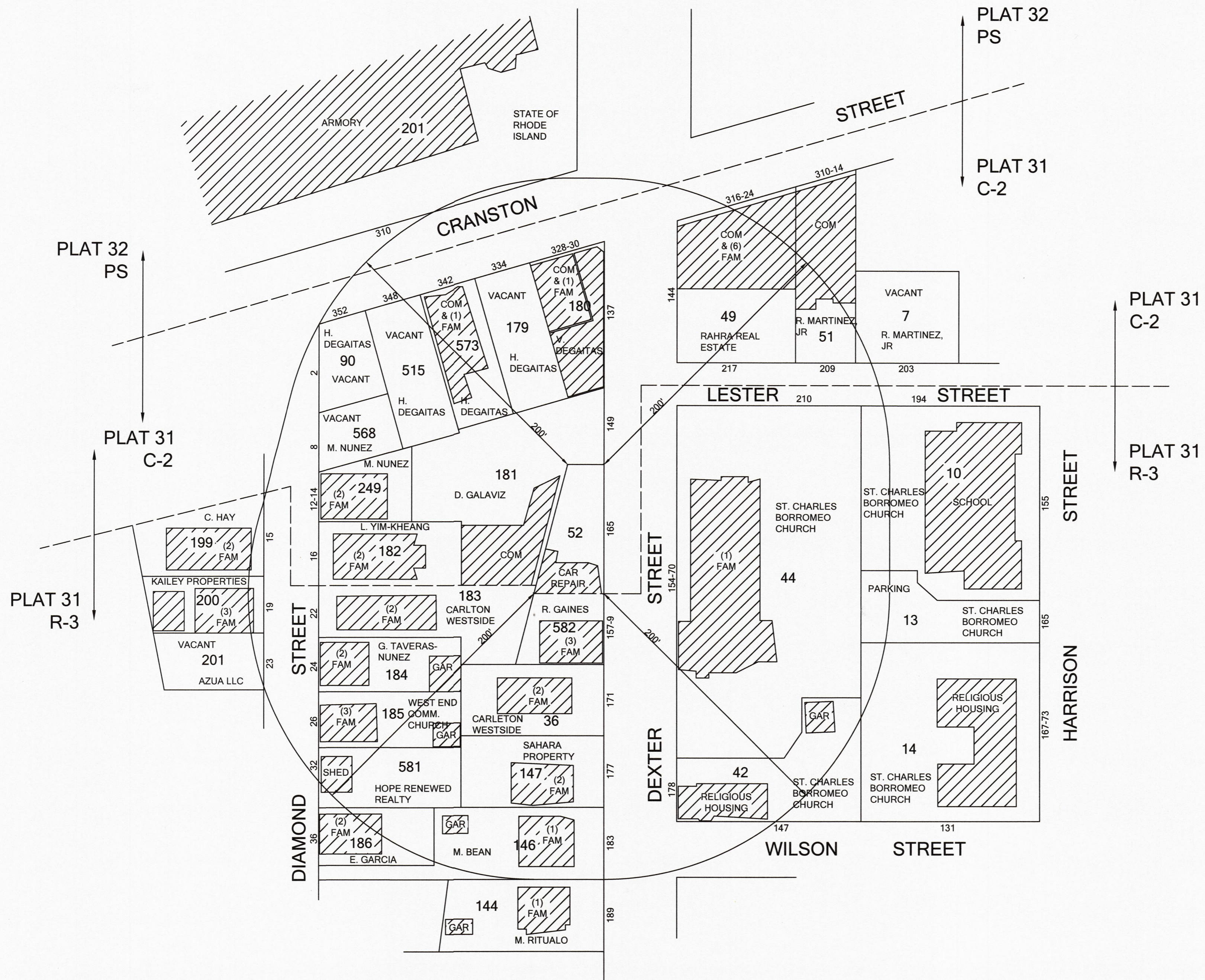
FOR ENGINEERING ONLY

SCALE:
AS NOTED

CONTENTS:
ELEVATIONS

DATE:
APRIL 2021

SHEET NO:
S101



165 DEXTER STREET
PROVIDENCE, RHODE ISLAND

RAMZI J. LOQA, P.E.
49 BACHELLER AVENUE
PROVIDENCE, RI 02904

SCALE:
1" = 50'-0"

CONTENTS:
200' RADIUS
MAP