

DEC 14 2022

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: Christopher G. Thanos

Address 185 Hope Street, Providence, RI

E-mail cgthanos@hotmail.com

Zip Code 02906

Phone 401-636-2001
Home/Office

Mobile (Cell)

Owner: Christopher G. Thanos and

Address 185 Hope Street, Providence, RI

Stephanie L Thanos, as TBE

Zip Code 02906

E-mail cgthanos@hotmail.com

Phone 401-636-2001
Home/Office

Mobile (Cell)

Lessee: _____

Address _____

E-mail _____

Zip Code _____

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:** 185 Hope Street, Providence, RI

Street Address
R-P

2. **Zoning District(s):** _____

Special purpose or overlay district(s): HDC

3a. **Date owner purchased the Property:** 12/28/2021

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

3. Dimensions of each lot:

Lot # 13-72 Frontage 50 depth 180.27 Total area 10125 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 4000
Footprint 1680 Height 30 Floors 3

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

5. Size of proposed structure(s): Total gross square footage: 535
Footprint 535 Height 14 Floors 1

6a. Existing Lot coverage: (include all buildings, decks, etc.) 16.6%

6b. Proposed Lot coverage: (include new construction) 21.9%

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

7b. Legal Use of Property (each lot/structure) as recorded in Dept. of Inspection & Standards:
R-P zoning Residential use

8. Proposed Use of Property (each lot/structure):
Single Family Residence with newly constructed detached garage.

9. Number of Current Parking Spaces: 2

10. Describe the proposed construction or alterations (each lot/structure):
New construction of detached garage.

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:

1302.J.2c Detached garages permitted only in rear and side yards, with
required setback of 5 feet from face of the house.

13. Explain the changes proposed for the Property.

New construction of a detached garage in front yard. The single-story garage structure will include a cobblestone apron perimeter, garage door facing south, and will be designed to fit the aesthetics of the principal structure.

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):

Christopher G. Thanos

Type Name



Signature

Stephanie L. Thanos

Type Name



Signature

Applicant(s):

Christopher G. Thanos

Type Name



Signature

Type Name

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?

Dimensional requirements without relief would preclude the applicant from constructing a garage on the Property. The relief sought is the least and only available relief necessary.

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

Due to the principal structure's location on the rear property line, the Property does not afford any ability to construct a garage in conformity with the Zoning Ordinance Section 1302.J.2.c.

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 X_____

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 proposed detached garage is sought for the use of the owner-occupants. The purpose is more than mere convenience, and is primarily for the benefit of the occupants and not for greater financial gain.

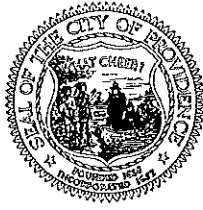
6. **State any and all facts that support your position that you are seeking the least relief necessary to lessen or eliminate the hardship (for example, why there are no viable alternatives to your proposed plan).**

Due to the location of the principal structure and the layout of the Property, there is no alternative for the construction of a garage that would in conformity with Zoning Ordinance Section 1302.J.2.c. front setback dimension and side/rear yard dimension requirements.

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.**

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 set back dimension relief and the side/rear yard dimension relief are sought due to the irregular shape of the Property parcel. If no dimensional variance is granted, owner-occupants will suffer hardship due to their inability to construct and use a garage, particularly during winter months.



Providence Historic District Commission

Jorge O. Elorza
Mayor

December 23, 2022

APPLICANTS/OWNERS
Christopher & Stephanie Thanos
185 Hope Street
Providence, RI 02906

RESOLUTION 22-48 Application 22.143

WHEREAS, the applicant, Christopher & Stephanie Thanos, applied to the Providence Historic District Commission for a Certificate of Appropriateness for New Construction at 185 Hope Street, Plat 13, Lot 72, and,

WHEREAS, the Commission held a properly noticed Regular Meeting on the matter on December 19, 2022, with the following members present: Marino, Sanderson, Schoettle, deBoer, Fontecchio, Lund, Kaplan, Wilson-Barnes; and

WHEREAS, Mrs. Stephanie Thanos, applicant/owner and Mr. Owen P. Lynch, Esq., appeared before the Commission for the scheduled item; and

WHEREAS, the Commission members individually viewed the site which is the subject of the application; and,

WHEREAS, based upon the evidence presented, the Commission made the following findings of fact:

1. 185 Hope Street is a structure of historical and architectural significance that contribute to the significance of the Power-Cooke local historic district, having been recognized as a contributing structure to the Hope Street National Register Historic District.
2. The application for New Construction is considered complete for conceptual review.
3. The work as proposed consists of New Construction and includes the construction of a two-bay, single-story detached garage with a cross-gable roof.

4. The proposal requires dimensional relief from the Zoning Ordinance, specifically Section 1302.J.2c: Detached garages permitted only in rear and side yards, with required setback of five feet from face of the house. As per policy the matter requires review by the Commission for Conceptual Approval, review by the Zoning Board of Review for dimensional relief and return to the Commission for Final Approval.
5. The alterations are congruous with the structure, its appurtenances, and the surrounding historic district.
6. The work as submitted is in accord with PHDC Standard 8 as follows: the proposed construction is architecturally and historically compatible with the property and district having an appropriate size, scale and form that will not have an adverse effect on the property or district.
7. The Commission accepts and agrees with the findings in the Staff Report.

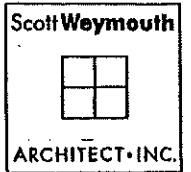
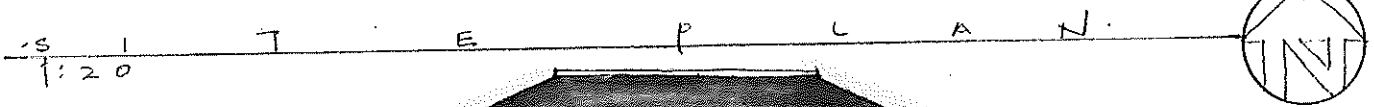
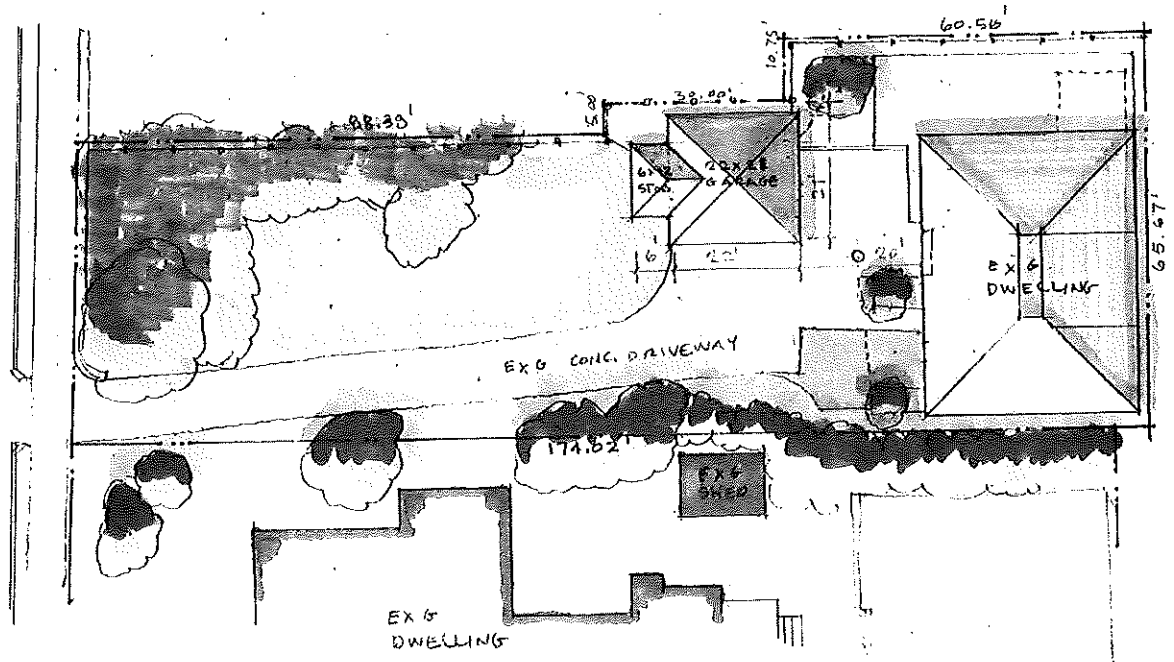
WHEREAS, based upon the above findings of fact, the Commission determined that the New Construction as submitted by the Applicant is appropriate. Upon motion made by Mr. Schoettle, seconded by Dr. Lund, the Commission voted unanimously (8 to 0) to grant conceptual approval of the proposal as submitted having determined that the alterations are appropriate as the alterations are architecturally and historically compatible with the property and district having an appropriate size, scale and form that will not have an adverse effect on the property or district, citing and accepting the recommendations in the staff report, with the applicant to return to a subsequent meeting for final approval once the required zoning relief has been obtained.

NOW, THEREFORE, BE IT RESOLVED that the application for New Construction as described in the above findings of fact **IS CONCEPTUALLY APPROVED**. Parties wishing to appeal a decision made by the PHDC have 20 days from the date of the resolution to file an appeal with the Zoning Board of Review.

 (CSM loc)

Michael S. Marino
Chair

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79 ALFRED DROWN ROAD
BARRINGTON, R.I. 02806
401 415-8110

PROJECT
THANDS
RESIDENCE

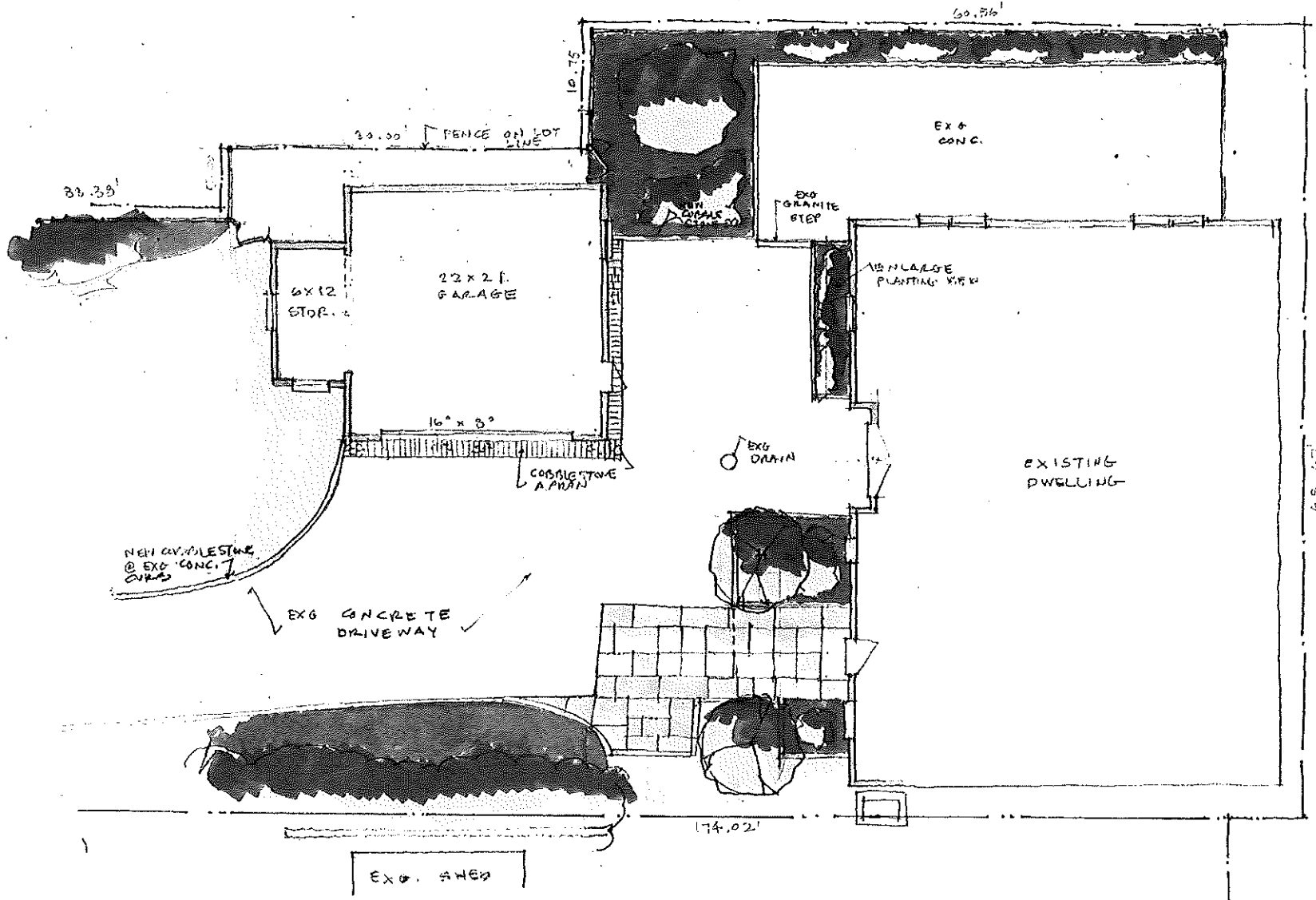
135
HOPE
STREET

PROVIDENCE
R.I.

SHEET TITLE
SITE PLAN
STREET ELEV.

SCALE
1:20
1/8" = 1'-0"

DATE
7.6.22
REV 8.12.22



Scott Weymouth

ARCHITECT • INC.
 79 ALFRED DROWN ROAD
 BARRINGTON, R.I. 02806
 401.415-8110

PROJECT
 THANOS
 RESIDENCE

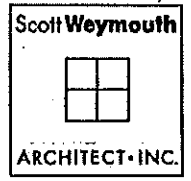
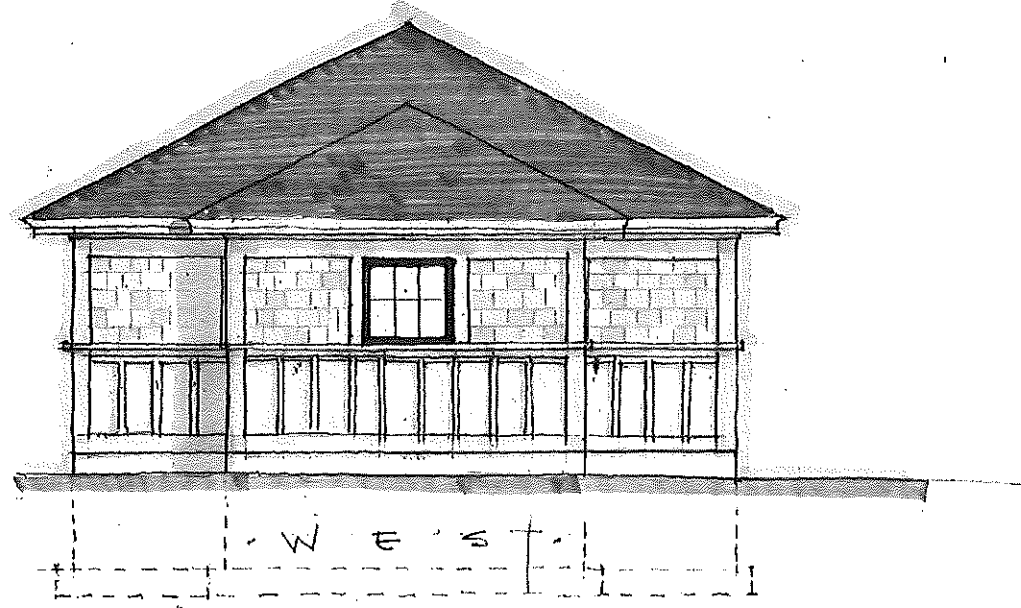
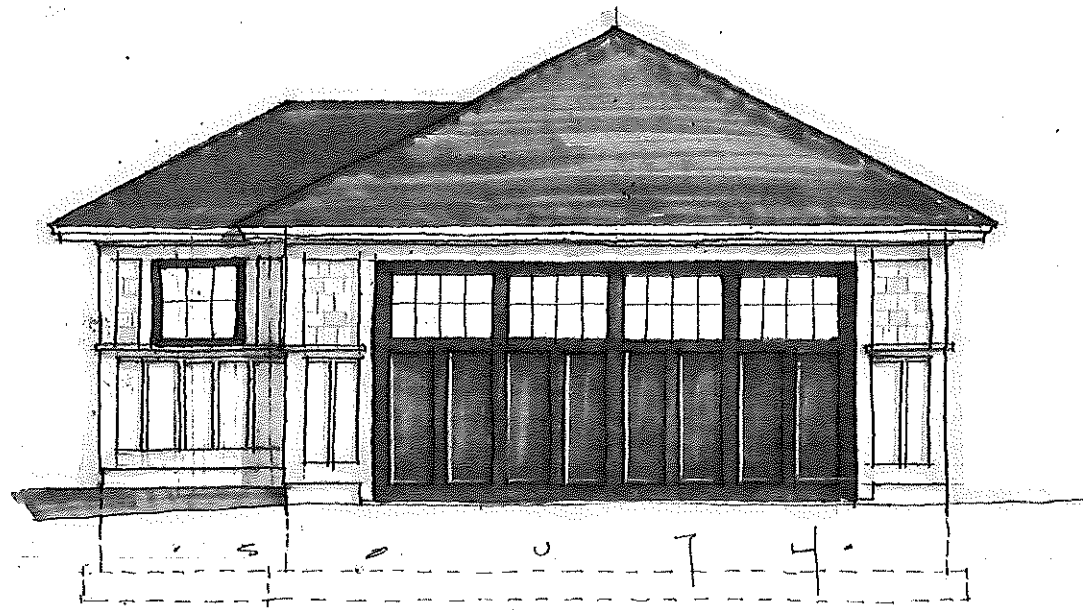
185
 HOPE
 STREET

PROVIDENCE
 R.I.

SHEET TITLE
 SITE
 PLAN

SCALE
 1/8" = 1'-0"

DATE
 7.6.22
 REV. 8.12.22



79 ALFRED DROWN ROAD
BARRINGTON, R.I. 02806
401 415-8110

PROJECT
THANOS
RESIDENCE

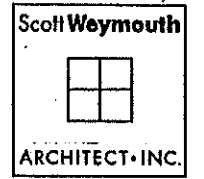
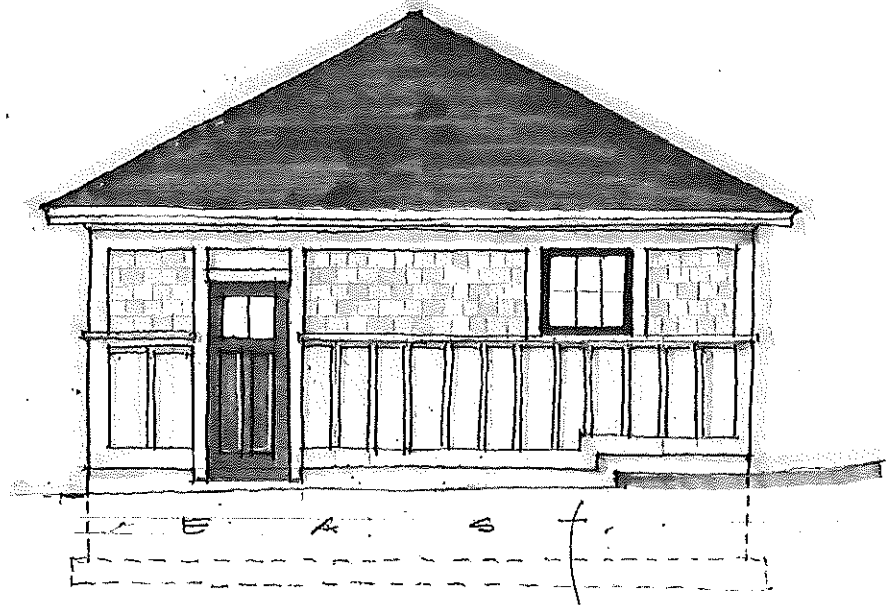
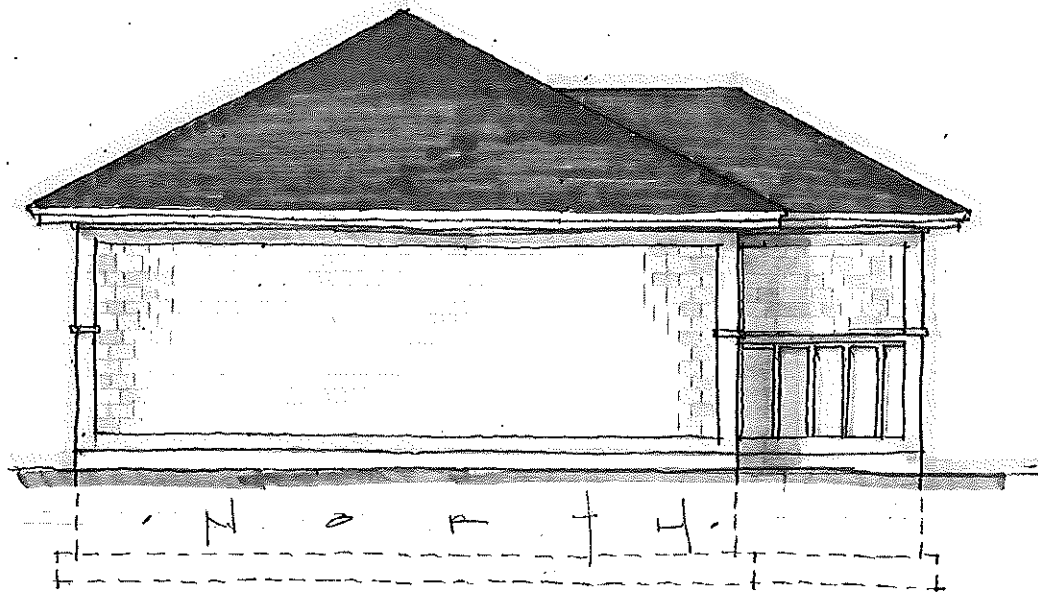
185
HOPE
STREET

PROVIDENCE
RI

SHEET TITLE
GARAGE
ELEVATIONS

SCALE
1/4" = 1'-0"

DATE
7.6.22
REV 8.12.22



Scott Weymouth
 ARCHITECT • INC.
 79 ALFRED DROWN ROAD
 BARRINGTON, R.I. 02806
 401.415-8110

PROJECT
 THANOS
 RESIDENCE

185
 HOPE
 STREET

PROVIDENCE
 RI

SHEET TITLE
 GARAGE
 ELEVATIONS

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

DATE 7.6.22
 REV 8.12.22

OBJECTID	MAP	LOT	MAP_PAR_ID	MAExtract_ParcAddress	Extract_ZIP_P	CMAExtract_Owner1	CMAExtract_OwnerAddress	IMAExtract_OwnerCract_O	Extract_Owi	CMAExtract_Owner2	Extract_MuniUseCodeDesc
1104	013	190	01301900000	61 COOKE ST	02903	Michael T Napolitano	61 Cooke St	Providence	RI 02903	Anne M Ruggieri	Single Family
1112	013	193	01301930000	179 HOPE ST	02903	James Kase	179 Hope St	Providence	RI 02903	Helene Miller	Single Family
2322	013	184	01301840000	148 WATERMAN ST	02903	Madison Properties Inc	144 Waterman St	Providence	RI 02903		Commercial II
3604	013	189	01301890000	69 COOKE ST	02903	Michael T Napolitano	61 Cooke St	Providence	RI 02903	Anne M Ruggieri	Single Family
3622	013	72	01300720000	185 HOPE ST	02903	Stephanie Lynn Thanos	185 Hope St	Providence	RI 02903	Christopher Gordon Thanos	Single Family
3999	013	216	01302160000	177 HOPE ST	02903	Howard Ben Tre Trustee	177 Hope St	Providence	RI 02903	Wendy A MacGaw Trustee	Single Family
4000	013	210	01302100000	47 MANNING ST	02903	Steven Sigal	47 Manning St	Providence	RI 02903		Single Family
4001	013	78	01300780000	51 MANNING ST	02903	Michael T Donohue Trustee	51 Manning St	Providence	RI 02903	Megan L Donohue Trustee	Single Family
4002	013	194	01301940000	59 MANNING ST	02903	Peter T Levine	59 Manning St	Providence	RI 02903	Naria B.A. Halliwell	Single Family
4039	013	85	01300850000	137 WATERMAN ST	02903	Brown University	PO Box 1902	Providence	RI 02903		School
4041	013	68	01300680000	189 HOPE ST	02903	Peichen Zhou	189 Hope St	Providence	RI 02903	Feng Zou	2-5 Family
4042	013	187	01301870000	145 WATERMAN ST	02903	SDM Holdings LLC	145 Waterman St	Providence	RI 02903		Commercial II
4043	013	290	01302900000	60 MANNING ST	02903	HOPE B MCCULLOCH	60 MANNING ST	Providence	RI 02903		Single Family
4045	013	63	01300630000	151 WATERMAN ST	02903	Christopher Adamo	567 Wayland Ave	Providence	RI 02903		Commercial Condo
4046	013	63	01300630000	151 WATERMAN ST	02903	PETER A PAYNE	151 WATERMAN ST	PROVIDENCE	RI 02903		Commercial Condo
4047	013	63	01300630000	151 WATERMAN ST	02903	Efiyan Enterprises LLC	151 WATERMAN ST	Providence	RI 02903		Commercial Condo
4048	013	63	01300630000	151 WATERMAN ST	02903	MARK D POCHEBIT	12 RIDGEWOOD RD	BARRINGTON	RI 02903		Commercial Condo
4049	013	63	01300630000	151 WATERMAN ST	02903	DAVID T BARRALL	151 WATERMAN ST	PROVIDENCE	RI 02903	One Fifty One Waterman	Commercial Condo
4050	013	63	01300630000	151 WATERMAN ST	02903	Providence Properties LLC	869 Broadway	East Providence	RI 02903		Commercial Condo
5032	013	263	01302630000	144 WATERMAN ST	02903	Madison Properties Inc	144 Waterman St	Providence	RI 02903		Commercial II
42562	013	312	01303120000	193 HOPE ST	02903	James V Derentis	193 Hope St	Providence	RI 02903	Brett P Smiley	2-5 Family
43400	013	307	01303070000	170 HOPE ST	02903	Brown University	PO Box 1902	Providence	RI 02903		School









