

CITY OF PROVIDENCE
ZONING BOARD OF REVIEW

JUN 16 2021

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: NOEL SANCHEZ

Address 82 Chapin Ave

Zip Code 02909

E-mail office@casabuenabuilders.com

Phone 401-952-4229

Home/Office

401-952-4229

Mobile (Cell)

Owner: NOEL SANCHEZ

Address 82 CHAPIN AVE

Zip Code 02909

E-mail office@casabuenabuilders.com

Phone 401-952-4229

Home/Office

401-952-4229

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: 186 GALLUP ST., 02905
Street Address

2. Zoning District(s): R-3
Special purpose or overlay district(s): _____

3a. Date owner purchased the Property: 1/31/2020

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

3. Dimensions of each lot:

Lot #	85	Frontage	40'	depth	75'	Total area	3000	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 _____	Height _____	Floors _____
Accessory Structure:	Total gross square footage	_____
Footprint _____	Height _____	Floors _____

5. Size of proposed structure(s): Total gross square footage: 2855.712SF
Footprint 1156.46SF Height 28'7.5" Floors 3

6a. Existing Lot coverage: (include all buildings, decks, etc.) 0

6b. Proposed Lot coverage: (include new construction) 38.54%

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):
TWO-FAMILY DWELLING

9. Number of Current Parking Spaces: 0

10. Describe the proposed construction or alterations (each lot/structure):
CONSTRUCT A NEW TWO-FAMILY DWELLING

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>TABLE 4-1</u>	<u>RESIDENTIAL DISTRICT DIMENSIONAL STANDARDS-MINIMUM LOT AREA</u>
_____	_____
_____	_____

13. Explain the changes proposed for the Property.

Construct a 2-family dwelling on existing 3000sf lot

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):

Noel Sanchez

Type Name


Signature

Type Name

Signature

Applicant(s):

Noel Sanchez

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?

A lot area per dwelling unit shortage of 500 SF or a 16% shortfall.

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

The unique size and lot area cause the hardship. The existing lot is within 16% of the requirement.

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.**

Rather, primarily to provide an additional dwelling unit to address the increased demand for housing in 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).**

The least relief necessary is requested to provide the best option for this lot in this neighborhood. All other alternatives have been exhausted. To build a single family on this lot in the R-3 zone would ignore the opportunity to provide an additional housing unit which is consistent with the character of the neighborhood and the intent and purpose of the Ordinance and the Comprehensive Plan.

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.**

If denied the owner would suffer a hardship beyond a mere inconvenience as the highest and best use as a two-family dwelling in the R-3 zone would not be realized, and an additional housing unit would not be developed and made available to help alleviate the current high demand for housing in this neighborhood.



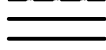









186-188 GALLUP STREET, Providence, RI



LIST of DRAWINGS:

- A-0.1 GENERAL NOTES & SPECIFICATIONS
- A-0.2 GENERAL NOTES & SPECIFICATIONS
- A-0.3 GENERAL NOTES & SPECIFICATIONS
- L-1.1 SITE LAYOUT / LANDSCAPE PLAN
- A-1.0 LOWER LEVEL PLAN
- A-1.1 1st FLOOR PLAN
- A-1.2 2nd FLOOR PLAN
- A-2.1 FRONT ELEVATION
- A-2.2 LEFT SIDE ELEVATION
- A-2.3 REAR ELEVATION
- A-2.4 RIGHT SIDE ELEVATION
- A-3.1 BUILDING SECTIONS
- A-3.2 BUILDING SECTIONS
- A-4.1 WALL SECTIONS
- A-4.2 FIRE-RATED ASSEMBLIES
- A-4.3 FOUNDATION DETAILS
- A-4.4 ROOF DETAILS
- A-5.0 FOUNDATION PLAN
- A-5.1 FRAMING PLAN- 1st FLOOR
- A-5.2 FRAMING PLAN- 2nd FLOOR
- A-5.3 FRAMING PLAN- 3rd FLOOR
- A-5.4 FRAMING PLAN- ROOF
- A-5.5 WALL BRACING

LEGEND

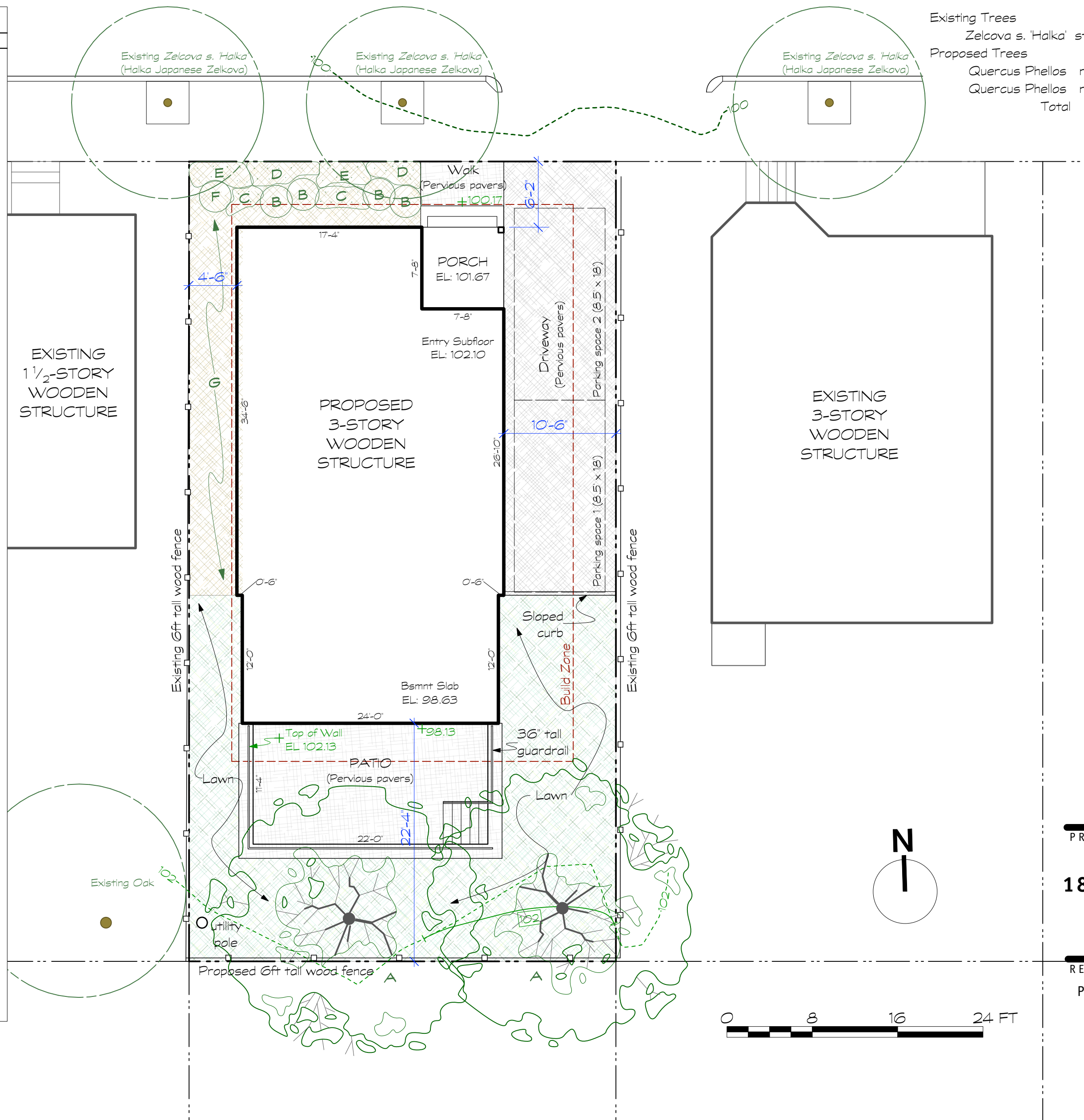
- | | | | |
|---|--------------------------|---|-------------------------|
|  | Foundation Footing |  | Elevation Marker |
|  | New Wall |  | Window Tag |
|  | Smoke Detector |  | Door Tag |
|  | Heat Detector |  | Exterior Finish Tag |
|  | Carbon Monoxide Detector |  | Detail Marker |
| | |  | Building Section Marker |
| | |  | Wall Section Marker |

GALLUP STREET

Vegetative Canopy Coverage
 Site Area 3,000 s.f.
 Required Canopy (min.) 30.00% 900 s.f.

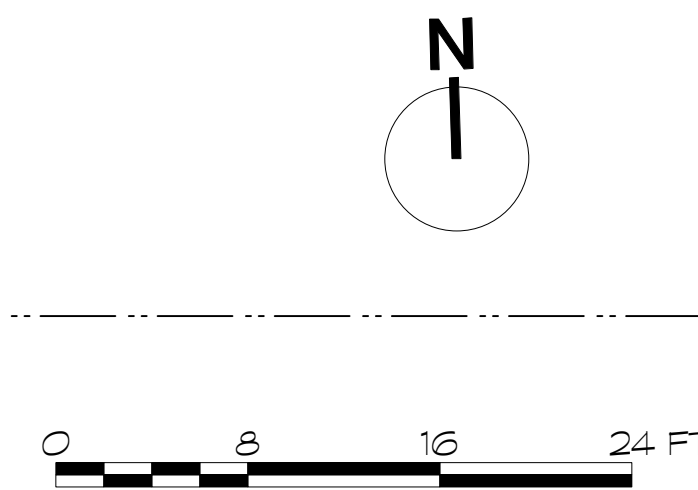
Existing Trees Canopy Coverage Area
 Zelcova s. 'Halka' street tree 1,000 s.f.
 Proposed Trees
 Quercus Phellos rear yard 1,000 s.f.
 Quercus Phellos rear yard 1,000 s.f.
 Total 3,000 s.f. 333.33%

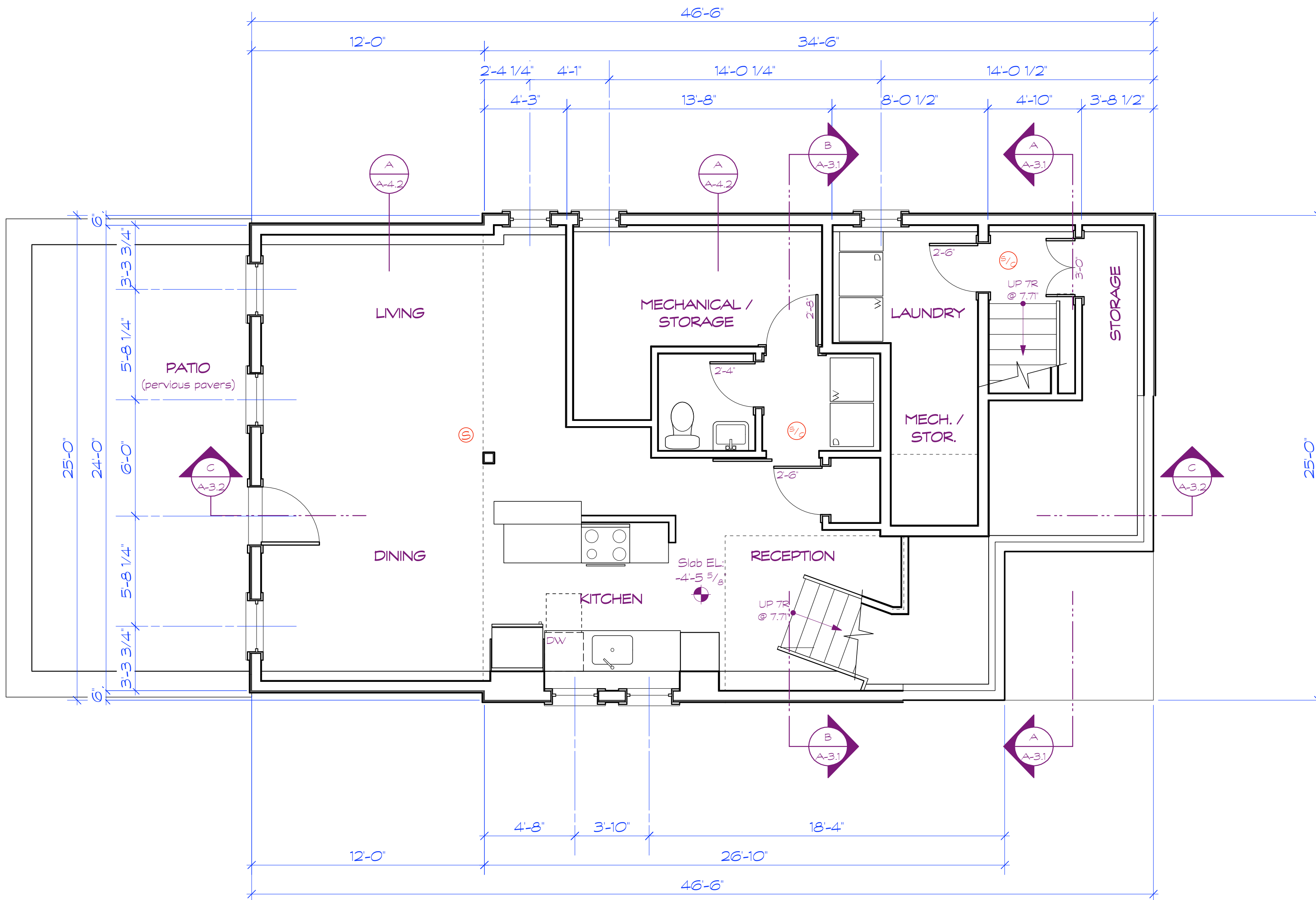
PLANT LIST			
KEY	QTY	NAME	NOTES
A	2	QUERCUS PHELLOS WILLOW OAK Medium to large sized oak that typically grows 40-75' tall with an oval to rounded crown. Smooth-edges, bristle-tipped, narrow, green leaves are willow-like. Leaves turn an undistinguished yellow-brown or dull gold in the fall.	2-2.5" Caliper
B	4	ACTAEA RACEMOSA BLACK COHOSH Typically grows to a total height of 4-6 ft. Small, numerous, creamy white, fragrant flowers appear in late summer to early fall in long, terminal racemes resembling fluffy spires rising well above the foliage on wiry stems.	
C	15	LIRIOPE MUSCARI BIG BLUE LILYTURF Tufted, tuberous-rooted grass-like perennial which typically grows 12-18' tall and features clumps of strap-like arching glossy, dark green leaves. Erect, showy flower spikes with tiered whorls of dense, violet-purple flowers rise above the leaves in late summer.. Flowers give way to blackish berries in the fall.	
D	16	IRIS CRISTATA DWARF CRESTED IRIS A low-growing, rapidly spreading plant typically grows to 3-6' tall. It features pale blue, lilac or lavender iris flowers with gold crests on the falls. Flowers are borne on very short stems. Narrow, sword-shaped, tallowish-green to medium green leaves.	
E	16	CHRYSOGONUM VIRGINIANUM GREEN and GOLD Semi-evergreen low ground cover with medium green leaves and daisy-like, bright yellow flowers in the spring and summer.	
F	1	VIBURNUM ACERIFOLIUM MAPLELEAF VIBURNUM Densely branched, deciduous shrub with a profusion of flat upright clusters packed with tiny white flowers in spring to late summer. They are followed by red berries that ripen to blue-black in late summer.	
G	100	PACHYSANDRA PROCUMBENS ALLGHENY PACHYSANDRA Semi-evergreen foliage. Small spikes of white flowers in early spring.	



L 1.1
 SITE LAYOUT

PROJECT FOR: 20.399
186-188 GALLUP ST
 Noel Sanchez
 Providence, RI
 RELEASES:
 Permit 26 March 2021





A 1.0

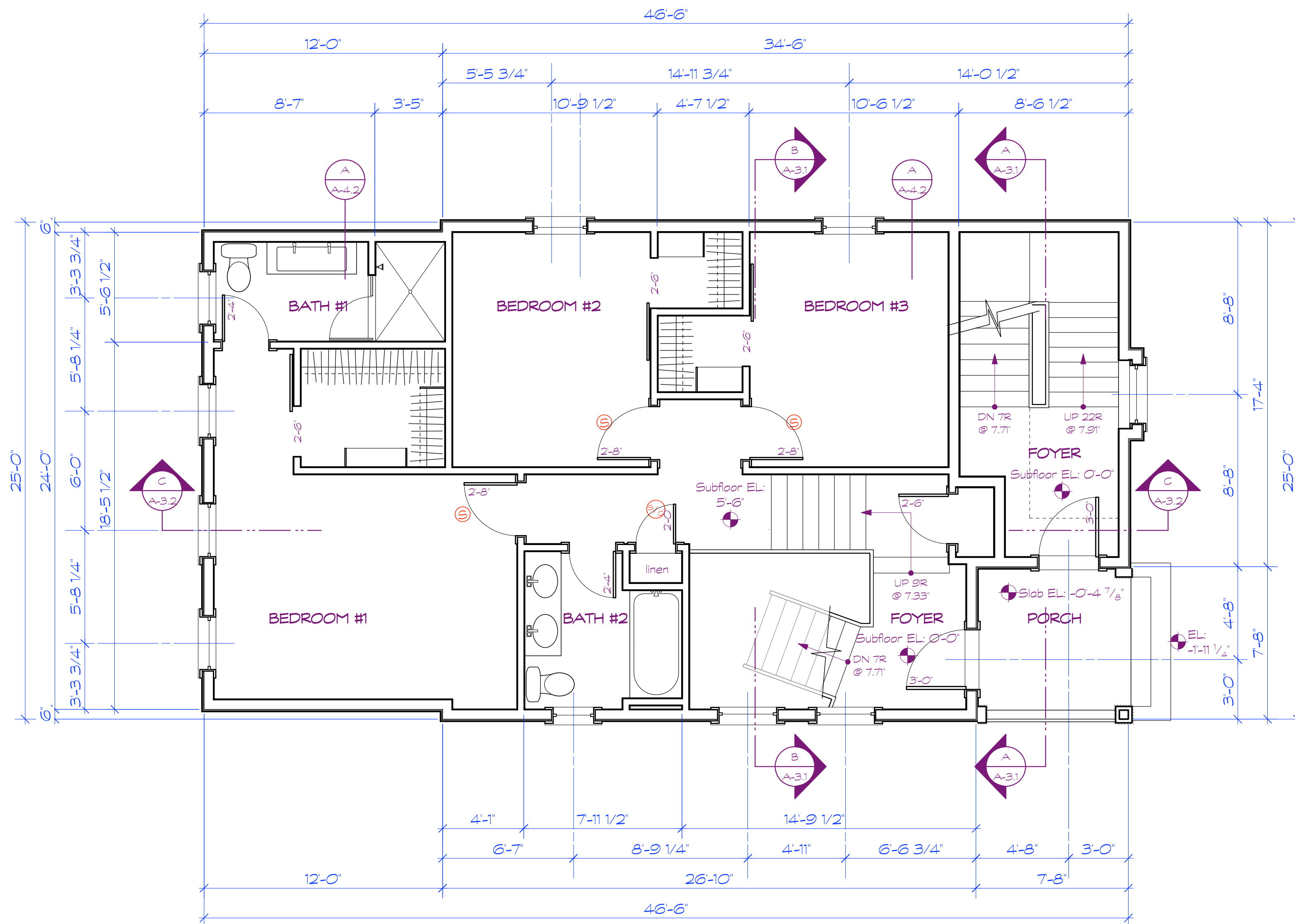
PLAN

PROJECT FOR: 20.399

186-188 GALLUP ST
 Noel Sanchez
 Providence, RI

RELEASES:
 Permit 26 March 2021

LOWER LEVEL PLAN (L)
 SCALE: 1/4" = 1'-0"



A 1.1

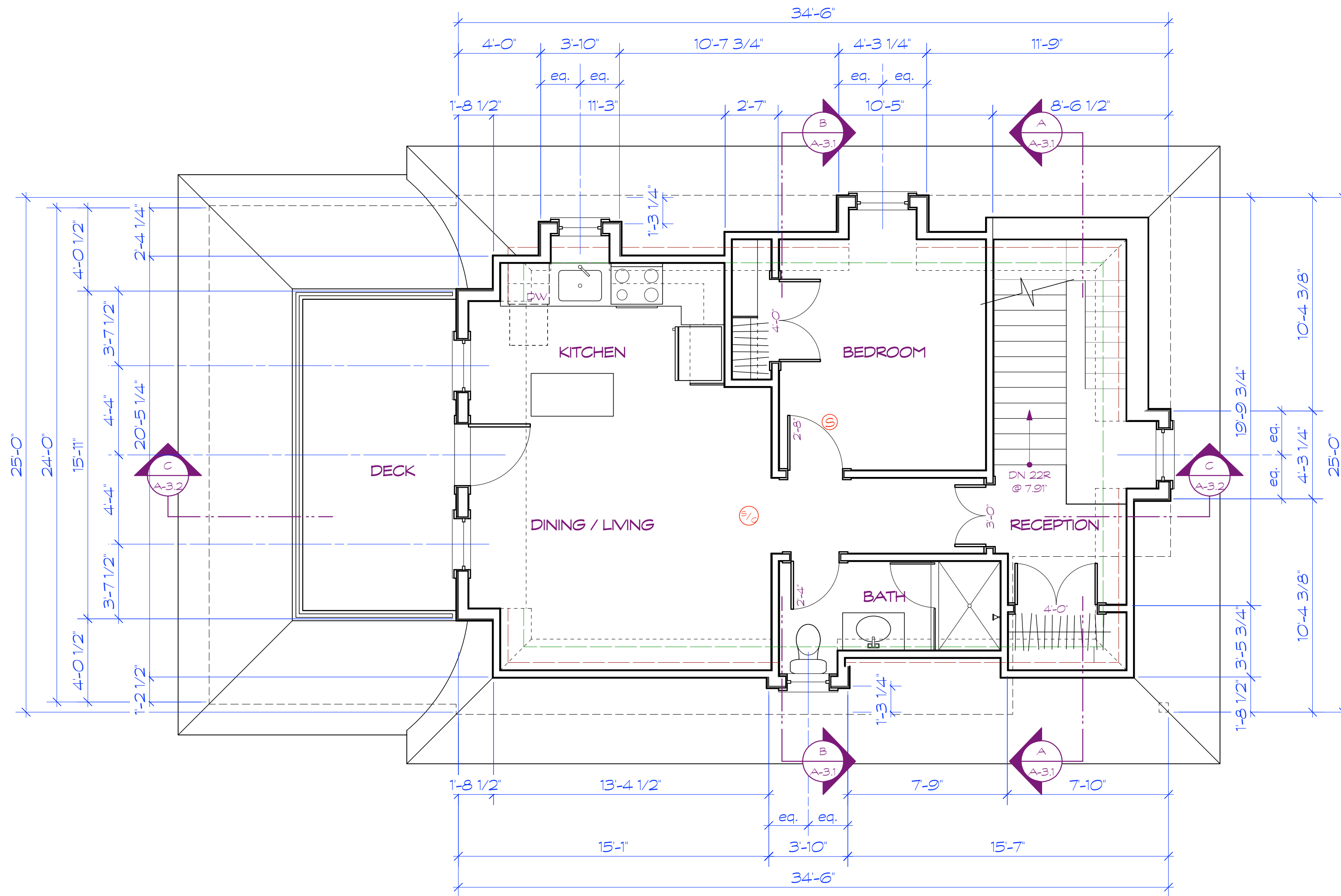
PLAN

PROJECT FOR: 20.399

186-188 GALLUP ST
 Noel Sanchez
 Providence, RI

RELEASES:
 Permit 26 March 2021

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



A 1.2

PLAN

PROJECT FOR: 20.399

186-188 GALLUP ST
 Noel Sanchez
 Providence, RI

RELEASES:
 Permit 26 March 2021

SECOND FLOOR PLAN ②
 SCALE: 1/4" = 1'-0"

Exterior Finish Materials Legend

- ① Cedar clapboard, 4" to the weather
- ② Vertical bead board
- ③ Slate roof shingles
- ④ Metal roof, flat seam



FRONT ELEVATION

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

①

A 2.1

ELEVATION

PROJECT FOR: 20.399

186-188 GALLUP ST

Noel Sanchez
Providence, RI

RELEASES:
Permit 26 March 2021



Guard rail @
sunken patio

Step footing
as required

LEFT SIDE ELEVATION (2)
SCALE: 1/4" = 1'-0"

- Exterior Finish Materials Legend
- ① Fiber cement clapboard, 4" to the weather
 - ② Vertical bead board
 - ③ Slate roof shingles
 - ④ Metal roof, flat seam

A 2.2

ELEVATION

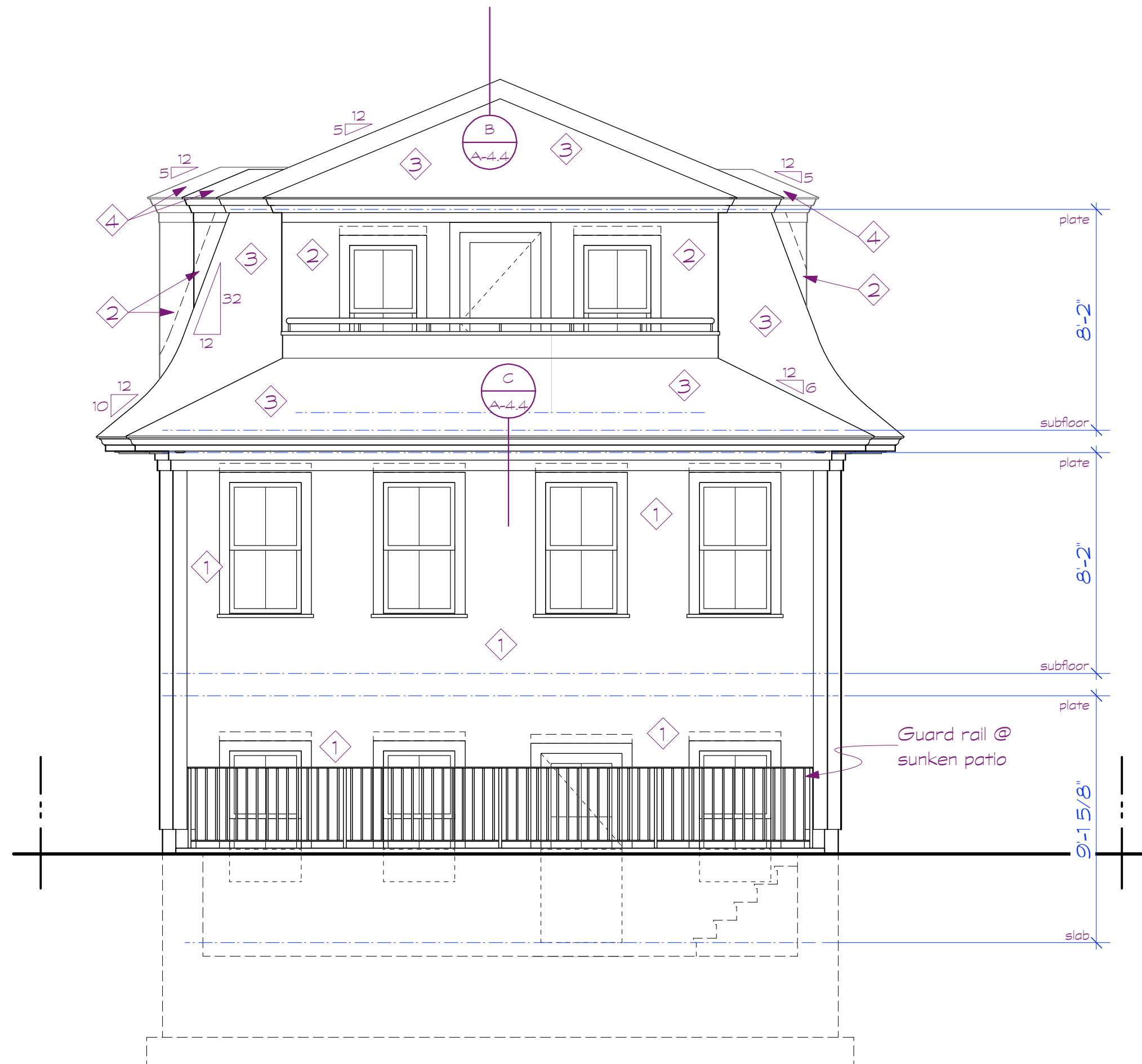
PROJECT FOR: 20.399

186-188 GALLUP ST
Noel Sanchez
Providence, RI

RELEASES:
Permit 26 March 2021

Exterior Finish Materials Legend

- ① Fiber cement clapboard, 4" to the weather
- ② Vertical bead board
- ③ Slate roof shingles
- ④ Metal roof, flat seam



REAR ELEVATION

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

3

A 2.3
ELEVATION

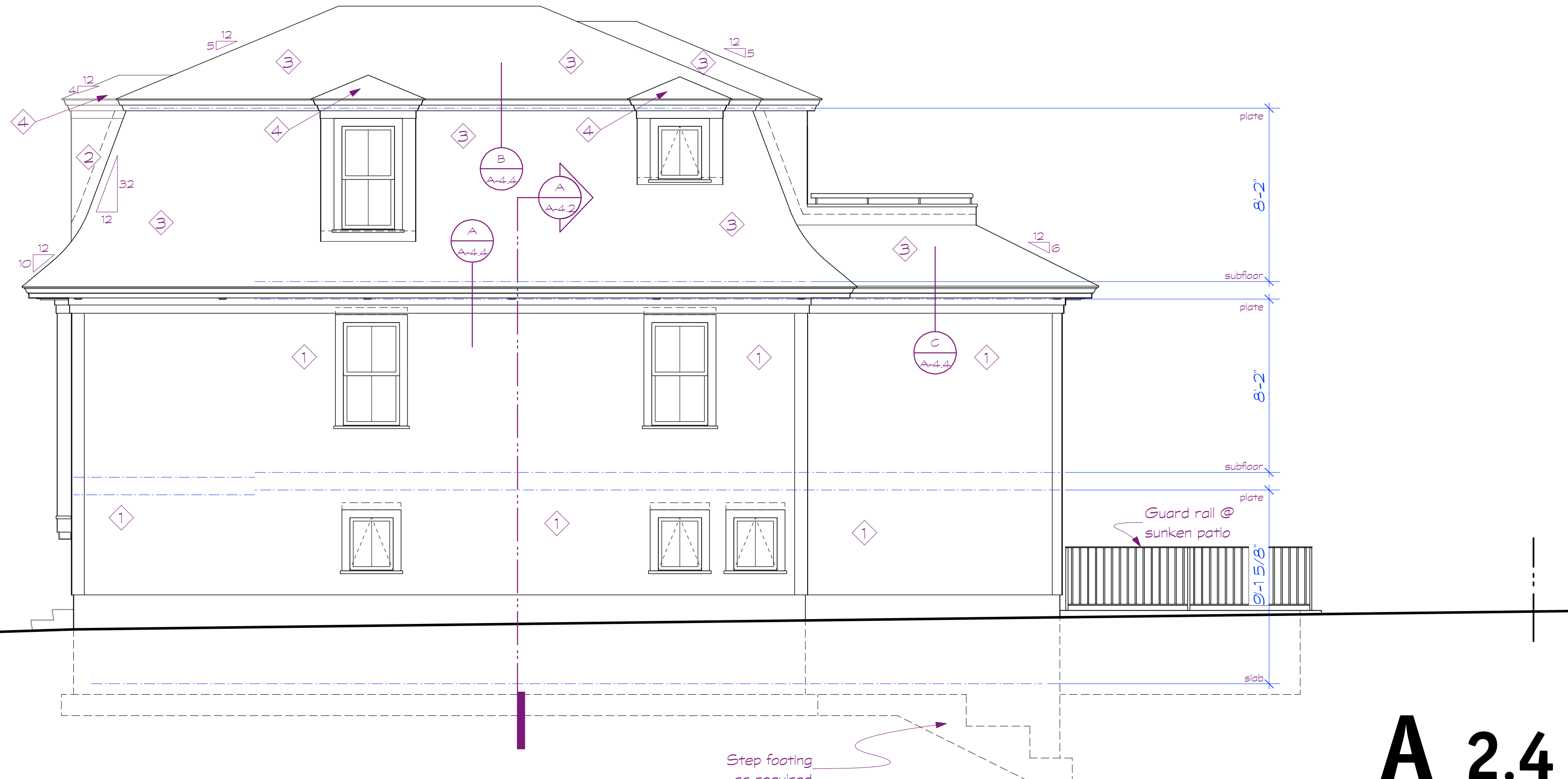
PROJECT FOR: 20.399

186-188 GALLUP ST

Noel Sanchez
Providence, RI

RELEASES:

Permit 26 March 2021



RIGHT SIDE ELEVATION (4)
 SCALE: 1/4" = 1'-0"

- Exterior Finish Materials Legend
- ① Fiber cement clapboard, 4" to the weather
 - ② Vertical bead board
 - ③ Slate roof shingles
 - ④ Metal roof, flat seam

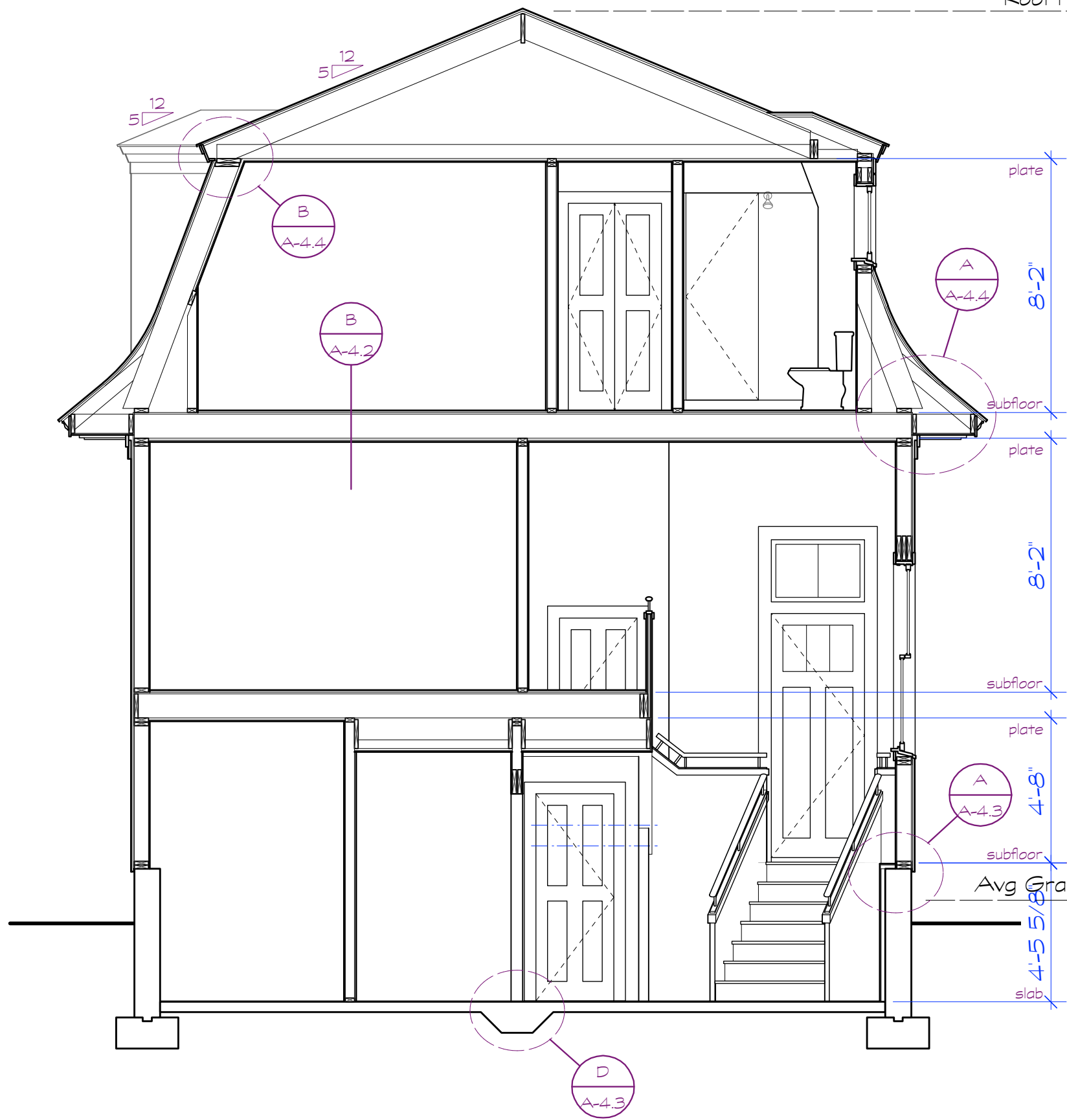
A 2.4
 ELEVATION

PROJECT FOR: 20.399

186-188 GALLUP ST
 Noel Sanchez
 Providence, RI

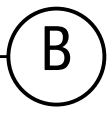
RELEASES:
 Permit 26 March 2021

Roof HP EL: 129.49



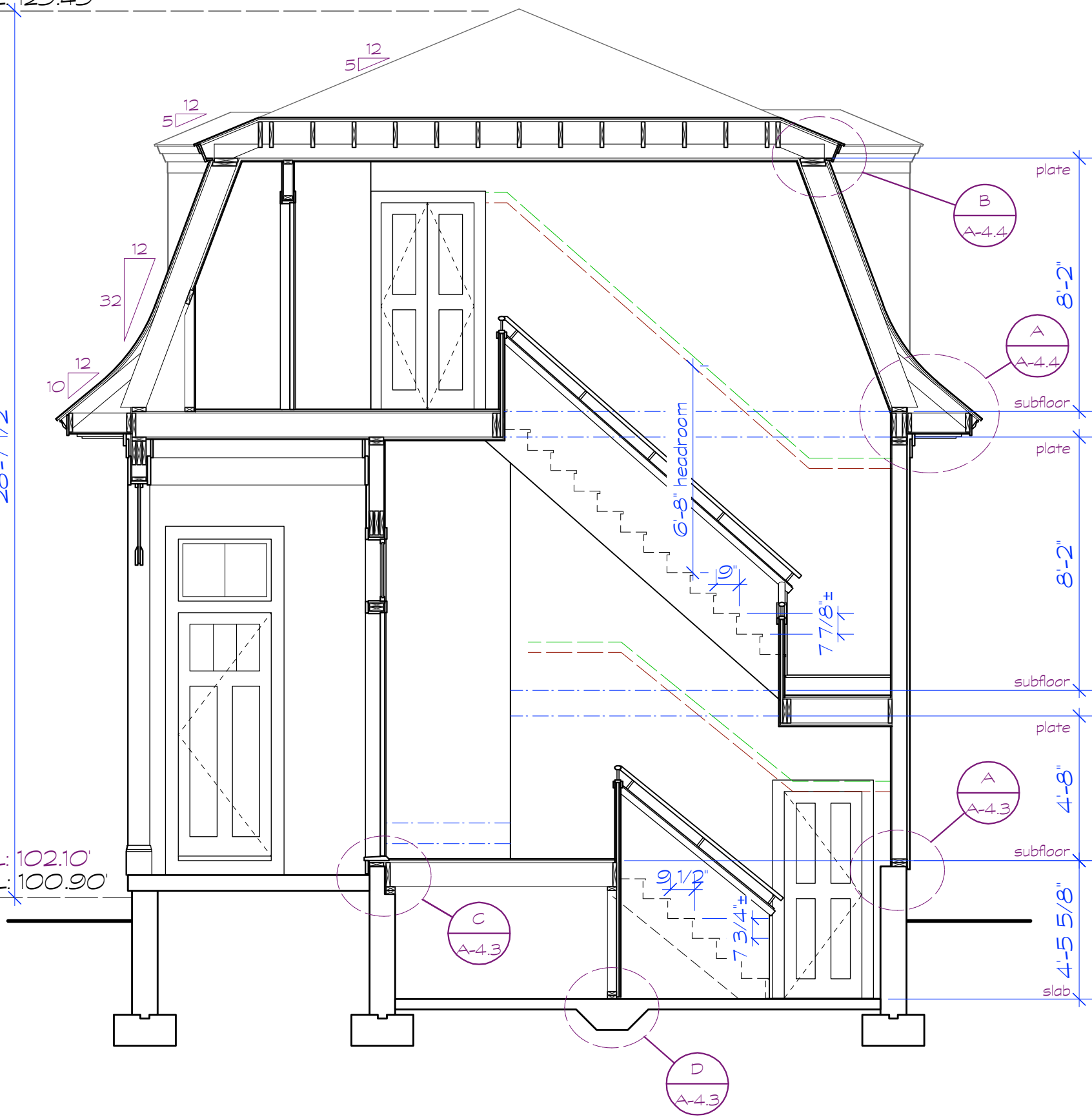
SECTION B

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



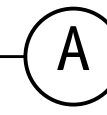
28'-7 1/2"

EL: 102.10
Avg Grade EL: 100.90



SECTION A

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



A 3.1

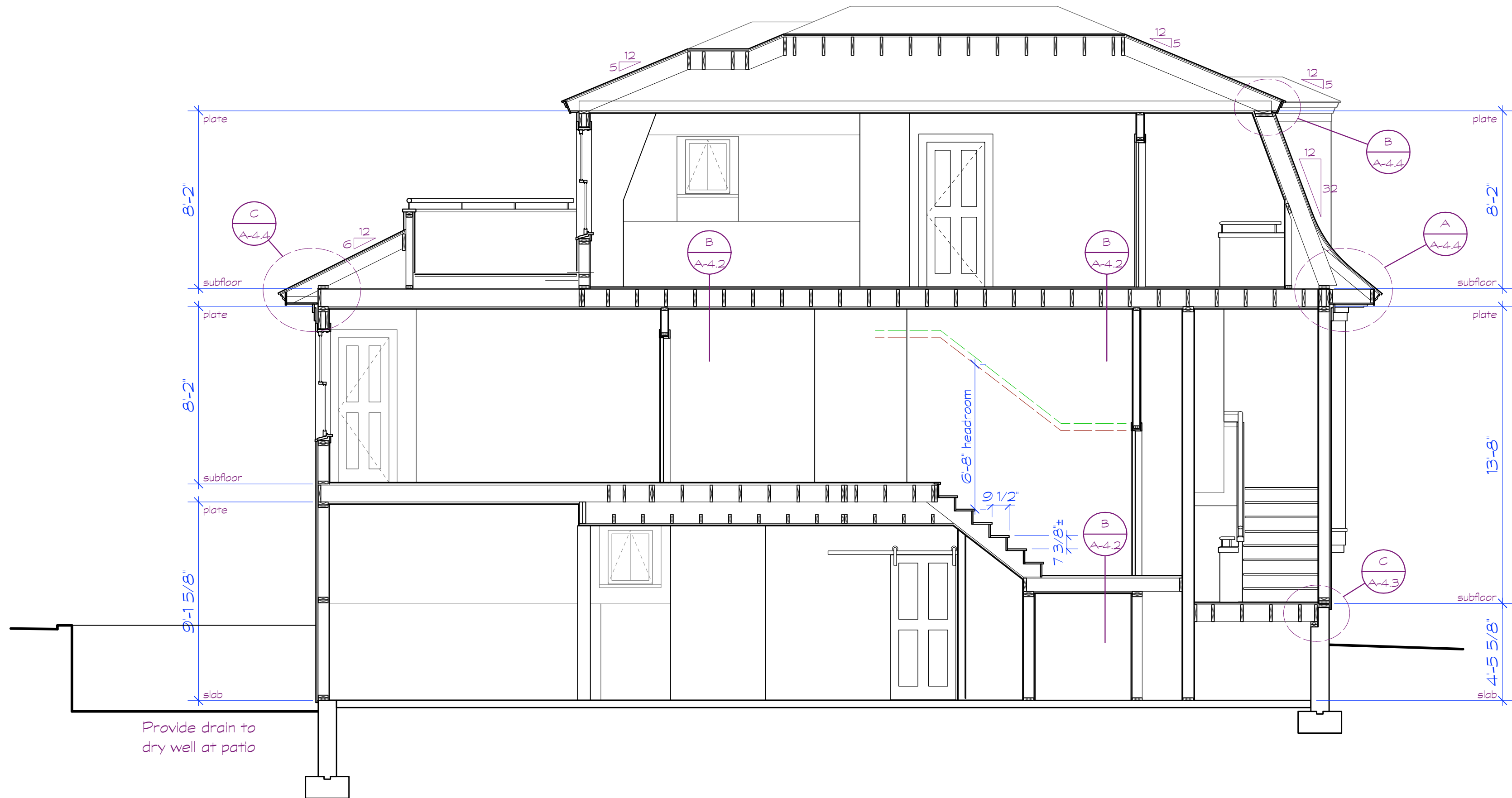
BUILDING SECTION

PROJECT FOR: 20.399

186-188 GALLUP ST

Noel Sanchez
Providence, RI

RELEASES:
Permit 26 March 2021



Provide drain to dry well at patio

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

A 3.2

BUILDING SECTION

PROJECT FOR: 20.399

186-188 GALLUP ST
Noel Sanchez
Providence, RI

RELEASES:
Permit 26 March 2021





200ft RADIUS PLAN

186-188 Gallup Street

Plat 53 // Lot 85

28 July 2020

Drawn By: Adrien Mercure

Scale: 1" = 50'

