

CITY OF PROVIDENCE

FEB 07 2023

BUILDING BOARD OF REVIEW

Date: February 2, 2023

To the Building Board of Review:

Petition for variation or modification of the application of certain provisions of the Rhode Island State Building Code:

Owner: Jones and Bond Holding Company Tel. No. 401.595.8800

Address: 870 Oaklawn Avenue, Cranston, RI Zip Code 02920

Applicant: Anthony Caprio, Jr. c/o Jones and Bond Holding Tel. No. 401.595.8800

Address: 870 Oaklawn Avenue, Cranston, RI Zip Code 02920

Lessee: _____ Tel. No. _____

Address: _____ Zip Code _____

1. Location of subject property: 187 Dean Street

2. Assessor's Plat(s) 28 Lot(s) 277

3. Dimensions: Lot # 277 frontage 40.1 depth 48.40' R area 2109 sq. ft.

Lot # _____ frontage _____ depth _____ area _____ sq. ft.

Lot # _____ frontage _____ depth _____ area _____ sq. ft.

4. Zoning District(s): R-3, Overlay District: _____

5. Present Use of Premises (each lot): Three Family Dwelling

6. Legal Use of Premises as recorded in the Department of Inspection & Standards:
Store & Two Family Dwelling

7. Proposed Use of Premises Three Family Dwelling

8. Type of Construction 5B

9. Are the Premises located within the Historic District: Yes No

If yes, have the plans been approved by the Providence Historic District Commission?

Yes No

10. Are there outstanding violations concerning the: RI State Building Code
 Zoning Ordinance
 Housing Code

11. The undersigned hereby applies for a variation or modification of the application of the requirements of the following Section(s) or Table(s):

Sec. 713.5 Shaft Enclosures- Continuity Sec. 716.5 Opening In Fire Protection Assemblies & Ratings

Sec. 903.2.8 Automatic Sprinkler Systems- Group R

Sec. 1010.1.5 Doors- Floor Elevation-Landings Sec. 1011.2 Stairways- Width & capacity

Sec. 1011.3 Stairways- Headroom Sec. 1011.5 Stairways- Stair Treads & Risers

Sec. 1011.5.3 Stairways- Winder Treads Sec. 1011.5.4 Stairways- Dimensional Uniformity

12. State briefly the proposed change of use or alterations and explain the variations or modifications sought. Be specific as to the uses within the building. (Use additional sheets if necessary.)

The proposed conversion was completed years ago after a decision of the

Zoning Board granted permission to change the first floor store to an apartment but never completed

the process by obtaining a Building permit. The current owner purchased the property as a three

family dwelling and only recently discovered it was not properly recorded as such. A Building permit

application has been filed for a change in use to a three family dwelling and is pending Building Board

approval for variances caused by existing conditions, other than the relief for sprinklers, are the result

of a structural hardship related to existing stairways and floor, wall & ceiling assemblies construction.

Respectfully submitted,

Signature(s) of Property Owner(s):



ANTHONY M. CAPRIO

Signature(s) of Applicant(s):



ANTHONY M. CAPRIO

Address:

870 Oaklawn Avenue

Cranston, RI 02920

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Cranston, RI 02920

Please Note: Unless all requirements listed on the instruction sheet are complied with, this application will not be accepted.

Jones & Bonds Holding Company
870 Oaklawn Avenue, Ste 2
Cranston, RI 02920
401-595-8800

February 3, 2023

City of Providence
Building Board of Review
Bruce Bartel, Chairman

Re: 187-189 Dean Street,
Providence, RI 02903

Dear Mr. Bartel,

Please except this notice that I give Peter J Casale permission to represent Jones and Bond Holding Co, LLC in the matter before the board 2/16/2023.

Sincerely,

A handwritten signature in black ink, appearing to read 'Anthony M Caprio', with a long horizontal flourish extending to the right.

Anthony M Caprio
Owner