

CITY OF PROVIDENCE
ZONING BOARD OF REVIEW

INSPECTION & STANDARDS
RECEIVED

MAR 11 2024

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: Women's Development Corporation

Applicant Mailing Address

Email: thomasdavison@wdchoc.org

Street: 861A Broad Street

Phone: 401-569-8685

City, State, Zip: Providence, Rhode Island 02907

Owner: Arch Development, LLC

Owner Mailing Address

Email: thomasdavison@wdchoc.org

Street: 861 A Broad Street

Phone: 401-569-8685

City, State, Zip: Providence, Rhode Island 02907

Lessee: N/A

Lessee Mailing Address

Email: _____

Street: _____

Phone: _____

City, State, Zip: _____

Attorney: Kenneth F. McGunagle, Jr., Esq.

Attorney Mailing Address

Email: kfm@mhlawpc.com

Street: 2088 Broad Street

Phone: 401-941-7500 x.111

City, State, Zip: Cranston, Rhode Island 02905

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: 18, 20, 22 & 24 Arch Street
Plat and Lot Numbers of Subject Property: Assessor's Map 30, Lots 574, 575, 576 and 577.

2. Base Zoning District(s): R-3
Overlay District(s): N/A

3a. Date owner purchased the Property: April 27, 2023

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

4. Dimensions of each lot:

Lot # <u>574</u>	Width <u>40.00'</u>	Depth <u>134.9+/-</u>	Total area <u>5970.9</u> sq. ft.
Lot # <u>575</u>	Width <u>40.00'</u>	Depth <u>96.78'</u>	Total area <u>3798.9</u> sq. ft.
Lot # <u>576</u>	Width <u>50.00'</u>	Depth <u>96.78'</u>	Total area <u>4839.0</u> sq. ft.
Lot # <u>577</u>	Width <u>40.00'</u>	Depth <u>96.78'</u>	Total area <u>3871.2</u> sq. ft.

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

<u>Principal Structure:</u>	<u>Accessory Structure:</u>
Area of Footprint <u>See Supplement</u>	Area of Footprint _____
Overall Height _____	Overall Height _____
# of Stories _____	# of Stories _____

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

<u>Principal Structure:</u>	<u>Accessory Structure:</u>
Area of Footprint <u>See Supplement</u>	Area of Footprint _____
Overall Height _____	Overall Height _____
# of Stories _____	# of Stories _____

6a. Existing Lot Coverage:

Building Coverage (area of all roofed structures) See Supplement

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) See Supplement

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: 18, 20 and 24 Arch: vacant land; 22 Arch 3-Family Dwellings

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

Vacant Lots and 3- Family Dwelling at 22 Arch

8. Proposed Zoning Use of the Property: 3-Family Dwellings

9. Number of Parking Spaces:

of existing spaces 3 # of proposed spaces 9 (6 new)

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

 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>
Article 14 Sec. 1402	Off-street Vehicle & Bicycle Parking Requirements Multifamily dwellings
Table 14-1	requires one parking space per unit. Proposing 9 with 12 required.
Article 4 Sec.402	Impervious Surface Coverage (Administrative Modification sought)
Table 4-1	Interior Side Setback Requirements (Administrative Modification sought)

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>
N/A	

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

The undersigned proposes to build a new 3-family dwelling at each of 18, 20 and 24 Arch Street and along with the 3-family dwelling currently located at 22 Arch Street, to provide 12 units of deed restricted affordable housing.

The lot line between 18 Arch and 20 Arch will be straightened to remove an unusual jog. The 4 lots in total will be designed to provide 9 off street parking spaces, bicycle rack, trash storage and improved landscaping. A Parking Lien Agreement will be recorded in the Providence Land Evidence Records under which 18 Arch Street will provide 2 parking spaces to 22 Arch Street. (See Addendum)

20, 22 and 24 Arch will each be deficient one parking space of the 3-space requirement for a 3-family.

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):

Arch Development, LLC

Type Name

Charlie Thomas-Davison, Director of R.E. Development

Signature



Type Name

Signature

Applicant(s):

Women's Development Corporation

Type Name

Charlie Thomas-Davison, Director of R.E. Development

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.

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 requirement to provide one parking space per unit (1:1 = 12 total) per
TABLE 14-1: OFF-STREET VEHICLE AND BICYCLE PARKING REQUIREMENTS.

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

See Supplement

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. 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:

N/A

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 Dimensional Variance is not granted the City will lose the chance to have 9 newly constructed and much needed deed restricted affordable rental units and improvements to the site at 22 Arch Street which will house 3 deed restricted affordable rental units.

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

City of Providence, Rhode Island
Zoning Board of Review
Application for Variance or Special Use Permit Supplement

18, 20, 22 & 24 Arch Street, Providence, Rhode Island

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

18 Arch Street

Principal Structure: Vacant

Accessory Structure: N/A

Area of Footprint
Overall Height
of Stories

Area of Footprint
Overall Height
of Stories

20 Arch Street

Principal Structure: Vacant

Accessory Structure: N/A

Area of Footprint
Overall Height
of Stories

Area of Footprint
Overall Height
of Stories

22 Arch Street

Principal Structure:

Accessory Structure: N/A

Area of Footprint 1732 sq ft
Overall Height
of Stories 3 Stories

Area of Footprint
Overall Height
of Stories

24 Arch Street

Principal Structure: Vacant

Accessory Structure: N/A

Area of Footprint
Overall Height
of Stories

Area of Footprint
Overall Height
of Stories

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

18 Arch Street

Principal Structure:

Accessory Structure: N/A

Area of Footprint 1298.4 sq ft
Overall Height <38'
of Stories 3

20 Arch Street

Principal Structure:

Accessory Structure: N/A

Area of Footprint 1298.4 sq ft
Overall Height <38'
of Stories 3

22 Arch Street

Principal Structure: Existing to Remain

Accessory Structure: N/A

Area of Footprint 1732 sq ft
Overall Height
of Stories 3 Stories

24 Arch Street

Principal Structure:

Accessory Structure: N/A

Area of Footprint 1298.4 sq ft
Overall Height <38'
of Stories 3

6a. Existing Lot Coverage:

18 Arch Street

Building Coverage (area of all roofed structures) Vacant
Total Impervious Coverage Area (area of all roofed structures and impervious surfaces) 5.7%
Rear Yard Impervious Coverage (area of structures and impervious surface in rear yard) NA
Front Yard Impervious Coverage (area of structures and impervious surface in front yard) NA

20 Arch Street

Building Coverage (area of all roofed structures) Vacant
Total Impervious Coverage Area (area of all roofed structures and impervious surfaces) 0.0%
Rear Yard Impervious Coverage (area of structures and impervious surface in rear yard) NA
Front Yard Impervious Coverage (area of structures and impervious surface in front yard) NA

22 Arch Street

Building Coverage (area of all roofed structures) 37.1%
Total Impervious Coverage Area (area of all roofed structures and impervious surfaces) 86.9%
Rear Yard Impervious Coverage (area of structures and impervious surface in rear yard) 82.7%
Front Yard Impervious Coverage (area of structures and impervious surface in front yard) 84.7%

24 Arch Street

Building Coverage (area of all roofed structures) Vacant
Total Impervious Coverage Area (area of all roofed structures and impervious surfaces) 0.0%
Rear Yard Impervious Coverage (area of structures and impervious surface in rear yard) NA
Front Yard Impervious Coverage (area of structures and impervious surface in front yard) NA

6b. Proposed Lot Coverage:

18 Arch Street

Building Coverage (area of all roofed structures) 22%
Total Impervious Coverage Area (area of all roofed structures and impervious surfaces) 53.3%
Rear Yard Impervious Coverage (area of structures and impervious surface in rear yard) 45.5%
Front Yard Impervious Coverage (area of structures and impervious surface in front yard) 20.0%

Minimum Interior Side Yard Setback: providing 5.2 feet, 6.0 required. Requesting Administrative Modification.

20 Arch Street

Building Coverage (area of all roofed structures) 33.5%
Total Impervious Coverage Area (area of all roofed structures and impervious surfaces) 63.1%
Rear Yard Impervious Coverage (area of structures and impervious surface in rear yard) **52.7% (<50.0)**
Front Yard Impervious Coverage (area of structures and impervious surface in front yard) 20.0%

Maximum Impervious Coverage Rear Yard: Required no more than 50%, providing 52.7%. Requesting Administrative Modification.

22 Arch Street

Building Coverage (area of all roofed structures) 37.1% (Existing = Proposed)
Total Impervious Coverage Area (area of all roofed structures and impervious surfaces) **69.2% (<65.0)**
Rear Yard Impervious Coverage (area of structures and impervious surface in rear yard) 49.2%
Front Yard Impervious Coverage (area of structures and impervious surface in front yard) 72.8%
(existing: 82.7%)

Maximum Impervious Coverage: Required no more than 65%, providing 69.2%. Requesting Administrative Modification.

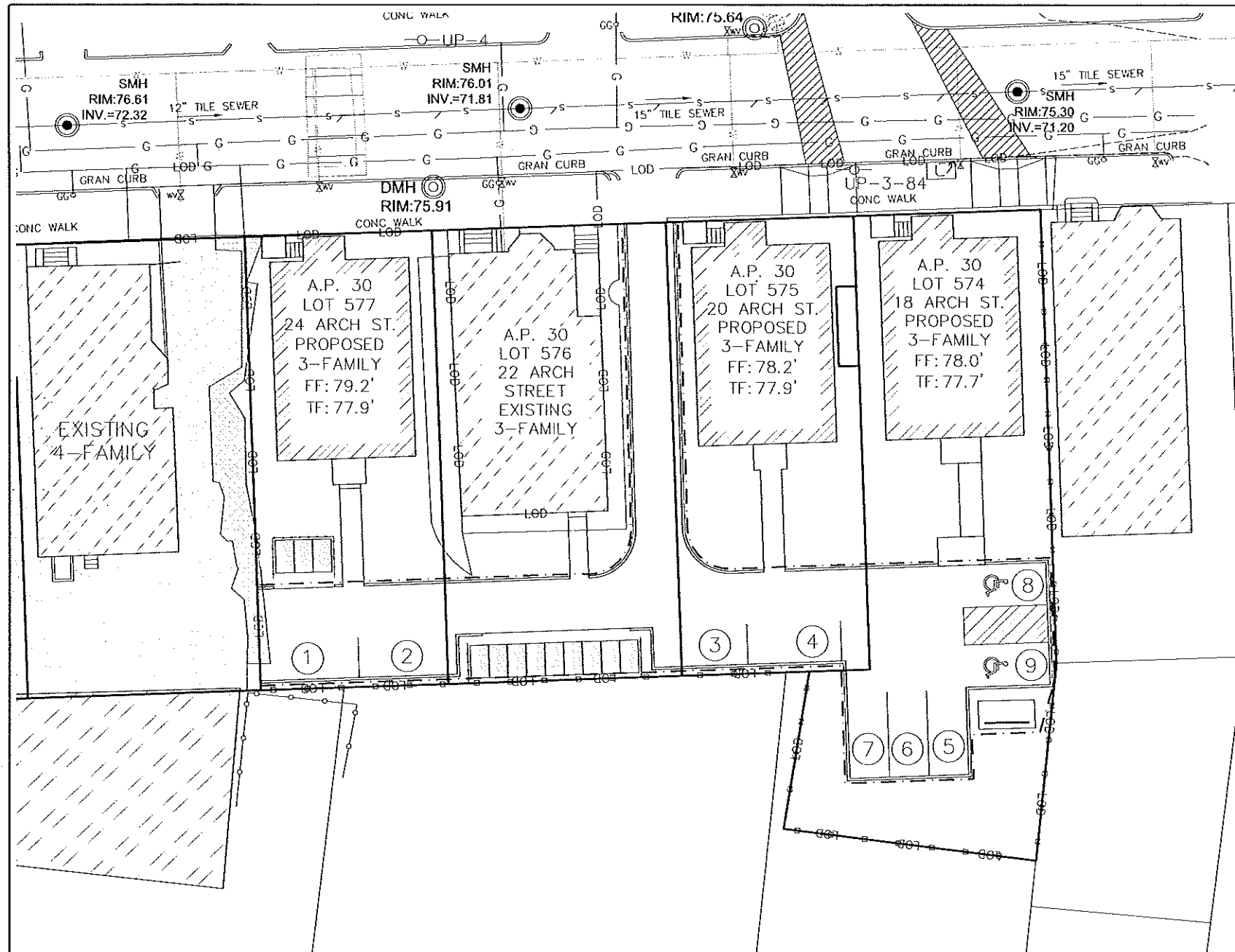
24 Arch Street






















Building Coverage (area of all roofed structures) 33.5%
Total Impervious Coverage Area (area of all roofed structures and impervious surfaces) 59.1%
Rear Yard Impervious Coverage (area of structures and impervious surface in rear yard) 48.9%
Front Yard Impervious Coverage (area of structures and impervious surface in front yard) 20.0%

APPENDIX A
APPLICATION FOR VARIANCE(S)
Supplement

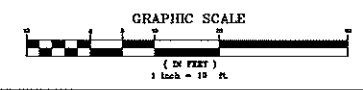
2. Specify all unique characteristics of the land or structure that cause the hardship:

To maximize the number of new low-income housing units on these preexisting lots our intent is to provide a single-entry driveway for the four lots as shown. This will allow the removal of existing curb cuts, reduce redundant impervious area, optimization of the building design, and provide outdoor recreational area for the residents. By utilizing the ample on street 24-hour parking along Arch Street and reducing the parking ratio to 0.75:1 (provide 9 total spaces). This change allows for an even greater reduction of the impervious area, inclusion of additional bicycle parking, simplifies parking and traffic flow on the lots, and expands the overall use and functionality for the residents. The proposed scheme also allows for the inclusion of a secondary ADA striped space, providing a second fully accessible low-income apartment to be created as part of this development not otherwise feasible due to parking concerns.



- | | | |
|---|-------------------------|----------------------------|
|  | PARCEL PROPERTY LINE | |
|  | ADJACENT PROPERTY LINE | |
|  | EXISTING FENCE LINE | |
|  | EXISTING MAJOR CONTOUR | |
|  | EXISTING MINOR CONTOUR | |
|  | EXISTING GAS LINE | |
|  | EXISTING WATER LINE | |
|  | EXISTING SEWER LINE | |
|  | GAS VALVE BOX | |
|  | WATER VALVE BOX | |
|  | UTILITY POLE AND NUMBER | |
|  | SMH | EXISTING SEWER MANHOLE |
|  | TMH | EXISTING TELEPHONE MANHOLE |
|  | DMH | PROPOSED DRAINAGE MANHOLE |
|  | CB | PROPOSED CATCH BASIN |
|  | BSL | BUILDING SETBACK LINE |
|  | 20 | PROPOSED CONTOUR LINE |
|  | 30.350 | PROPOSED STRETCH GRADE |
|  | | PROPOSED FENCE |
|  | | PROPOSED WATER LINE |
|  | | PROPOSED SEWER LINE |

PLAN VIEW



16-00000
 03/07/2024

[illegible]

COMMONWEALTH
ENGINEERS & CONSULTANTS, INC.
400 SMITH STREET
PROVIDENCE, RHODE ISLAND 02903
(401) 273-6600

PERMIT AGENCY REVIEW PLAN
FOR
WOMEN'S DEVELOPMENT CORPORATION
WEST END III PROJECT
ON
A.P. 30, LOTS 574, 575, 576 AND 577
18, 20, 22 AND 24 ARCH STREET
PROVIDENCE, RHODE ISLAND
PROPOSED PARKING EASEMENT PLAN

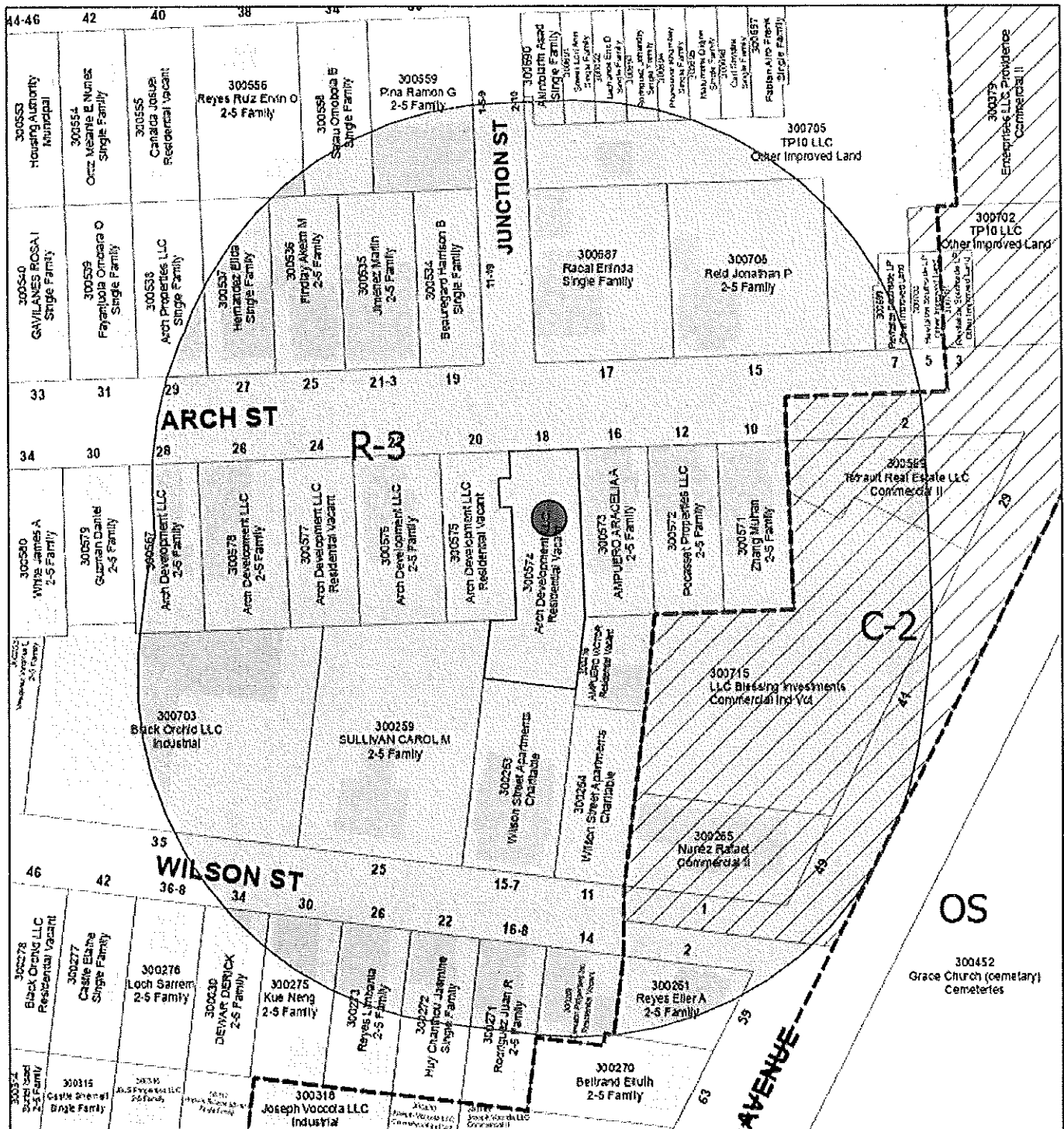
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DRAWN BY: SMA		DESIGN BY: SMA	
DATE: MARCH 2024		CHECKED BY: TJB	
		PROJECT NO: 23075.00	

OWNER/APPLICANT:
WOMENS ENTREPRENEUR CORPORATION
2814 BRIDGES STREET
FACSIMILE, RI 02888
(401) 941-2800

CONTACT:
CHARLE THOMAS-CAVISON
DIRECTOR OF REAL ESTATE DEVELOPMENT
PHONE: 401-541-2800
EMAIL: THOMASCAVISON@WEC-RI.ORG

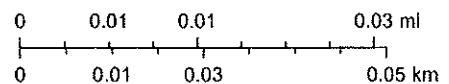
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DATE: MARCH 2024		CHECKED BY: TJB	
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18 Arch Street 200-Foot Radius Map



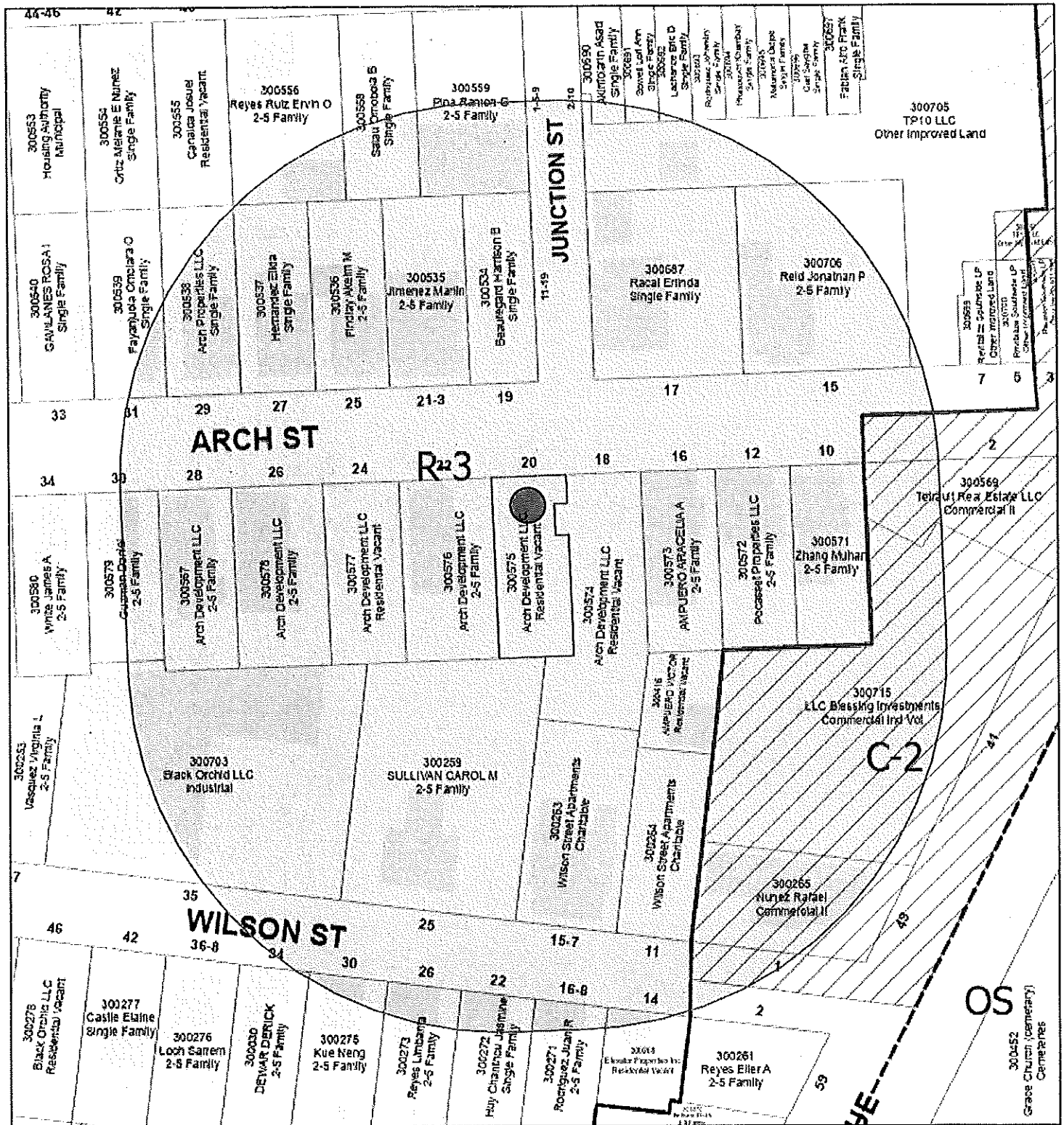
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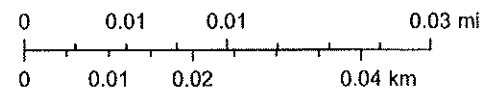
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20 Arch Street 200-Foot Radius Map



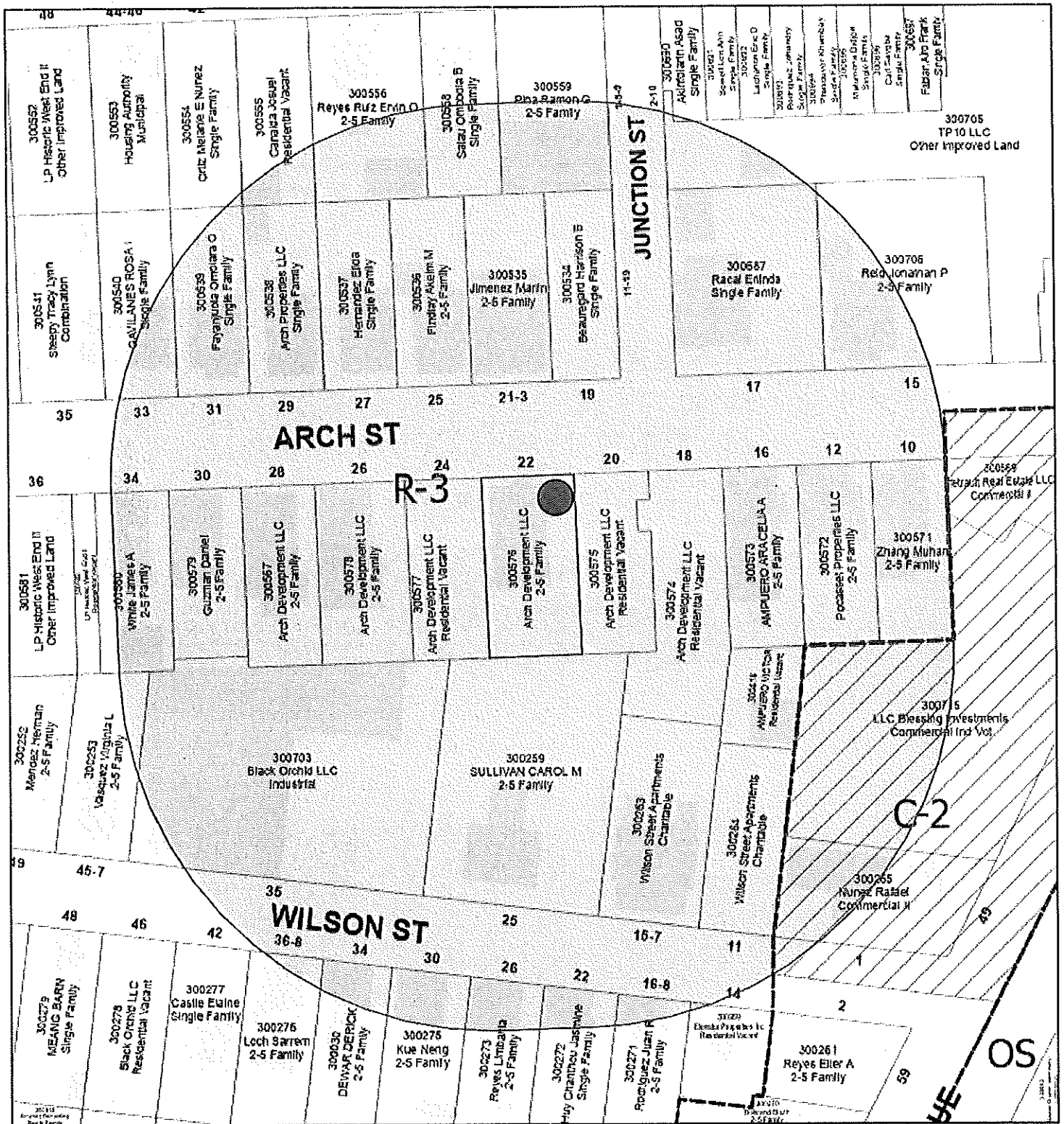
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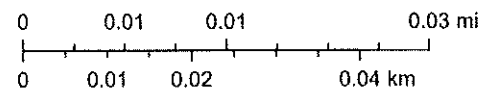
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22 Arch Street 200-Foot Radius Map



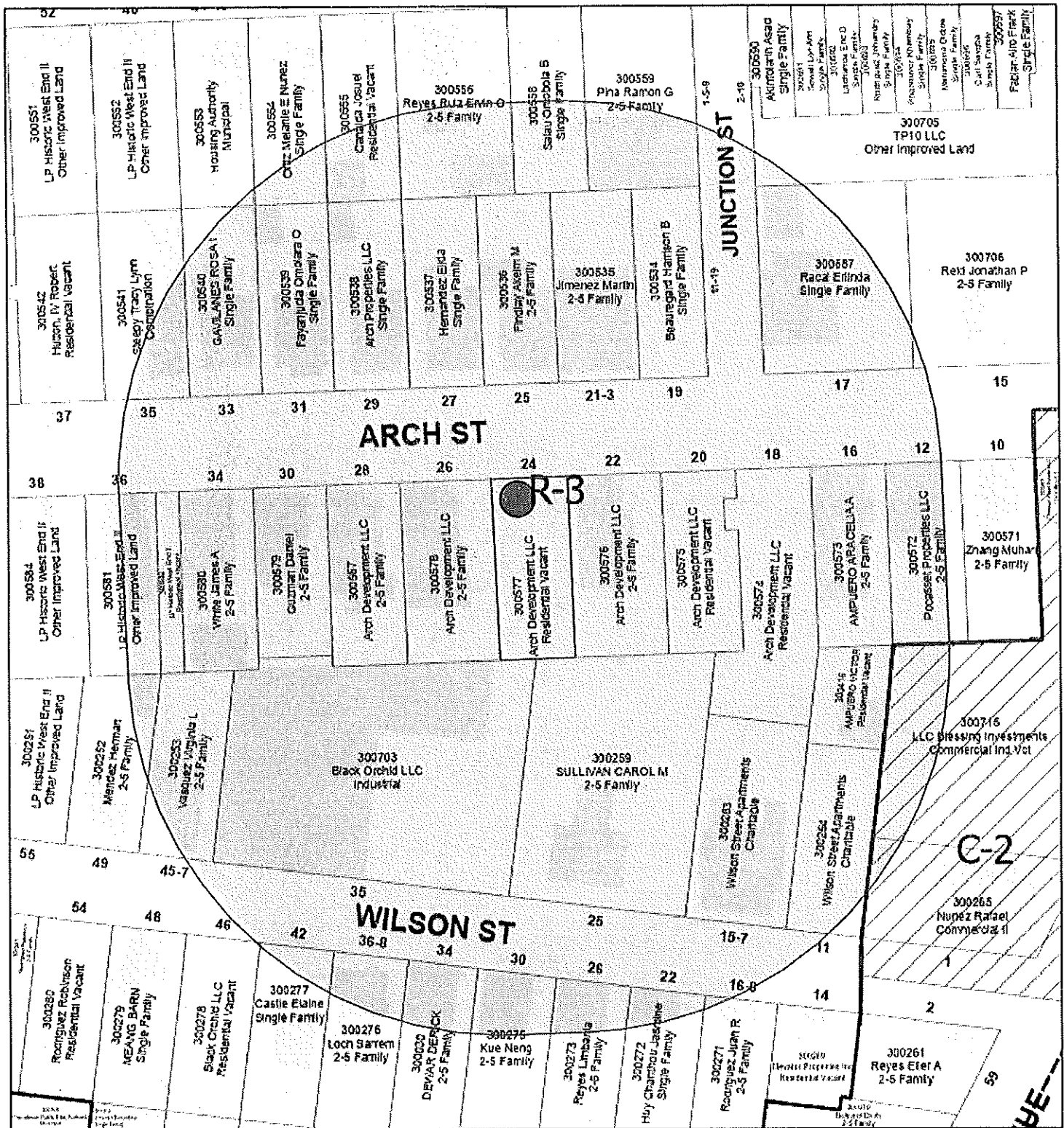
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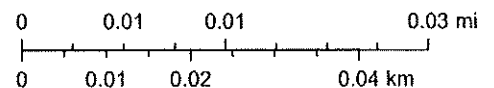
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24 Arch Street 200-Foot Radius Map



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20 Arch St



20 Arch St



20 Arch St



20 Arch St

