# CITY OF PROVIDENCE BUILDING BOARD OF REVIEW

**DEPARTMENT OF INSPECTION + STANDARDS**
**780 Allens Avenue**
**Providence, Rhode Island 02905**

## APPLICATION APPEALING THE DECISION OF THE BUILDING OFFICIAL, OR FOR A VARIATION OR MODIFICATION FROM CERTAIN SECTIONS OF THE RI STATE BUILDING CODE

### INSTRUCTIONS

- **General application requirements:**
  - Applications to the Building Board shall be typewritten.[1]
  - Applications must be signed by the Applicant and the Owner, and ALL sections of the application must be completed.
  - If an application is for a variation of certain sections of the RI State Building Code, the Applicant/Owner must first apply for an applicable permit with complete project documentation as required by the Building Official.
  - Applications to the Building Board for a variation from building code requirements must be accompanied by a formal denial of the permit and associated signed documentation of deficiencies from the Building Official or Plans Examiner.
  - NOTE - A Building Board approval **does not** address regulations of zoning, fire safety codes, ADA (federal requirements), DEM, or CRMC. Thus, Building Board approval does not indicate that you will receive a permit following a Building Board grant.

- **Professional representatives:**
  While the Building Board of Review neither recommends for nor against the hiring of a person skilled in architecture or engineering, the Board does caution all applicants that building codes can be complex for an individual with no expertise in the area. ***Building Board members and staff are not permitted to make referrals or recommend any specific architect, engineer, draftsperson. etc.*

### CHECKLIST OF DOCUMENTATION REQUIRED WITH APPLICATION

An application will not be considered complete unless all of the following are submitted WITH your application:

☐ **PLANS**

- Five (5) complete sets of scaled plans (preferably 11x17 sized sheets) with all applicable dimensions and notes legibly notated (e.g. scaled architectural drawings of the proposed building(s) or alteration(s); site plans; parking plans, landscaping plans, etc.). Plans should detail **exactly** what you intend to do.
- ***All plans must be signed by the author and include their full name, address and telephone number. If the Building Official requires, these plans should be authored and stamped by a registered architect or engineer.***

☐ **DOCUMENTATION OF DEFICIENIES**

The formal documentation of deficiencies which is the basis for denial of the Building Official's approval of a permit application, or as provided by the Building Official to an applicant following a pre-permit application review. This document should be signed and dated by the Building Official or Designated Plans Examiner and should include the specific code sections that are out of compliance.

☑ **FILING FEE** - $440.00 – Make check payable to: *PROVIDENCE CITY COLLECTOR – D.I.S.*

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[1] Handwritten applications will not be accepted. However, the City abides by the Americans with Disabilities Act and will provide assistance to those who are disabled thereunder.

# CITY OF PROVIDENCE
# BUILDING BOARD OF REVIEW

## APPLICATION APPEALING THE DECISION OF THE BUILDING OFFICIAL, OR FOR A VARIATION OR MODIFICATION FROM CERTAIN SECTIONS OF THE RI STATE BUILDING CODE

**Check Type of Building Board Application:**

☑ Variance – variation from, or modification of, certain sections of the RI State Building Code

☐ Appeal of a decision of the Building Official

*If a section of the application is not applicable, please indicate this by using N/A in that field.*

**Applicant:** Hope & Main Providence

**Email:** Luca@hopeandmain.org

**Phone:** 401.245.7400

**Applicant Mailing Address**

**Street:** 945 Westminstenster St

**City, State, Zip:** Providence, RI 02903

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**Owner:** Hope & Main Providence

**Email:** Luca@hopeandmain.org

**Phone:** 401-245-7400

**Owner Mailing Address**

**Street:** 945 Westminster St

**City, State, Zip:** Providence, RI, 02903

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**Appellant:** Hope & Main Providence

**Email:** Luca@hopeandmain.org

**Phone:** 401.245.7400

**Appellant Mailing Address**

**Street:** 945 Westminster St

**City, State, Zip:** Providence, RI, 02903

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**Attorney:** N/A

**Email:**

**Phone:**

**Attorney Mailing Address**

**Street:**

**City, State, Zip:**

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1. **Subject Department of inspection + Standards Permit Number:** BLDG 25 404

2. **Street Address of Subject Property:** 945 Westminster St, Providence, RI, 02903
   **Assessor's Plat and Lot Numbers of Subject Property:** Plat 29 Lot 176

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

4. **Date owner purchased the Property:** 12/2022

5. **Building construction type(s):** Per RISBC: IBC Table 601-Type 3B Unprotected (Assumed)

6. **Dimensions of each lot:**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Lot # | 176 | Width | 118.36' | Depth | 200.61' | Total area | 23,744.20 sq. ft. |
| Lot # | | Width | | Depth | | Total area | sq. ft. |

7. **Size of existing structure(s) located on the Property:**

| Principal Structure: | | Accessory Structure: | |
|---|---|---|---|
| Area of Footprint | 19,186 s.f. | Area of Footprint | N/A |
| Overall Height | 44' | Overall Height | N/A |
| # of Stories | 2 plus basement | # of Stories | N/A |

8. **Size of proposed structure(s) located on the Property:**

| Principal Structure: | | Accessory Structure: | |
|---|---|---|---|
| Area of Footprint | 19,186 s.f. | Area of Footprint | N/A |
| Overall Height | 44' | Overall Height | |
| # of Stories | 2 plus basement | # of Stories | |

9. **Present Legal Zoning Use of the Property:** Business Group B

10. **Proposed Zoning Use of the Property:** C-2

11. **Number of Parking Spaces:**
    # of existing spaces 20 +/- # of proposed spaces 28

12. **Are there outstanding violations concerning the Property under any of the following:**
    ☐ Providence Zoning Ordinance ☑ RI State Building or Property Maintenance Code(s)

13. **Summarize all changes proposed for the Property (use, construction/renovation, site alteration):**

The Project is generally limited to an interior renovation of a section of the first floor of the existing building to house a food service business incubator accommodating multiple tenants. Each tenant will operate a commercial kitchen located on the first floor. The work scope includes structural improvements to the first floor framing, new interior walls, new floor and ceiling finishes. Additionally, the work includes a new fire alarm system throughout the entire building, improvements to the existing sprinkler system, new food service equipment, including cooking equipment, kitchen exhaust hoods, hood fire suppression, new walk-in cooler and freezers. Additional work includes improvements and

14. **If application is for variance, list RI State Building Code Sections from which a variance is sought:**

| Section Number | Section Title + Required relief (e.g. dimensional deficiency of 6" on a landing) |
|---|---|
| Section 1005 | Section 1005.7.1 Doors-Variance is sought from limits door encroachment into required egress width to 7 inches when fully open and no more than one-half of the required width in any position. Two separate existing restroom doors swing into the access path of egress and exceeds the allowable encroachment by 11". The egress path width is 62 inches; with the door open at 90 degrees, the remaining clear width is 26 inches. |

***QUESTIONS 15 AND 16 TO BE ANSWERED ONLY IF APPLICATION IS AN APPEAL***

**15. IF application is an appeal of a decision of the Building Official, please indicate if:**

☐ Appellant is the Owner of the subject Property

☐ Appellant is an aggrieved party that is not the Owner of the subject Property

**16. IF application is an appeal of a decision of the Building Official, please indicate the grounds for the appeal:**

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

*The undersigned acknowledge(s) and agree(s) that members of the Building Board of Review and its staff may enter upon 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 for any false statements.***

**Owner(s)**:

Hope & Main Providence

*Type Name*

Luca Carnevale

*Signature*

*Type Name*

*Signature*

**Applicant(s)/Appellant(s):**

Hope & Main Providence

*Type Name*

Luca Carnevale

*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.***

***Please contact the Office of the Boards of Review with questions:***
***Telephone – 401-680-5375***
***Email – bsath@providenceri.gov***

***A fillable PDF copy of this document can be found online at the Boards of Review webpage linked from the Department of Inspection + Standards: https://www.providenceri.gov/inspection-standards/***

## Friday, June 26, 2026

945 Westminster St, Providence, RI 02903

Requested June 25, 2026 at 10:26 am

Completed

This appointment was completed. Find results below.

Inspector

Laurance Jones

View Inspection Report

9 - Building - Final — PARTIAL

### Overall Comment

OK for occupancy Except Kitchens #4 & 5 ( Holding off on interior GWB until Tenant designates E & P locations for kitchen)

Owner is seeking , via the Architect, a Building Board resolution on bathroom doors adjacent to walk-in coolers, which swing into required egress width), expected to be resolved prior to full CO

Recommend 90 day Temp CO

### Appointment Contact

BM

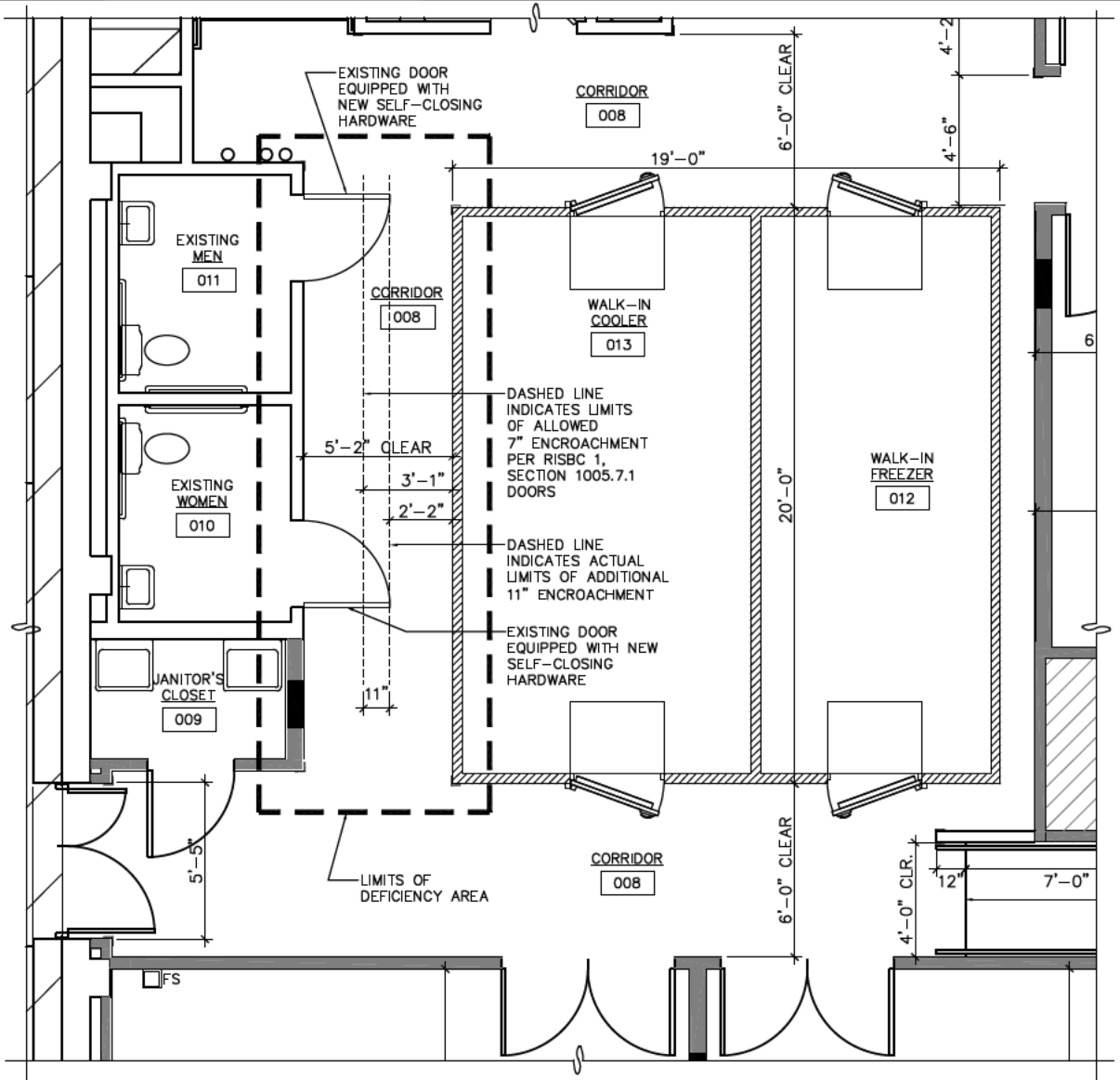
Brandon Mager

bmager@parisea ult.com

774-278-4078

### Notes

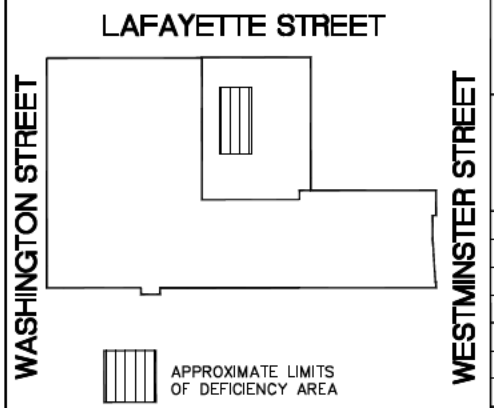
Per conversation with Laurence, meeting with Life Safety tomorrow 6/26 at 10:00 am




## PARTIAL FIRST FLOOR PLAN

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

**KEY PLAN**




SJA DESIGN
COMMERCIAL + RESIDENTIAL ARCHITECTURE
STEPHEN J. AMOROSO
AIA, NCARB, LEED AP
9 INTERVALE AVENUE
EAST PROVIDENCE, RI 02914
samoroso@sja-design.com

STAMP:

PROJECT INFORMATION:

HOPE & MAIN PROVIDENCE
WEST END KITCHENS
TENANT RENOVATIONS
945 WESTMINSTER STREET - PROVIDENCE, RI

DRAWING TITLE:
PARTIAL FIRST FLOOR PLAN

| | |
|---|---|
| DRAWN BY: | SJA |
| CHECKED BY: | SJA |
| PROJECT: | 24-031 |
| DATE: | 7-15-2026 |
| REVISIONS: | |

ISSUED FOR

SK1.1

CONSTRUCTION