

NOV 13 2025

**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: Christopher Dansereau (Urbane Construction) Applicant Mailing Address

Email: cdansereau@urbaneconstruction.com **Street:** 170 Cannon Street
Phone: 401-447-3391 **City, State, Zip:** Cranston, RI 02920

Owner: Steve Curtis (Waterson Terminal Services) Owner Mailing Address

Email: scurtis@WatersonLLC.com **Street:** 35 Terminal Road
Phone: 401-461-9900 **City, State, Zip:** Providence RI 02905

Appellant: Bryan Henson (L3 Harris) Appellant Mailing Address

Email: jonathan.b.henson@L3Harris.com **Street:** 15 Gray Lane
Phone: 254-231-1688 **City, State, Zip:** Ashaway, RI 02804

Attorney: n/a Attorney Mailing Address

Email: _____ **Street:** _____
Phone: _____ **City, State, Zip:** _____

1. **Subject Department of Inspection + Standards Permit Number:** _____
2. **Street Address of Subject Property:** 21 New York Avenue Providence, RI 02905
Assessor's Plat and Lot Numbers of Subject Property: 056-0352-0000
3. **Base Zoning District(s):** W-3
Overlay District(s): Flood Hazard

4. Date owner purchased the Property: 1994

5. Building construction type(s): V-B

6. Dimensions of each lot:

Lot # 352 Width 697' Depth 727' Total area 479,113 sq. ft.
Leased area for Lot # 352 Width 188' Depth 550' Total area 103,532 sq. ft.

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

<u>Principal Structure:</u> NONE	<u>Accessory Structure:</u>
Area of Footprint _____	Area of Footprint _____
Overall Height _____	Overall Height _____
# of Stories _____	# of Stories _____

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

<u>Principal Structure:</u>	<u>Accessory Structure:</u>
Area of Footprint <u>50,000</u> sq ft	Area of Footprint _____
Overall Height <u>50 ft 2 1/8 in</u>	Overall Height _____
# of Stories <u>1</u>	# of Stories _____

9. Present Legal Zoning Use of the Property: warehouse/special purpose industrial use

10. Proposed Zoning Use of the Property: W-3

11. Number of Parking Spaces:

of existing spaces 0 # of proposed spaces 21

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):

Furnish and install new 50,000 sq ft fabric structure for the purpose of storing undersea cable.

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

<u>Section Number</u>	<u>Section Title + Required relief (e.g. dimensional deficiency of 6" on a landing)</u>
<u>2024 IECC</u>	<u>Table C402.1.3 - Not meeting required R-Value for wall and roof</u>

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:

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):

Steve Curtis

Type Name

 olislo PROPERT, INC.

Signature

 Bryan Henson

Type Name

Signature

Applicant(s)/Appellant(s):

Christopher Dansereau

Type Name

 URBANE

Signature

Bryan Henson

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/>