

APR 18 2023

CITY OF PROVIDENCE
ZONING BOARD OF REVIEW

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: MICHAEL & ZOE FURMAN

Address 22 INTERVALE ROAD, PROVIDENCE
Zip Code 02906

E-mail ZOEBFURMAN@GMAIL.COM
Phone 917.703.2116
Home/Office

917.703.2116
Mobile (Cell)

Owner: MICHAEL & ZOE FURMAN

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Zip Code 02906

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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:** 22 INTERVAL ROAD AP 93 LOT 276
Street Address
R-1A

2. **Zoning District(s):** _____
Special purpose or overlay district(s): _____

3a. **Date owner purchased the Property:** MAY 2018

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

3. Dimensions of each lot:

Lot # <u>276</u>	Frontage <u>80'</u>	depth <u>100'</u>	Total area <u>8000</u> 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	<u>3688 SF</u>
Footprint <u>43' X 48' +/-</u>	Height <u>32'</u>	Floors <u>2</u>
Accessory Structure:	Total gross square footage	<u>528 SF</u>
Footprint <u>24' X 22'</u>	Height <u>22'</u>	Floors <u>2</u>

5. Size of proposed structure(s):	Total gross square footage:	<u>325.5 SF</u>
Footprint <u>10.5' X 31'</u>	Height <u>20'</u>	Floors <u>1 & 2</u>

6a. Existing Lot coverage: (include all buildings, decks, etc.) 28%

6b. Proposed Lot coverage: (include new construction) 32.4%

7a. Present Use of Property (each lot/structure):
SINGLE FAMILY DWELLING

7b. Legal Use of Property (each lot/structure) as recorded in Dept. of Inspection & Standards:
SINGLE FAMILY DWELLING

8. Proposed Use of Property (each lot/structure):
SINGLE FAMILY DWELLING WITH ATTACHED GARAGE, HOME GYM, RECREATION/ FAMILY ROOM & HOBBY SHOP.

9. Number of Current Parking Spaces: 2

10. Describe the proposed construction or alterations (each lot/structure):
CONSTRUCT A 10.5' X 31' CONNECTOR MUDROOM ADDITION BETWEEN THE EXISTING HOUSE AND EXISTING GARAGE. ADD A FULL SECOND FLOOR TO GARAGE FOR HOME GYM, REC/FAMILY ROOM AND HOBBY SHOP

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>402 T4-1</u>	_____
<u>Dimensional</u>	_____
<u>Standards</u>	<u>RY SETBACK 25' REQUIRED 1.10' PROPOSED & SY SETBACK 10' RE</u>

13. Explain the changes proposed for the Property.

A 10.5' X 31' CONNECTOR ADDITION IS PROPOSED TO LINK THE EXISTING HOUSE AND GARAGE. RELIEF IS SOUGHT FROM; REAR YARD SETBACK, 25' IS REQUIRED, 31.73' EXISTS AND 1.10' IS PROPOSED, A SHORTFALL OF 23.9' & SIDE YARD SETBACK WHERE 10' IS REQUIRED AND 2.5' PROPOSED A SHORTFALL OF 7.5' .

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):

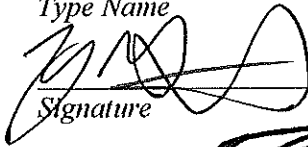
Applicant(s):

ZOE FURMAN

ZOE FURMAN

Type Name

Type Name


Signature


Signature

Type Name

Type Name

MICHAEL FURMAN

MICHAEL FURMAN

Signature

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?**
SIZE, MASSING AND LOCATION OF EXISTING STRUCTURES.

- 2. **Specify any and all unique characteristics of the land or structure that cause the hardship?**
EXISTING STRUCTURE SIZE(MAIN HOUSE) AND LOCATION OF EXISTING GARAGE LIMIT
ANY FUTURE EXPANSION WITHOUT DIMENSIONAL RELIEF.

- 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 X _____

- 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 _____

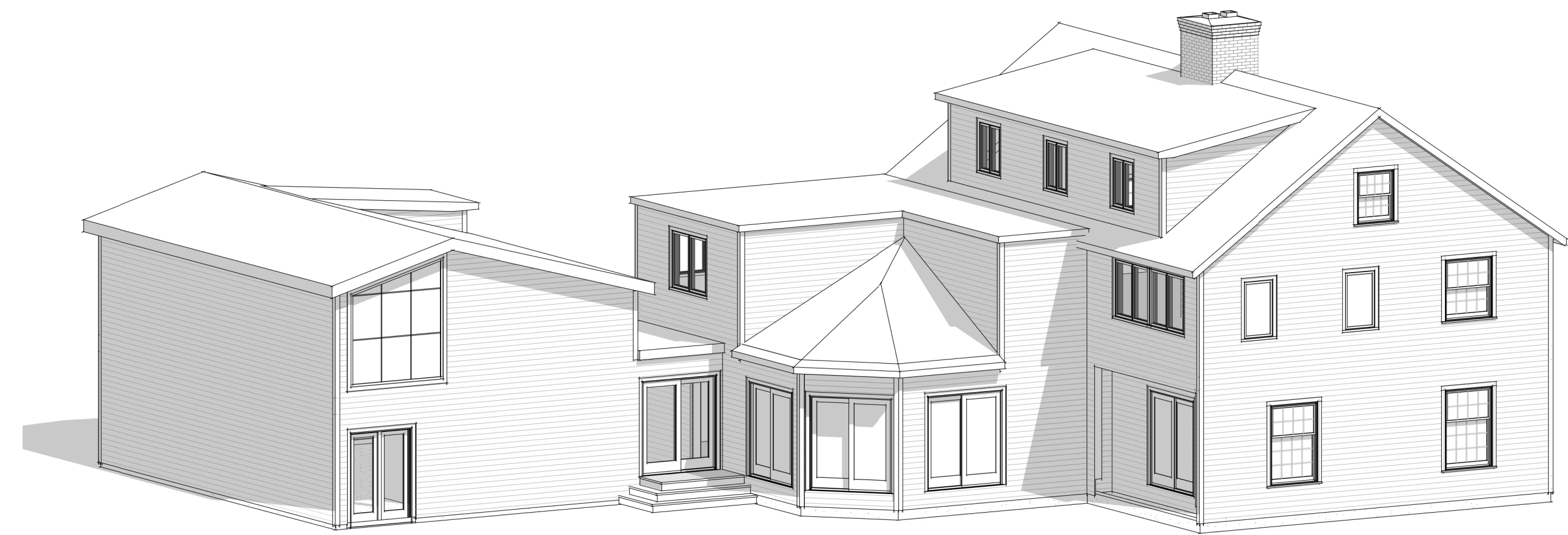
If "yes," describe any and all such prior action(s), and state the month/year taken.

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 TO FULLY UTILIZE THE EXISTING PROPERTY AND STRUCTURES TO THEIR
FULLEST POTENTIAL FOR THE HOMEOWNER'S ENJOYMENT.

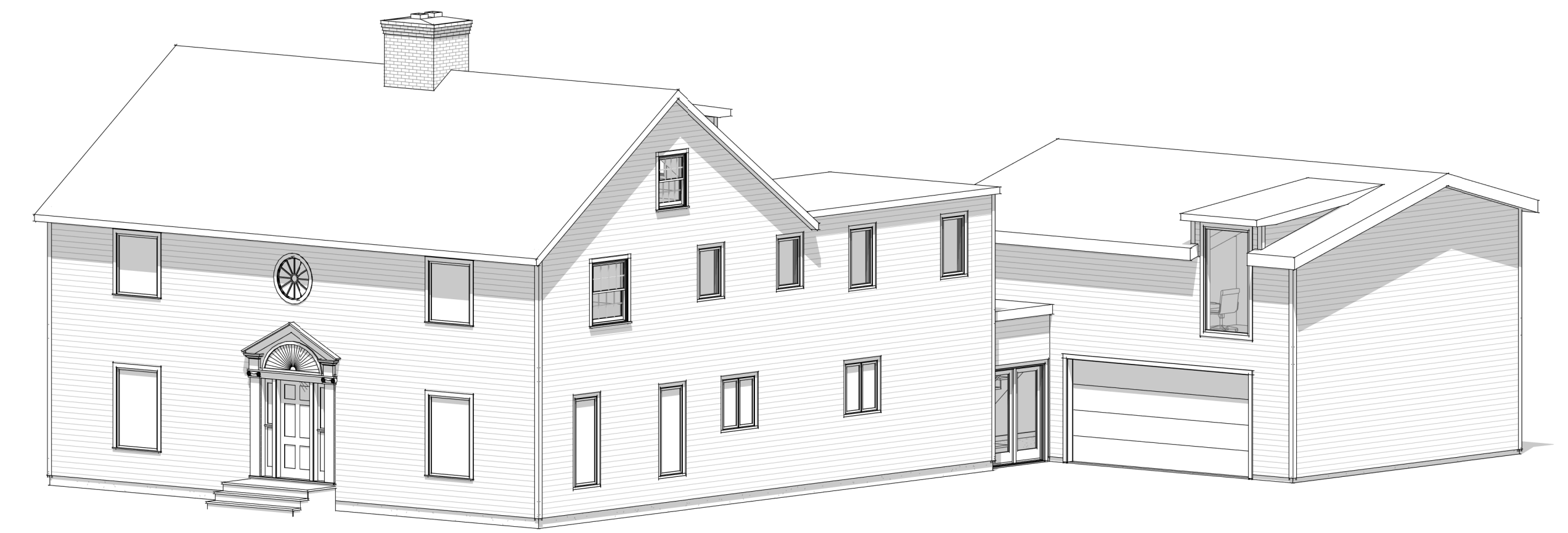
6. **State any and all facts that support your position that you are seeking the least relief necessary to lessen or eliminate the hardship (for example, why there are no viable alternatives to your proposed plan).**
GIVEN THE SIZE & PLACEMENT OF THE EXISTING STRUCTURES, THERE ARE VERY
LIMITED OPTIONS TO CONNECT THE GARAGE/FAMILY SPACE TO THE MAIN HOUSE. ALL
ALTERNATIVES HAVE BEEN EXPLORED AND THE PROPOSED PLAN PROVIDES THE LEAST
IMPACT TO THE PROPERTY.

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.**

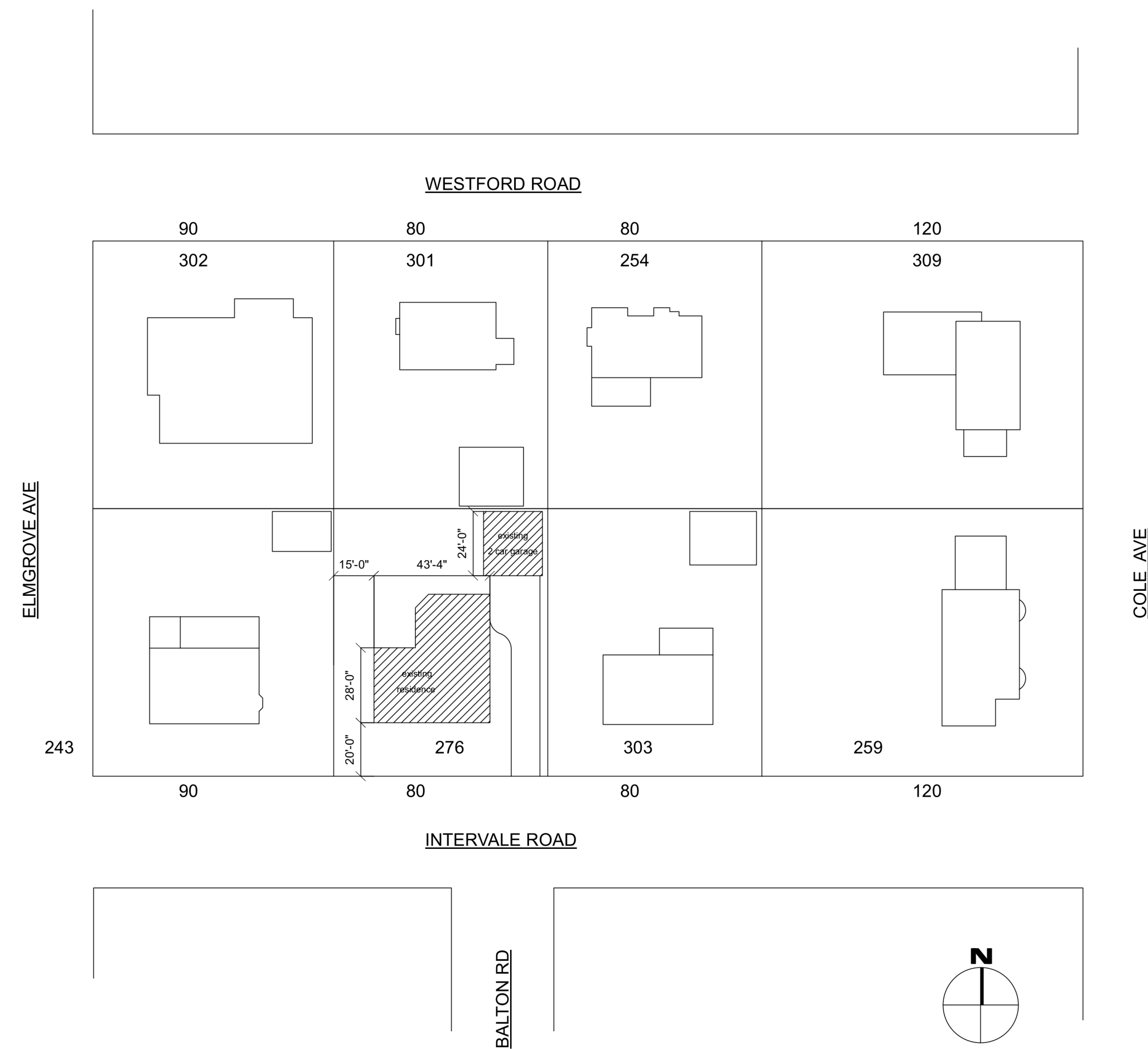
8. **If you are seeking a DIMENSIONAL VARIANCE, set forth all facts that indicate that if the variance is not granted, the hardship the owner/applicant will suffer is more than a mere inconvenience.**
IF DENIED, THE OWNERS WOULD SUFFER A HARDSHIP BEYOND A MERE INCONVENIENCE
AND BE DENIED THE FULL ENJOYMENT OF THEIR PROPERTY. THE HARDSHIP
NONCONFORMITIES OF THE PROPERTY EXISTED PRIOR TO THEIR OWNERSHIP AND
WERE NOT CAUSED BY ANY PRIOR ACTION ON THEIR PART.



View looking South-East (not to scale)



View Looking North-West (not to scale)



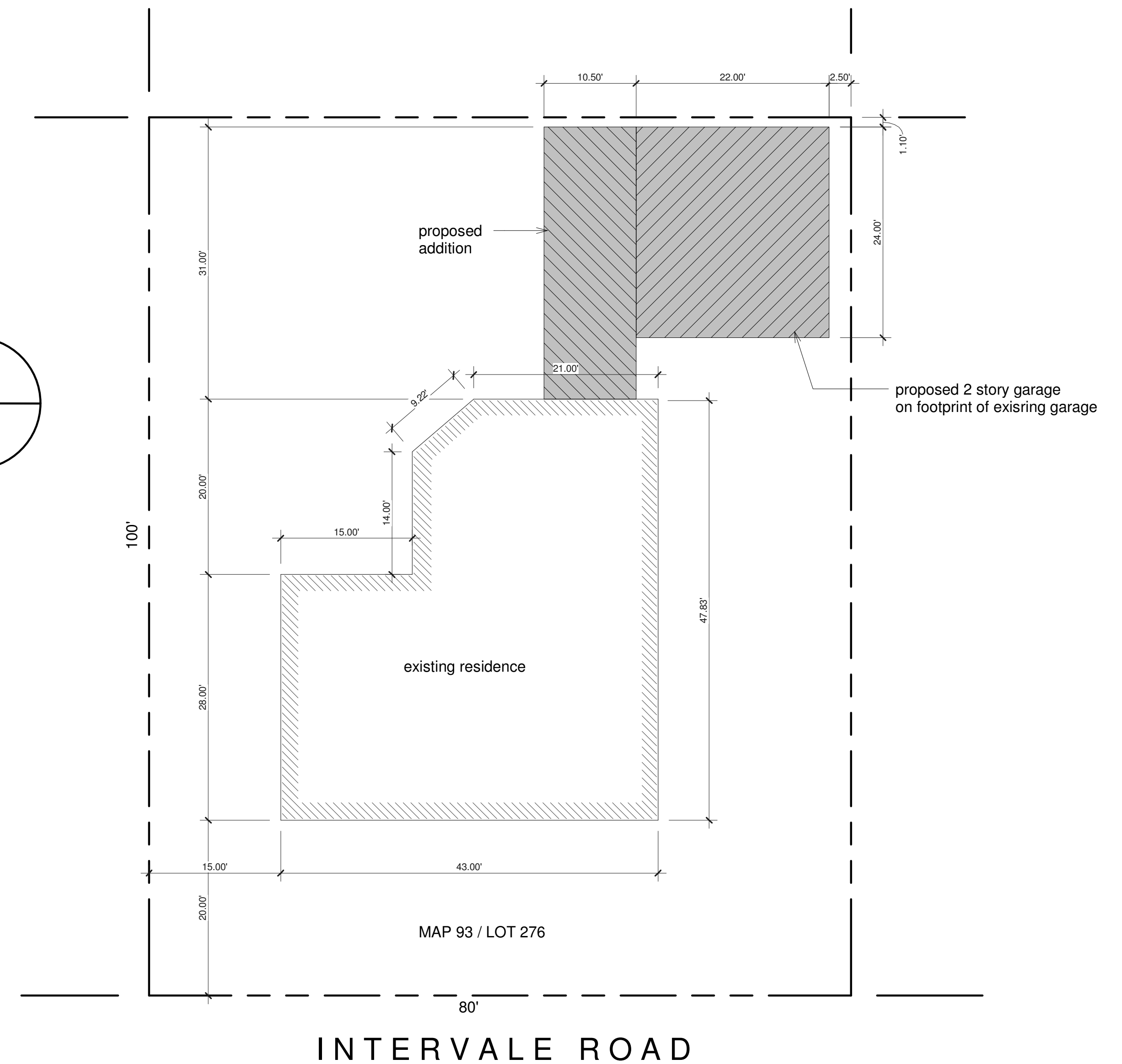
Existing Site Plan

1" = 40'-0"

REVISED COVERAGE CALCULATIONS 02 FEB 23
22 INTERVALE ROAD

T - 4 - 1 DIMENSIONAL STANDARDS

	allowed	existing	proposed
max. building coverage	35%	28%	32.4%
max. impervious coverage	50%	42.93%	47.0%
Ry setback (-23.9)	25'	31.73'	1.10'
Sy setback (-7.5)	10'	2.5'	2.5'
canopy	30%	33.75%	33.75%
	2,400 ft²	2,700 ft²	2,700 ft²



Proposed Site Plan

1" = 10'-0"

BILLINKOFF ARCHITECTURE PLLC
402 Ponce De Leon Place
Decatur, GA 30030

cell: 917.703.2116
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Proposed New Garage at

22 Intervale Road Providence, RI

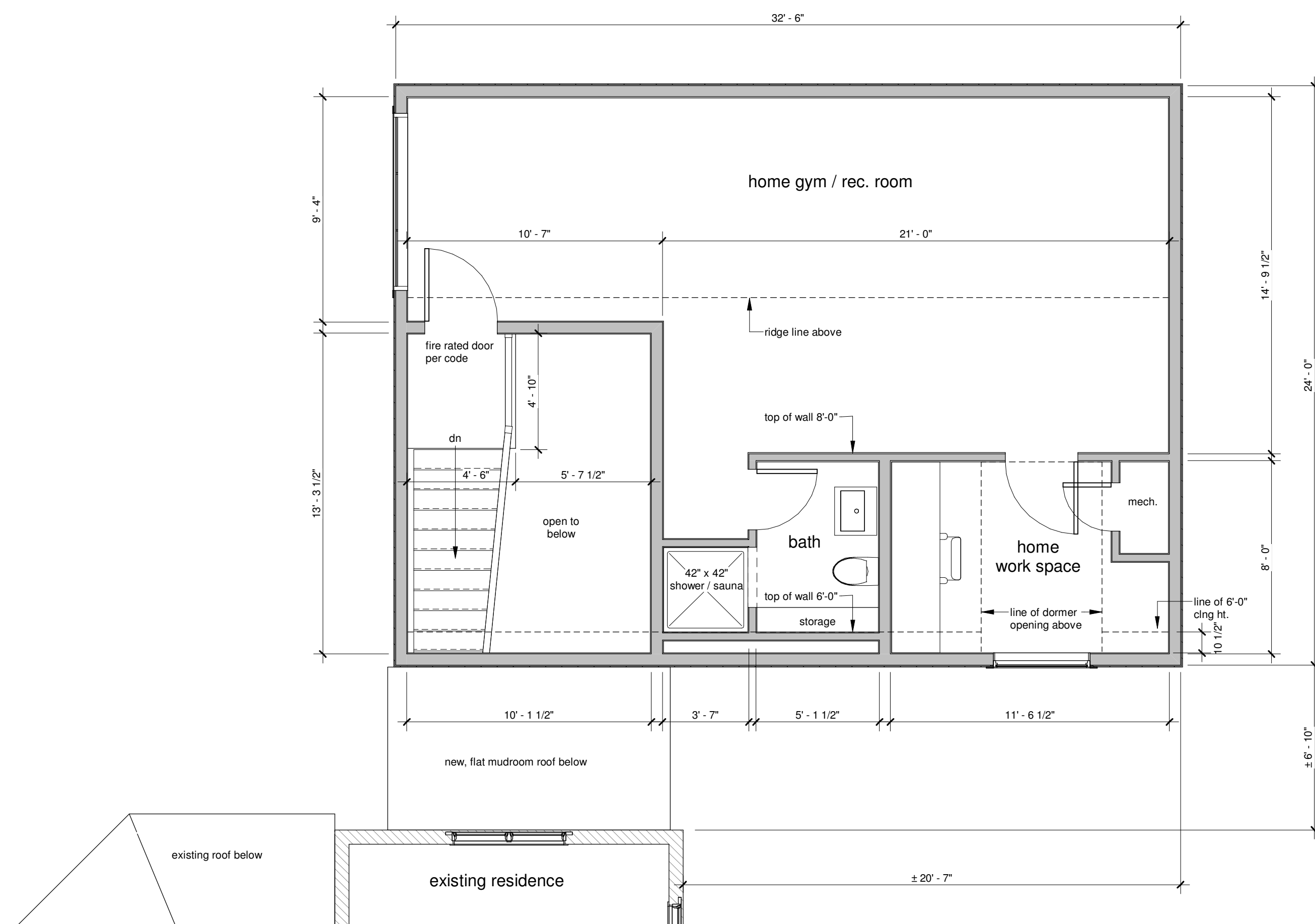
drawing **Site Plans**

scale **Scale as Noted**

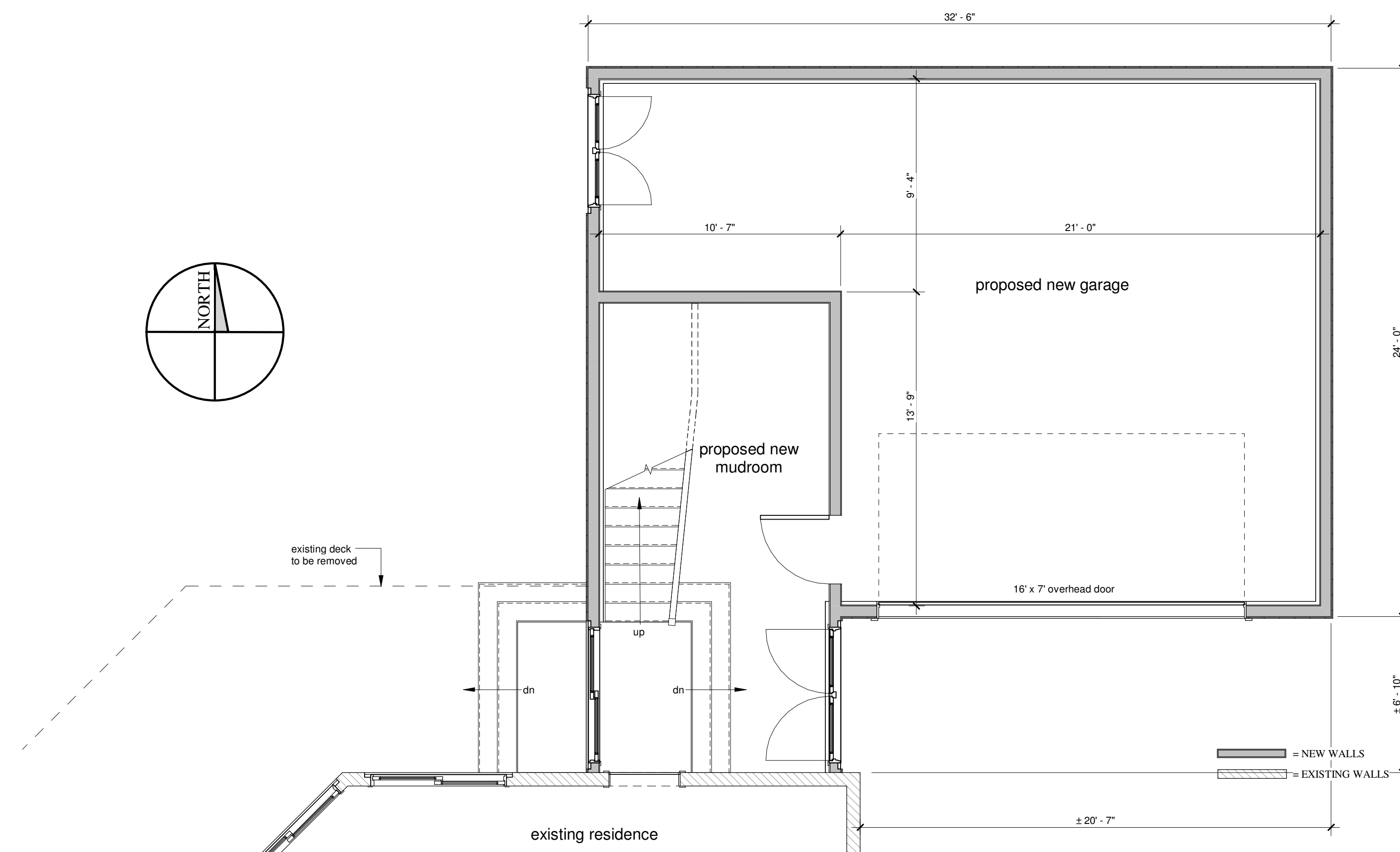
date **July 1, 2022**

revisions
2-10-2023 add dimension chart and setback dimensions
2-23-2023 revised dimension chart
3-27-2023 revised garage roof and 2nd flr plan

A1.0



GARAGE 2nd FLOOR
1/4" = 1'-0"



1st FLOOR PLAN
1/4" = 1'-0"

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Proposed New Garage at

22 Intervale Road Providence, RI

drawing **Floor Plans**

scale **Scale as Noted**

date **July 1, 2022**

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2-10-2023 added dimension chart
and setback dimensions
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A1.1



NORTH ELEVATION

1/4" = 1'-0"



WEST ELEVATION

1/4" = 1'-0"

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Proposed New Garage at

**22 Intervale Road
 Providence, RI**

drawing **Exterior Elevations**

scale **Scale as Noted**

date **July 1, 2022**

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 and setback dimensions
 2-23-2023 revised dimension chart
 3-27-2023 revised garage roof and 2nd flr plan

A3.0



SOUTH ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"

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Proposed New Garage at

22 Intervale Road

Providence, RI

drawing **Exterior Elevations**

scale **Scale as Noted**

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A3.1

200FT RADIUS PLAN

AP 93 LOT 276-22 INTERVALE RD.

Note: All Parcels Within AP 93 and R-1A



Scale 1" = 50'



Eddie [Signature]
7/2022









