

DEC 14 2020

CITY OF PROVIDENCE  
ZONING BOARD OF REVIEW

APPLICATION FOR VARIANCE OR SPECIAL USE PERMIT

Check Each Type Zoning Relief Sought:

<input type="checkbox"/>
<input type="checkbox"/>
<input checked="" 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:** PETER KAMMERER

**Address** 44 HUDSON STREET PROVIDENCE, RI  
**Zip Code** 02909

**E-mail** PETEKAMM@GMAIL.COM  
**Phone** 401.272.2590  
*Home/Office*

401.316.1870  
*Mobile (Cell)*

**Owner:** LLC TIMPANO

**Address** 44 HUDSON STREET PROVIDENCE, RI  
**Zip Code** 02909

**E-mail** PETEKAMM@GMAIL.COM  
**Phone** 401.272.2590  
*Home/Office*

401.316.1870  
*Mobile (Cell)*

**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:** 245 CARPENTER STREET AP 28 LOT 933

*Street Address*  
R-3

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

**3a. Date owner purchased the Property:** NOVEMBER 2020

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

3. Dimensions of each lot:

Lot #	933	Frontage	34.13'	depth	60'	Total area	2048	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	504
Footprint 24' X 21'	Height 13'	Floors 1

Accessory Structure:	Total gross square footage	_____
Footprint _____	Height _____	Floors _____

5. Size of proposed structure(s):	Total gross square footage:	16
Footprint 4' X 4'	Height 8'	Floors 1

6a. Existing Lot coverage: (include all buildings, decks, etc.) 24.6%

6b. Proposed Lot coverage: (include new construction) 25.3%

7a. Present Use of Property (each lot/structure):  
VACANT-NON RESIDENTIAL(SOCIAL CLUB)

7b. Legal Use of Property (each lot/structure) as recorded in Dept. of Inspection & Standards:  
VACANT-NON RESIDENTIAL

8. Proposed Use of Property (each lot/structure):  
SANDWICH SHOP

9. Number of Current Parking Spaces: 0

10. Describe the proposed construction or alterations (each lot/structure):  
REBUILD/RENOVATE INTERIOR AND EXTERIOR FOR A NEIGHBORHOOD COMMERCIAL/  
SANDWICH SHOP. ADD A 4' X 4' WALK IN COOLER AT REAR, NE CORNER TO SERVICE THE  
KITCHEN. PROVIDE AN OUTDOOR DINING AREA AT THE REAR(18.63' X 15')

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:  
1202.T.5 NEIGHBORHOOD COMM. ESTAB. OUTSIDE STORAGE (TRASH ENCLOSURE)  
1202.U.6 OUTDOOR DINING (R-3)

**13. Explain the changes proposed for the Property.**

REBUILD/RENOVATE THE EXISTING NON RESIDENTIAL STRUCTURE FOR A NEIGHBORHOOD COMMERCIAL SANDWICH SHOP. ADD A (4' X 4') WALK IN COOLER AT THE REAR NE CORNER TO SERVICE THE KITCHEN. PROVIDE AN OUTDOOR DINING PATIO (18.63' X 15') AT THE REAR. ADD A (4' X 8') TRASH ENCLOSURE AT THE FAR NE REAR CORNER OF THE REAR YARD.

*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):**

PETER KAMMERER

PETER KAMMERER

Type Name

Type Name

Signature

Signature

Type Name

Type Name

Signature

Signature

**All requirements listed and described in the Instruction Sheet must be met or this application will not be considered complete.**

## APPENDIX B

### APPLICATION(S) FOR SPECIAL USE PERMIT

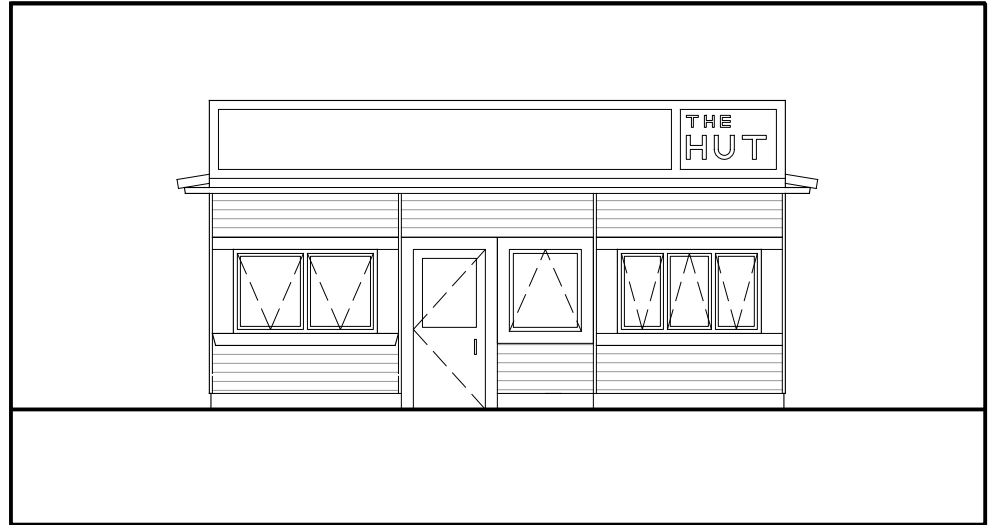
1. Identify the section(s) of the Ordinance that provides for the special use permit.  
1202.T.2.E NEIGHBORHOOD COMMERCIAL ESTABLISHMENT / RESTAURANT  
1202.U OUTDOOR DINING
  
2. State all facts that demonstrate that the proposed special use will not substantially injure the use and enjoyment of neighboring property.  
NO NEGATIVE IMPACT IS ANTICIPATED AS THE SANDWICH SHOP WILL CONTINUE TO  
BE PART OF THE NEIGHBORHOOD FABRIC LOCATED IN THIS EXISTING  
NONRESIDENTIAL BUILDING. THERE HAVE BEEN MANY COMMERCIAL USES SINCE 1940
  
3. State all facts that demonstrate that the proposed special use will not significantly devalue neighboring property.  
NO SIGNIFICANT DEVALUATION OF NEIGHBORING PROPERTIES IS ANTICIPATED AS  
THIS NONRESIDENTIAL USE WILL COMPLIMENT THE OTHER NEIGHBORHOOD  
COMMERCIAL ESTABLISHMENTS IN LUONGO SQUARE SERVICING THE COMMUNITY.
  
4. State all facts that demonstrate that the proposed special use will not be detrimental or injurious to the health or welfare of the community.  
THIS USE WILL BE COMPLIMENTARY AND SUPPORTIVE OF THE HEALTH, SAFETY AND  
WELFARE OF THE COMMUNITY AS THE PROPOSAL INCLUDES A COMPLETE  
REJUVENATION OF THIS NEGLECTED PROPERTY INTO USEFUL COMMUNITY

**IF THE APPLICANT IS AN EDUCATIONAL OR HEALTH CARE INSTITUTION,  
COMPLETE PAGES 10 AND 11 BELOW**

# THE HUT

## RESTAURANT DESIGN

### ZONING SET 12-08-2020



#### PROJECT INFORMATION:

Project Address: **245 Carpenter Street**  
Providence, RI 02903

Project Owner: **Peter Kammerer**

Plat/Lot: **Plat 28, Lot 933**

Zone: **R3**

#### DRAWING LIST:

- A00 COVER SHEET
- A01 PROPOSED SITE PLAN
- A02 PROPOSED PLAN
- A03 PROPOSED ELEVATION
- A04 PROPOSED ELEVATION
- A05 PROPOSED ELEVATION SKETCH

BUILDING DATA:			
Plat:	28	Lot:	933
Zone:	R-3 Residential	Total SF:	2,048 SF
Use:	Building: Residential		
	Fire: Residential		
Building Type:	V-B	Zoning Use:	Residential
Area	Existing	Proposed	Notes
Building - Renovation	488 NSF	488 NSF	
Building - New	N/A	24 NSF	
Patio - Permeable Hardscape	192 NSF	280 NSF	
Total Lot Coverage Area	680 NSF	792 NSF	
Lot Area	2,048 NSF	2,048 NSF	N/C
Lot Coverage	33.2%	38.7%	
Total Building Height	12'-10 1/2"	12'-10 1/2"	N/C
Floors	1	1	N/C
N/C	No Change Proposed		
N/A	Not Applicable		
F/S/S/R	Front/Side/Side/Rear		



from [in] form, LLC  
527 MAIN RD  
TIVERTON, RI 02878  
401-473-9547

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PETER KAMMERER  
245 CARPENTER STREET, PROVIDENCE, RI 02903

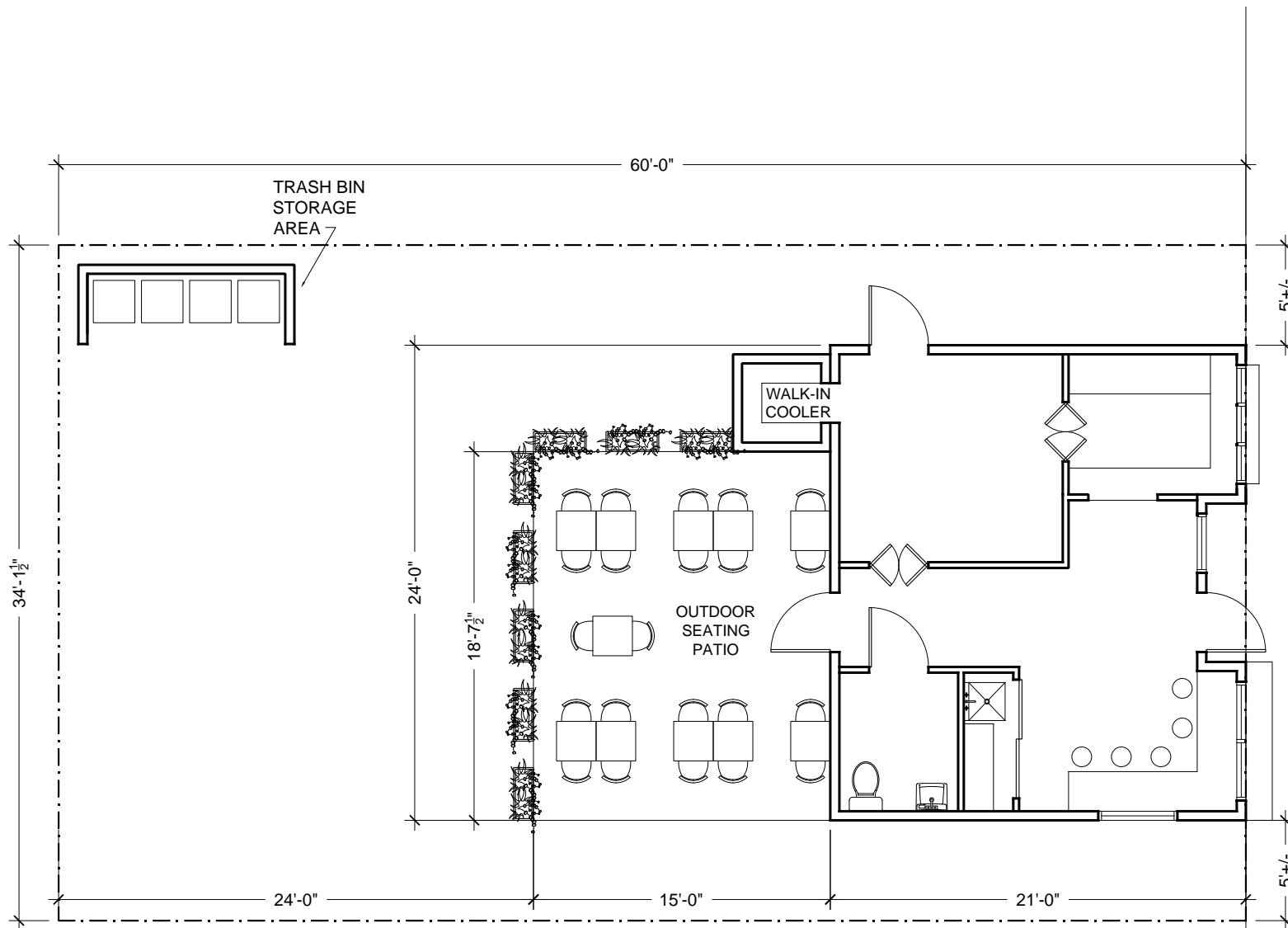
**THE HUT**

DATE:  
12-08-2020

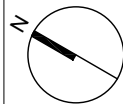
SCALE:  
NTS

**A00**

COVER SHEET



CARPENTER STREET



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 245 CARPENTER STREET, PROVIDENCE, RI 02903

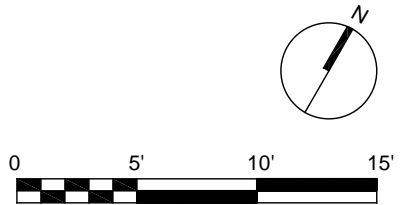
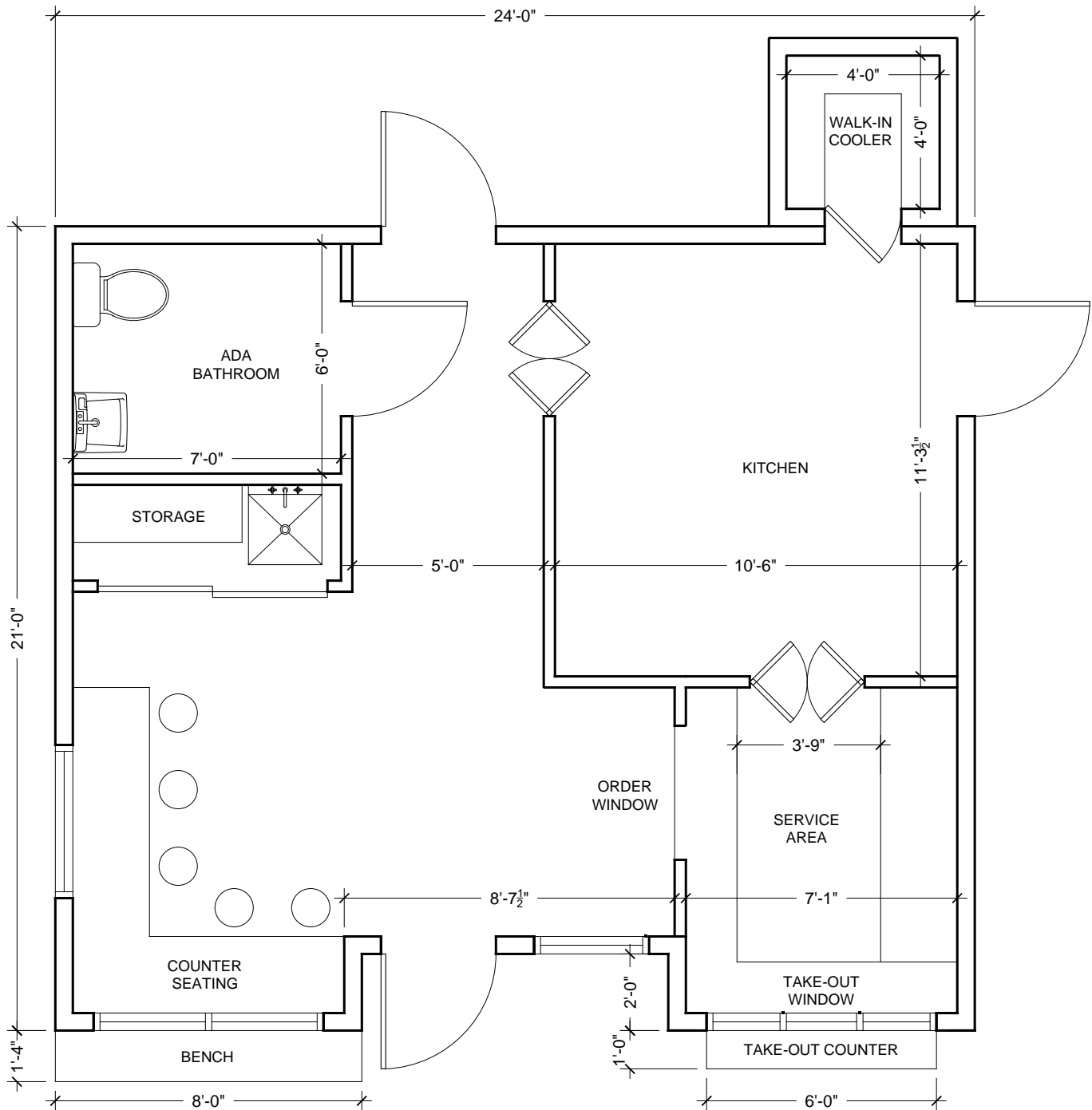
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DATE:  
 12-08-2020

SCALE:  
 1/8"=1'-0"

**A01**

PROPOSED SITE PLAN



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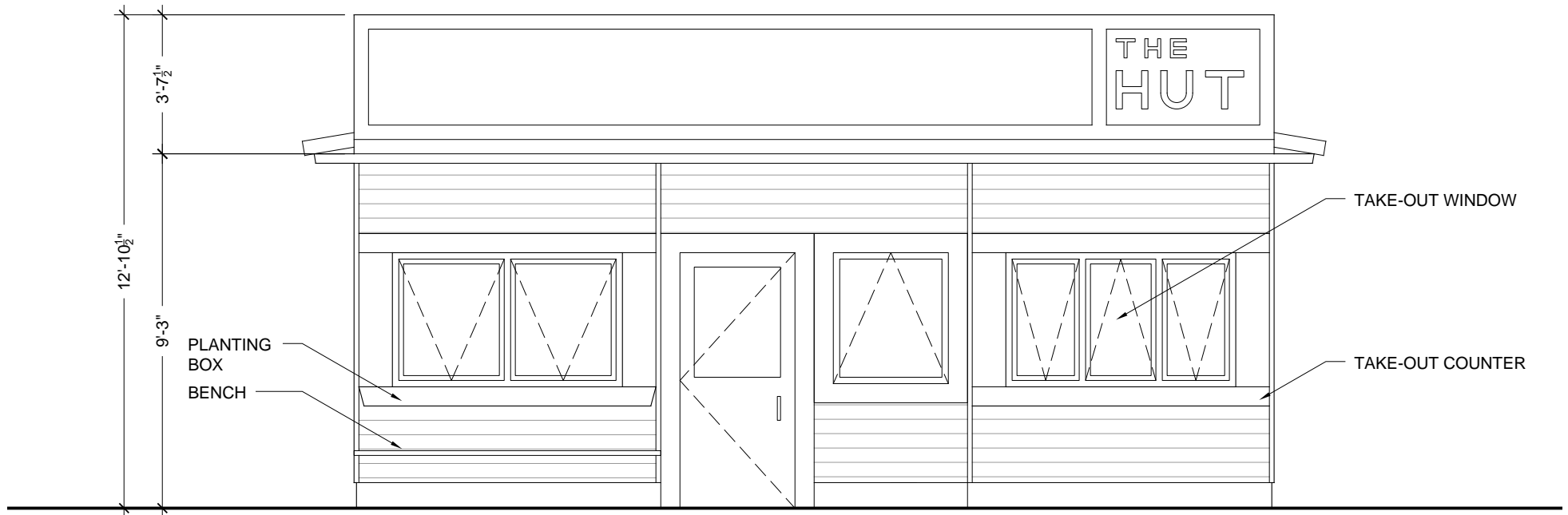
PETER KAMMERER  
 245 CARPENTER STREET, PROVIDENCE, RI 02903

**THE HUT**

DATE:  
 12-08-2020

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

**A02**  
 PROPOSED PLAN



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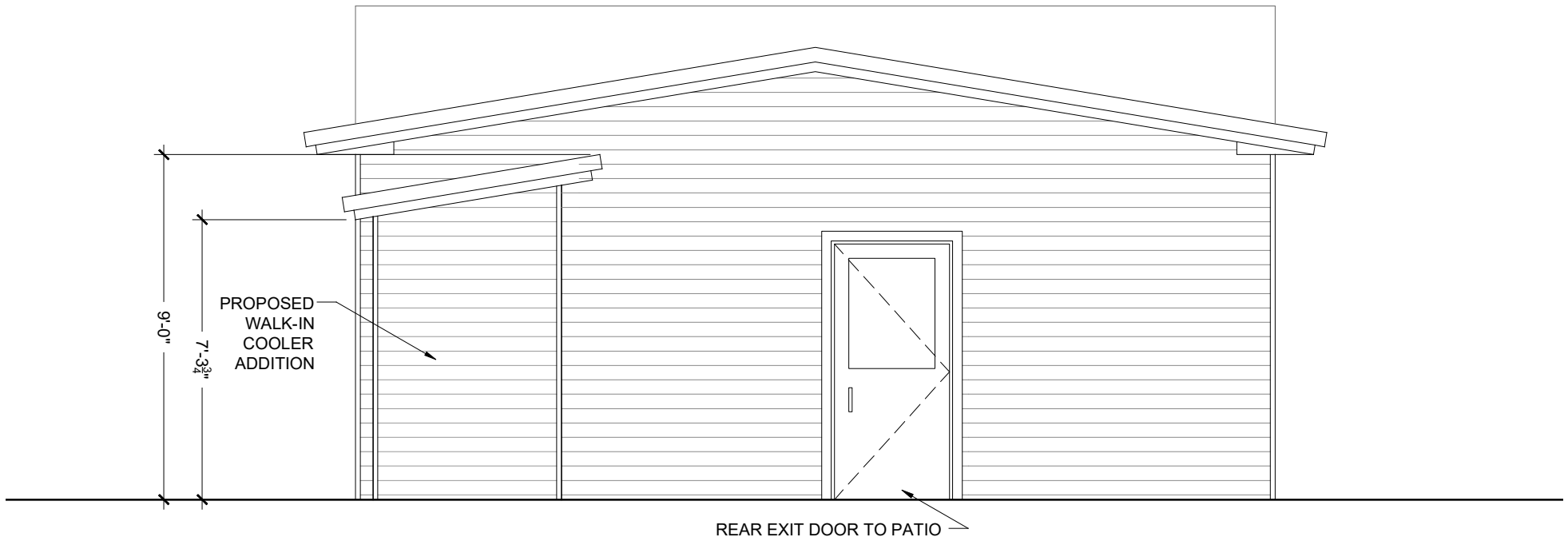
PETER KAMMERER  
 245 CARPENTER STREET, PROVIDENCE, RI 02903  
**THE HUT**

DATE:  
 12-08-2020

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

**A03**  
 PROPOSED ELEVATION





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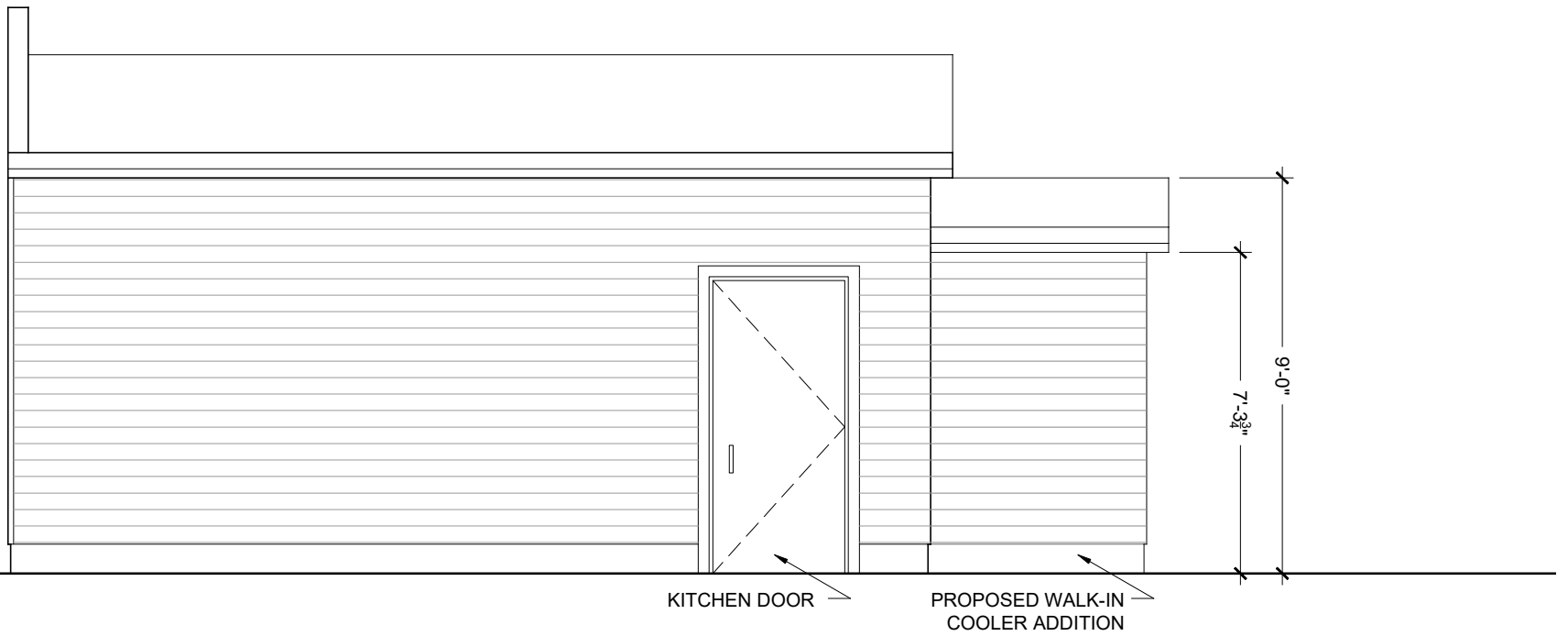
**THE HUT**

DATE:  
 12-18-2020

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

**A04.1**

PROPOSED  
 NORTH ELEVATION



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**THE HUT**

DATE:  
 12-08-2020

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

**A04.2**

PROPOSED  
 EAST ELEVATION



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DATE:  
12-08-2020

SCALE:  
NTS

**A05**

PROPOSED ELEVATION  
SKETCH





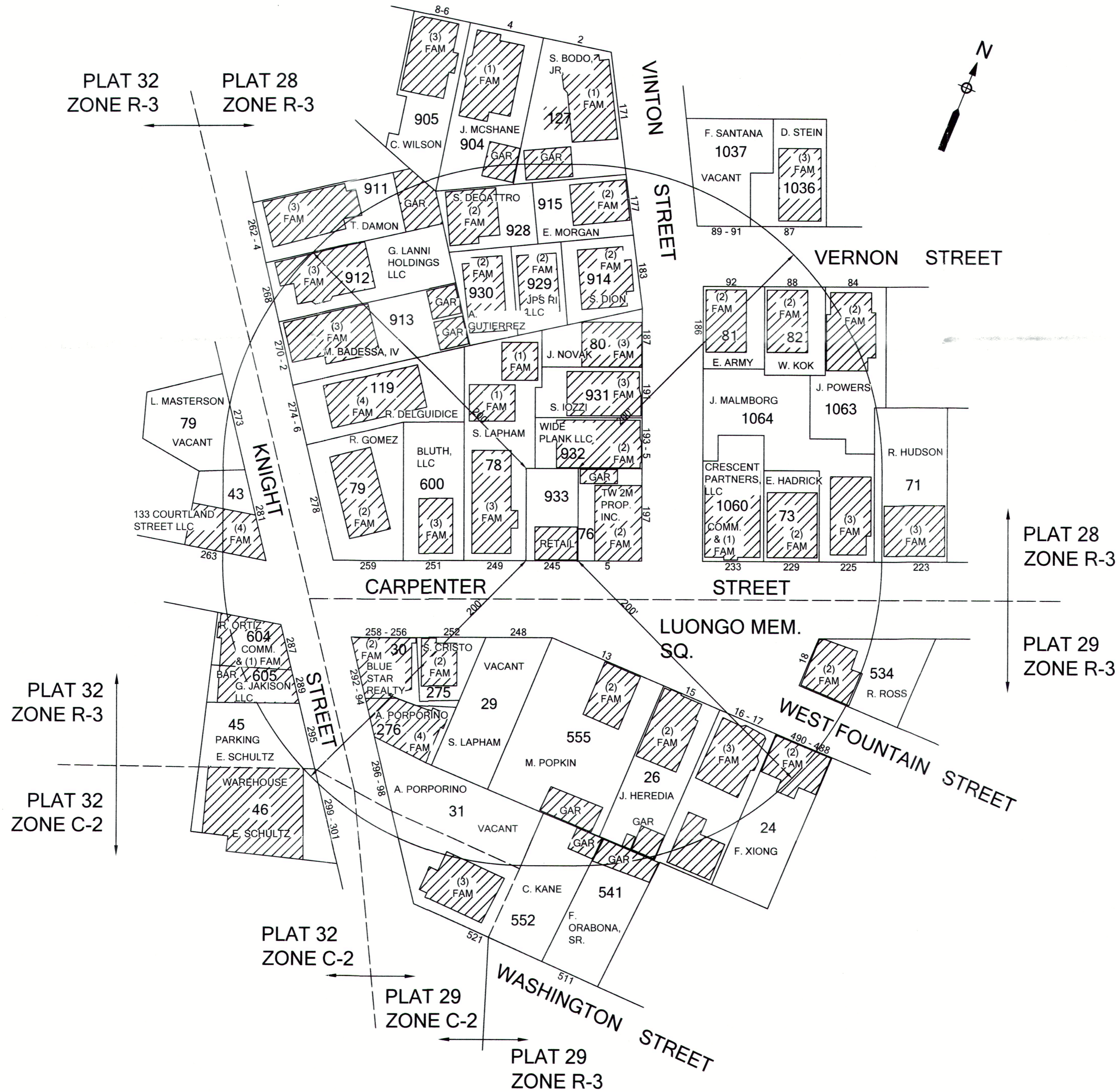












245 CARPENTER STREET  
PROVIDENCE, RHODE ISLAND

RAMZI J. LOQA, P.E.  
49 BATCHELLER AVENUE  
PROVIDENCE, RI 02904

SCALE:  
1" = 50'-0"

CONTENTS:  
200' RADIUS  
MAP