

FEB 22 2022

CITY OF PROVIDENCE
ZONING BOARD OF REVIEW

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 Variances

**Attach Appendix B to apply for a Special Use Permit

Applicant: Relentless Realty, LLC

Address 536 Atwells Avenue, Providence, RI
Zip Code 02909

E-mail Joe@striver1.com
Phone 401-569-2208
Home/Office

Mobile (Cell)

Owner: Relentless Realty, LLC

Address 536 Atwells Avenue, Providence, RI
Zip Code 02909

E-mail Joe@striver1.com
Phone 401-569-2208
Home/Office

Mobile (Cell)

Lessee: Not Applicable

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:** 27 Hawkins Street, Providence, RI 02908
Street Address

2. **Zoning District(s):** R-3
Special purpose or overlay district(s): None

3a. **Date owner purchased the Property:** October 13, 2020 (Deed Recorded October 21, 2020)

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

3. Dimensions of each lot:

Lot # <u>1</u>	Frontage <u>80 ft.</u>	depth <u>100 ft.</u>	Total area <u>8,000</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	None; lot is vacant.
Footprint _____	Height _____	Floors _____
Accessory Structure:	Total gross square footage	
Footprint _____	Height _____	Floors _____

5. Size of proposed structure(s):	Total gross square footage:	<u>5,173 sq. ft.</u>
Footprint <u>5,173 sq. ft.</u>	Height <u>N/A</u>	Floors <u>1</u>

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

6b. Proposed Lot coverage: (include new construction) 5,173 sq. ft. Impermeable surface, plus frontage

7a. Present Use of Property (each lot/structure):
Vacant lot (immediate prior use was single-family home with garage).

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

8. Proposed Use of Property (each lot/structure):
Parking lot for 19 cars, including one accessible parking spot.

9. Number of Current Parking Spaces: 6

10. Describe the proposed construction or alterations (each lot/structure):
Clearing of lot and construction of nineteen-car parking lot with appropriate setbacks. This will include laying down asphalt, painting the parking spaces (including one accessible parking space), and planting trees and greenery in setback space, as shown in the attached plans.

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

<u>No</u>	Zoning Ordinance
<u>No</u>	RI State Building Code
<u>No</u>	Providence Housing Code

12. List all Sections of the Zoning Ordinance from which relief is sought and description of each section:

<u>§ 1201</u>	<u>Under the Use Matrix at Section 1201 of the Zoning Ordinance, a Parking Lot is permissible in an R-3 Residential Zone with a Special Use Permit.</u>
_____	_____
_____	_____
_____	_____

13. Explain the changes proposed for the Property.

As stated above, the applicant seeks to convert the Property, currently a vacant lot which previously held a single-family home with garage, into a parking lot for 19 vehicles, including one accessible parking spot.

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):

Relentless Realty, LLC, by its Authorized Agent

Relentless Realty, LLC, by its Authorized Agent

Type Name

Type Name

Signature

Robert A. D'Amico II

Type Name

Signature

Robert A. D'Amico II

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.
The Use Matrix at Section 1201 provides that a parking lot may be the primary use of a parcel within an R-3 Residential Zone with a special use permit.

2. State all facts that demonstrate that the proposed special use will not substantially injure the use and enjoyment of neighboring property.
The proposed special use is a parking lot intended to serve the neighboring properties. In addition, the parking lot is designed to provide additional greenery in the neighborhood, and should be otherwise unobtrusive. No portion of the proposed parking lot is expected to encroach onto neighboring properties, or become an attractive nuisance.

3. State all facts that demonstrate that the proposed special use will not significantly devalue neighboring property.
The proposed special use is a parking lot intended to serve the neighboring properties. It is expected that the neighboring property values will either be unaffected, or perhaps increase due to the increased availability of off-street parking.

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.
The proposed special use is a parking lot. There is no expectation that the parking lot could or would injure the health or welfare of the community. Indeed, the parking lot is expected to provide additional greenery to the community, and aid in meeting the transportation needs of neighboring residents.

**IF THE APPLICANT IS AN EDUCATIONAL OR HEALTH CARE INSTITUTION,
COMPLETE PAGE 10 BELOW**

27 Hawkins Street

Providence, RI 02908

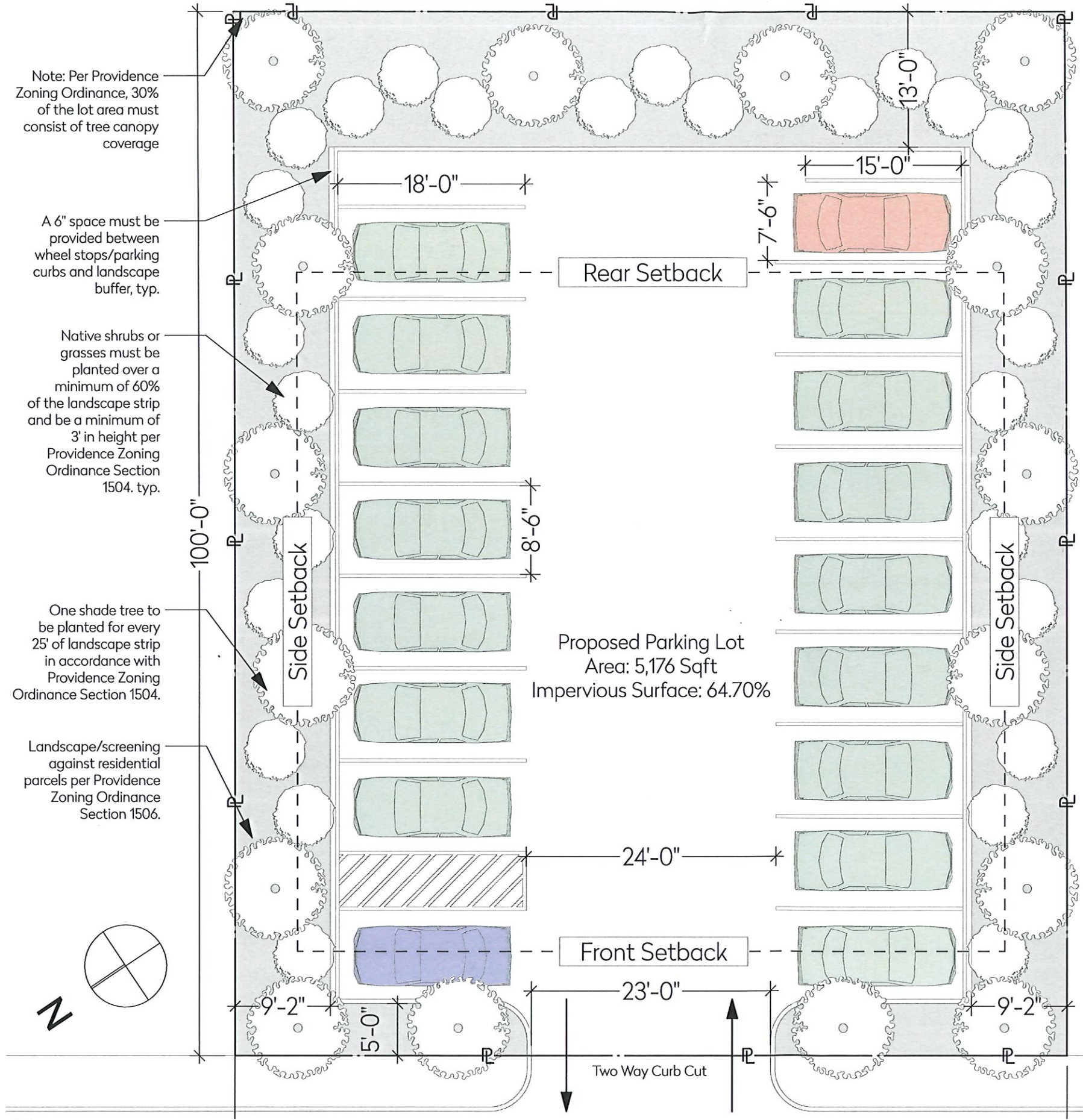
Plat: 70 Lot: 22
17 Proposed Parking Spaces

- 15 Parking Spaces
- 1 Compact Space
- 1 Handicap Space

Parcel Information

27 Hawkins Street, Providence, RI 02908
 Lot Size: 0.18 Acres
 Zone: R3
 Overlay Zoning: None
 Max Impervious Surface Coverage: 65%
 Max Building Height: 45'-0"
 Front Setback: 10'-0"
 Side Setbacks: 6'-0"
 Rear Setback: 25'-0"

Issue	Date	Sheets Updated
REV 1	02/17/2022	All



1 Architectural Site Plan
SCALE: 1" = 5'

Providence Architecture

269 Wickenden Street
Providence, RI 02902

SEAL

CONSULTANTS

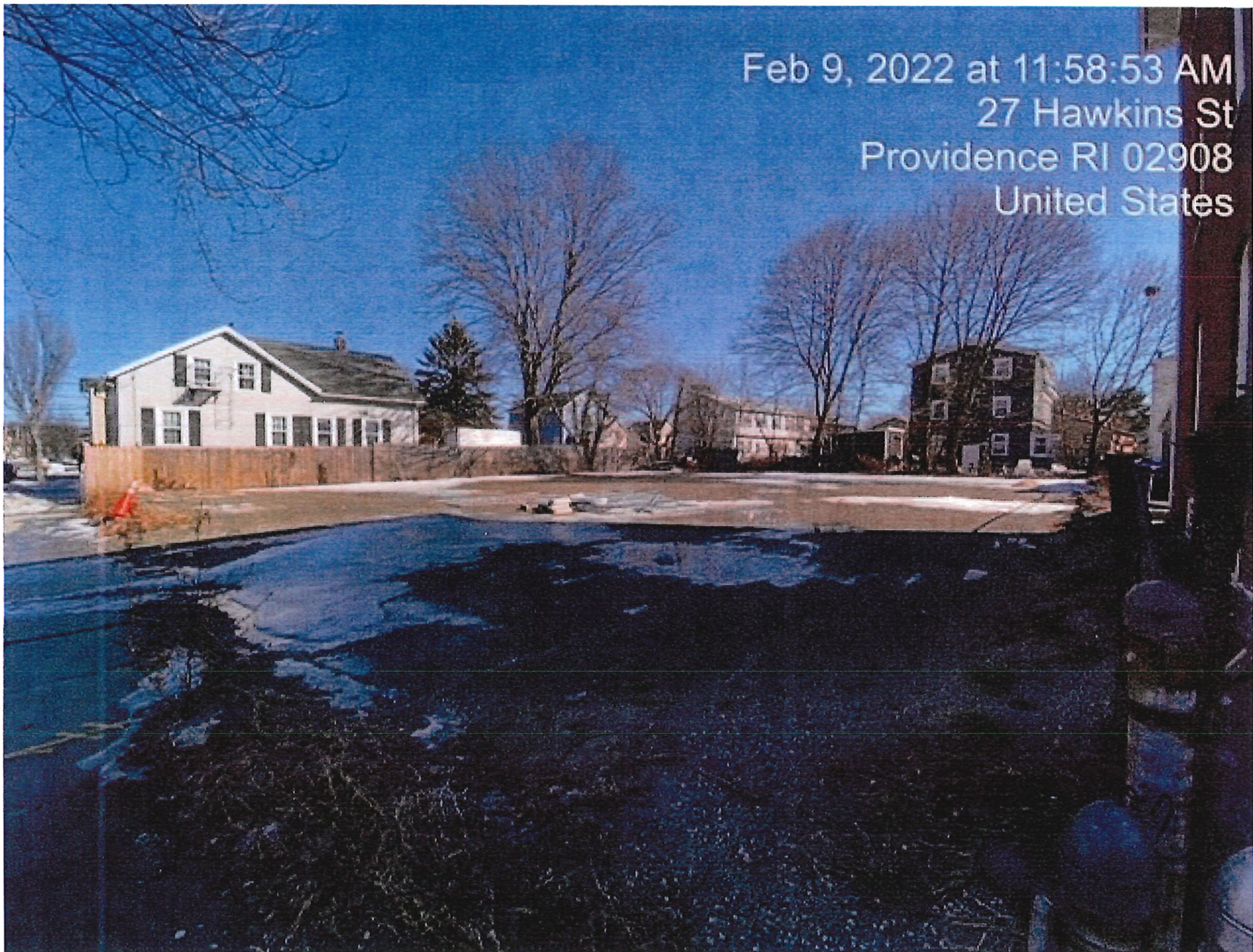
27 Hawkins Street
27 Hawkins St.
Providence, Rhode Island 02908

Architectural Site Plan

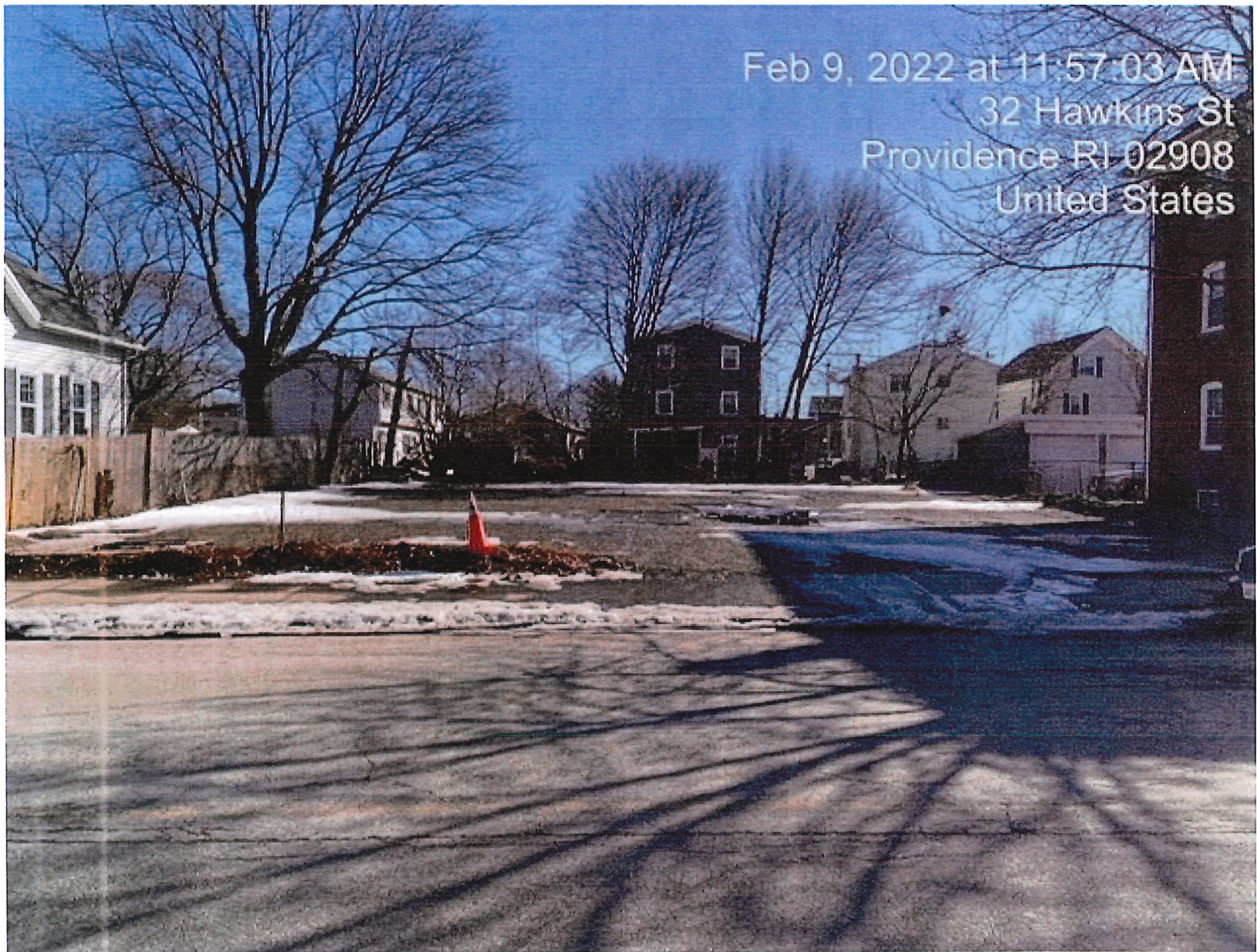
AS-001

SHEET 15 OF 48

Feb 9, 2022 at 11:58:53 AM
27 Hawkins St
Providence RI 02908
United States



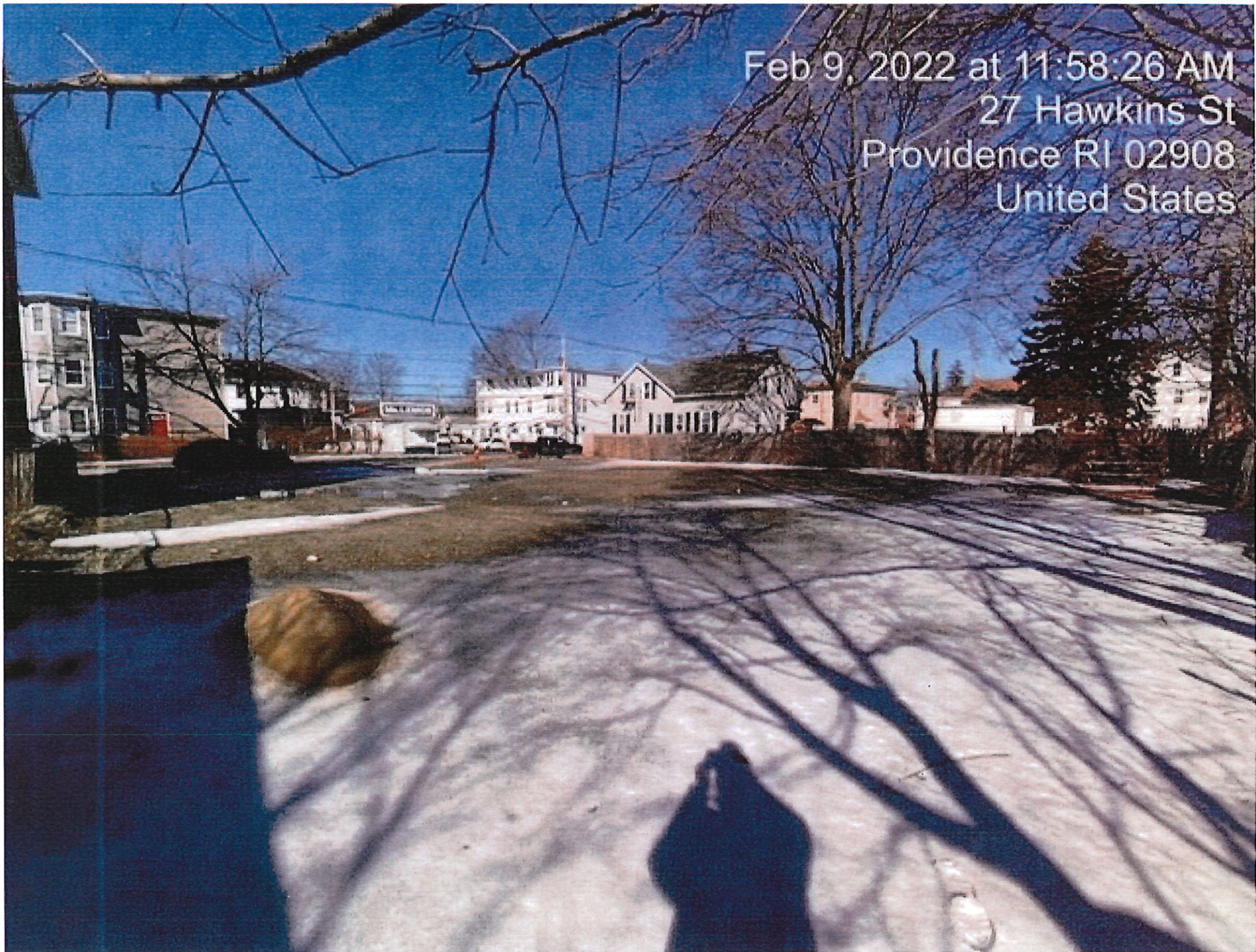
Feb 9, 2022 at 11:57:03 AM
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Providence RI 02908
United States



Feb 9, 2022 at 11:58:05 AM
27 Hawkins St
Providence RI 02908
United States



Feb 9, 2022 at 11:58:26 AM
27 Hawkins St
Providence RI 02908
United States



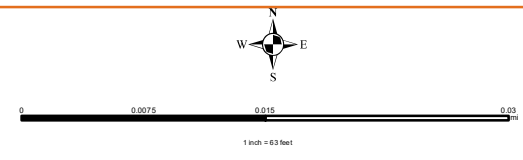
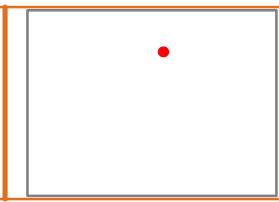



City of Providence, Department of Planning and Development

The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.

Produced by the Providence Planning and Development GIS Lab.
444 Westminster Street, Providence, R.I. 02903

Data Sources:
Providence Geographic Information System
Date: 2/18/2022

PROVIDENCE, RHODE ISLAND
PROVIDENCE THE CREATIVE CAPITAL
 DEPARTMENT OF PLANNING AND DEVELOPMENT
 JORGE O. ELORZA, MAYOR | BONNIE NICKERSON AICP, DIRECTOR