

MAR 23 2023

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:** De Jesus Camacho, Luis/Dayhana Address 1014 Atweels Avenue, Providence, RI  
E-mail dayhanadejesus01@gmail.com Zip Code 02909  
Phone 401-226-6184 \_\_\_\_\_  
*Home/Office* *Mobile (Cell)*

**Owner:** De Jesus Camacho, Luis O Address 1014 Atweels Ave, Providence, RI  
E-mail dayhanadejesus01@gmail.com Zip Code 02909  
Phone 401-226-6184 \_\_\_\_\_  
*Home/Office* *Mobile (Cell)*

**Lessee:** \_\_\_\_\_ Address \_\_\_\_\_  
E-mail \_\_\_\_\_ Zip Code \_\_\_\_\_  
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:** 33 Greenwood Street  
*Street Address*

2. **Zoning District(s):** R3  
**Special purpose or overlay district(s):** \_\_\_\_\_

3a. **Date owner purchased the Property:** 01/22/2016

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

**3. Dimensions of each lot:**

Lot # <u>487</u>	Frontage <u>40'</u>	depth <u>80'</u>	Total area <u>3200</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:**

<b>Principal Structure:</b>	<b>Total gross square footage</b>	<b>NA-Vacant Lot</b>
Footprint _____	Height _____	Floors _____
<b>Accessory Structure:</b>	<b>Total gross square footage</b>	<b>NA</b>
Footprint _____	Height _____	Floors _____

**5. Size of proposed structure(s):**      **Total gross square footage:**      2500  
Footprint 1250'      Height 31'8"      Floors 2

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

**6b. Proposed Lot coverage:** *(include new construction)* 1250'

**7a. Present Use of Property (each lot/structure):**  
Vacant Lot

**7b. Legal Use of Property (each lot/structure) as recorded in Dept. of Inspection & Standards:**  
Vacant/Proposed 2F

**8. Proposed Use of Property (each lot/structure):**  
Proposed 2-family

**9. Number of Current Parking Spaces:**      Vacant Lot

**10. Describe the proposed construction or alterations (each lot/structure):**  
Two-family residential dwelling

**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:**  
402      Lot is only 3,200 sq ft, Table 4-1 requires 3,500 sq ft for 2-family dwellings

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

The property is currently vacant. Applicant proposes to construct a two-family residence.

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*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):**

Luis de Jesus

Type Name

Luis de Jesus

Signature

Type Name

Signature

**Applicant(s):**

Luis de Jesus

Type Name

Luis de Jesus

Signature

DAYHANA de Jesus

Type Name

Dayhana de Jesus

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?**

Applicant seeks dimensional relief. The lot size is within 10% of the required size for a 2F dwelling in the zoning district.

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2. **Specify any and all unique characteristics of the land or structure that cause the hardship?**

The lot size, which preexists the ownership of the applicant, is smaller than what the

zoning ordinance requires to construct a 2F dwelling. The lot size is within 10% of the

required size and is similar in size to nearby lots with 2F dwellings.

3. (a) **Is the hardship caused by an economic disability?** Yes \_\_\_\_\_ No  \_\_\_\_\_

- (b) **Is the hardship caused by a physical disability?** Yes \_\_\_\_\_ No  \_\_\_\_\_

- (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 \_\_\_\_\_

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  \_\_\_\_\_

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

N/A

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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.**

Lot size is pre-existing the current owner and the size and shape are not due to the actions of the applicant. The requested relief is to construct a 2-family dwelling which is comparable to the surrounding area. The surrounding area is largely multi-family homes with some nearby commercial uses.

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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).**

Lot size is a characteristic that is not the result of actions taken by the applicant. The lot is within 10% of the required size.

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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.**

N/A

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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 the variance is not granted, the applicant cannot construct the proposed 2-family dwelling.

A 2-family dwelling is consistent with the comprehensive plan's designated purpose within the zone and the general characteristic of the neighborhood.

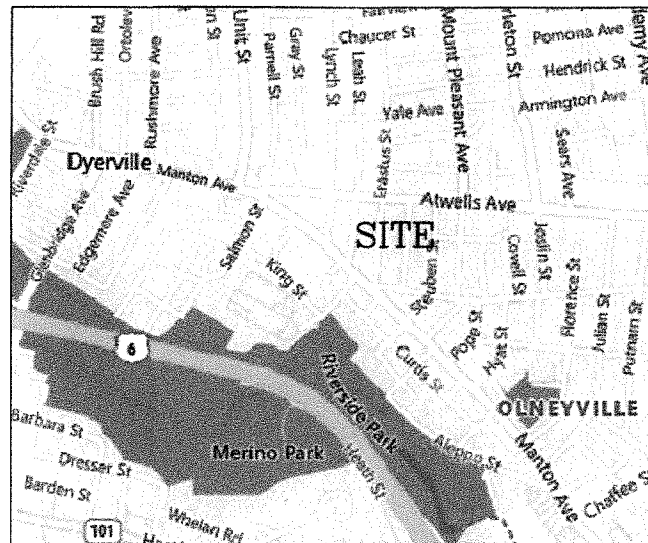
A denial would deprive the applicant of their ability to enjoy a lawful permitted beneficial use of a 2-family property in the same way as the majority of properties in the area.

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LOCATION MAP

NOTES:

1. Install sediment and erosion controls around the disturbed areas until entire site is stabilized with paving as propose, or full stand of grass has been established.
2. Move temporary construction fencing to the back of sidewalk and out of public ROW. The sidewalk shall not be obstructed
3. there is a existing lateral to the curb line as shown on the sewer plan. Preferred to tie into this
4. Runoff shall be controlled on site to the maximum extent possible.
5. Install new concrete sidewalks across full frontage. Ensure sidewalk elevations are considered to ensure an ADA compliant sidewalk is constructed
6. Utilize 2' radius curb returns at driveway opening.
7. All Catch basins in the area of construction shall be protected for the duration of construction.
8. NOTE: Down spouts shall not be connected to the sewer.

Include relevant standard details in the plan set and a note that the construction in the ROW must be in accordance with the City's Standard Details available at [http://www.providenceri.gov/public-works/forms/ under "Reports + Publications"](http://www.providenceri.gov/public-works/forms/under%20Reports%20and%20Publications) or at <http://www.providenceri.gov/wp-content/uploads/2019/08/Providence-DPW-Standard-Details>

NOTE: INSTALL CONCRETE SIDEWALKS

NOTE: All Curb Returns to be 2' x 2' Granite Curvature.

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATION ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015 AS FOLLOWS:

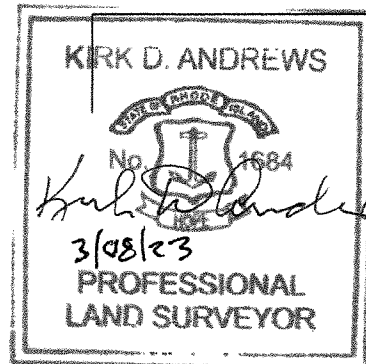
TYPE OF BOUNDARY SURVEY	MEASUREMENT CLASS	SPECIFICATION:
LIMITED CONTENT BOUNDARY SURVEY	CLASS I	
DATA ACCUMULATION SURVEY	CLASS III	

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS TO ESTABLISH THE PERIMETER OF THE PARCEL SO TO PRODUCE A PROPOSED SITE PLAN.

BY: *Kirk D. Andrews*

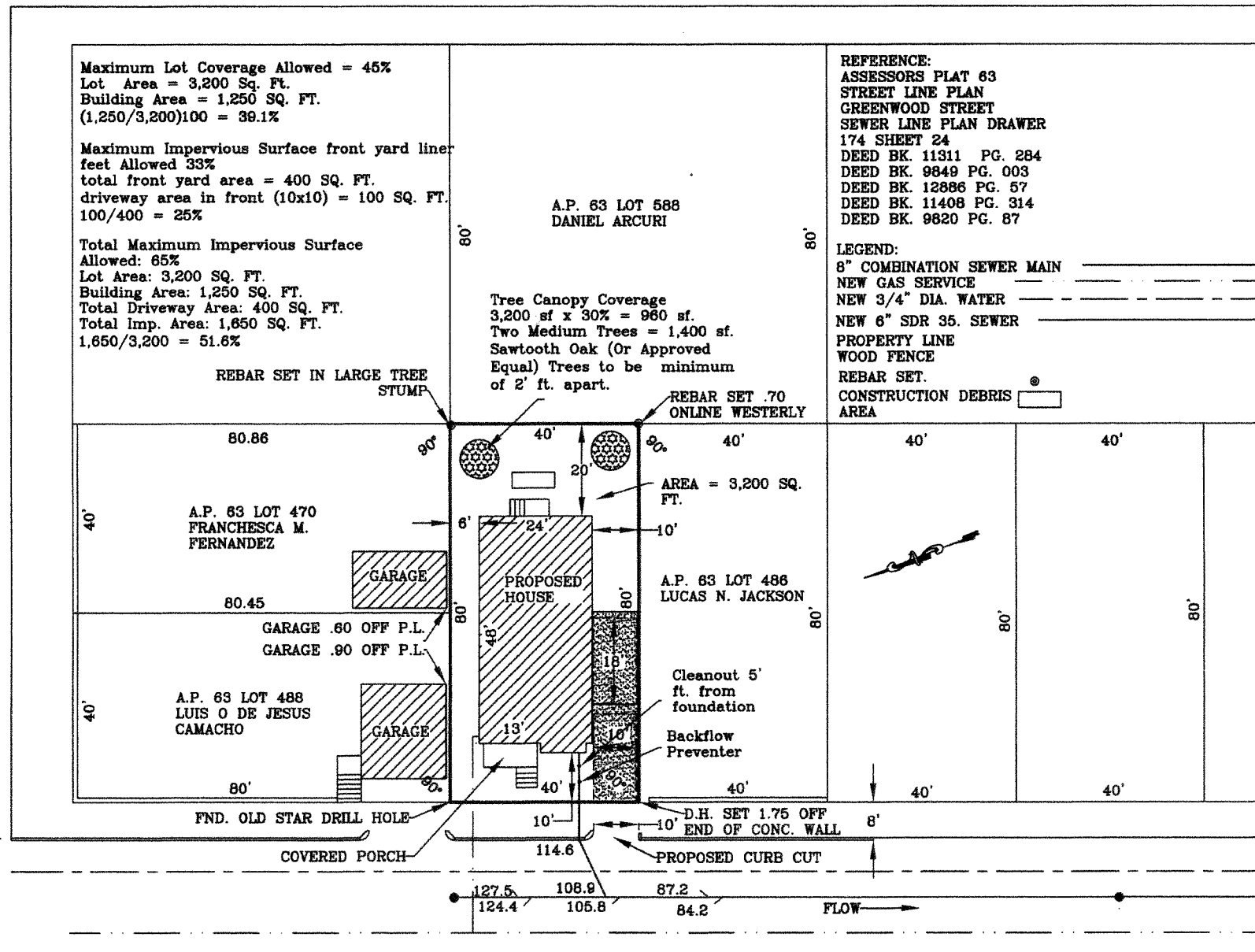
KIRK ANDREWS PLS NO 1684

COA NO: 000A555



ERASTUS ST.

#10-14 ATWELL AVENUE SIDE YARD = 6' FT.  
 # 31 GREENWOOD STREET = 10.5' FT  
 # 17-19 GREENWOOD STREET = 8' FT.  
 AVERAGE = 8.16 FEET +- 5' FT.



Maximum Lot Coverage Allowed = 45%  
 Lot Area = 3,200 Sq. Ft.  
 Building Area = 1,250 SQ. FT.  
 (1,250/3,200)100 = 39.1%

Maximum Impervious Surface front yard line feet Allowed 33%  
 total front yard area = 400 SQ. FT.  
 driveway area in front (10x10) = 100 SQ. FT.  
 100/400 = 25%

Total Maximum Impervious Surface Allowed: 65%  
 Lot Area: 3,200 SQ. FT.  
 Building Area: 1,250 SQ. FT.  
 Total Driveway Area: 400 SQ. FT.  
 Total Imp. Area: 1,650 SQ. FT.  
 1,650/3,200 = 51.6%

Tree Canopy Coverage  
 3,200 sf x 30% = 960 sf.  
 Two Medium Trees = 1,400 sf.  
 Sawtooth Oak (Or Approved Equal) Trees to be minimum of 2' ft. apart.

REFERENCE:  
 ASSESSORS PLAT 63  
 STREET LINE PLAN  
 GREENWOOD STREET  
 SEWER LINE PLAN DRAWER  
 174 SHEET 24  
 DEED BK. 11311 PG. 284  
 DEED BK. 9849 PG. 003  
 DEED BK. 12886 PG. 57  
 DEED BK. 11408 PG. 314  
 DEED BK. 9820 PG. 87

LEGEND:  
 8" COMBINATION SEWER MAIN  
 NEW GAS SERVICE  
 NEW 3/4" DIA. WATER  
 NEW 6" SDR 35. SEWER  
 PROPERTY LINE  
 WOOD FENCE  
 REBAR SET.  
 CONSTRUCTION DEBRIS AREA

A.P. 63 LOT 588 DANIEL ARCURI

REBAR SET IN LARGE TREE STUMP

REBAR SET .70 ONLINE WESTERLY

A.P. 63 LOT 470 FRANCESCA M. FERNANDEZ

AREA = 3,200 SQ. FT.

A.P. 63 LOT 486 LUCAS N. JACKSON

A.P. 63 LOT 488 LUIS O DE JESUS CAMACHO

Cleanout 5' ft. from foundation  
 Backflow Preventer

FND. OLD STAR DRILL HOLE

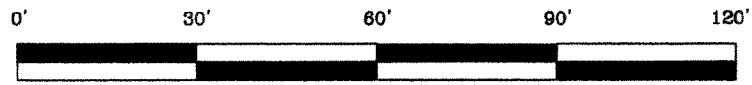
D.H. SET 1.75 OFF 10' END OF CONC. WALL

COVERED PORCH

PROPOSED CURB CUT

GREENWOOD STREET

40' R.O.W.



SCALE 1" = 30'-0"

SURVEY AND SITE PLAN PREPARED FOR CARLOS RODRIGUES, ACR CONSTRUCTION PROVIDENCE RI. 401-301-7772

LOCATION 33 GREENWOOD STREET A.P. 63 LOT 487 PROVIDENCE, RHODE ISLAND

NO.	REVISION	DATE	BY

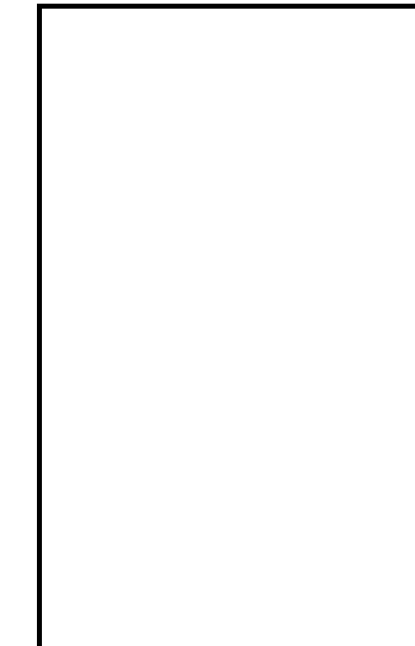
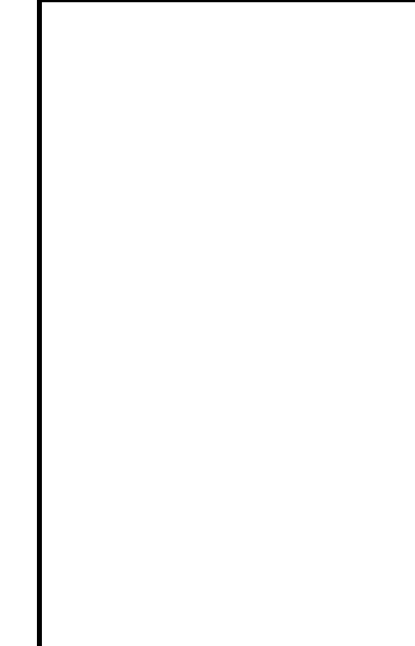
E. GREENWICH SURVEYORS, LLC  
 LAND SURVEYING AND SITE PLANNING  
 1050 MAIN STREET SUITE 31  
 EAST GREENWICH, RHODE ISLAND 02818  
 PHONE: (401) 339-2881  
 E-MAIL: KANDREWS1684@AOL.COM FAX: (401) 884-0017

Sheet 1 of 1 sheets

REVISIONS		
NO.	DATE	REVISIONS
1.	01-15-23	



**e.a. design ltd**  
design planning - interiors  
570 Broad Street  
Providence, RI 02907  
Tel: 401-580-6800  
eadesignltd@yahoo.com

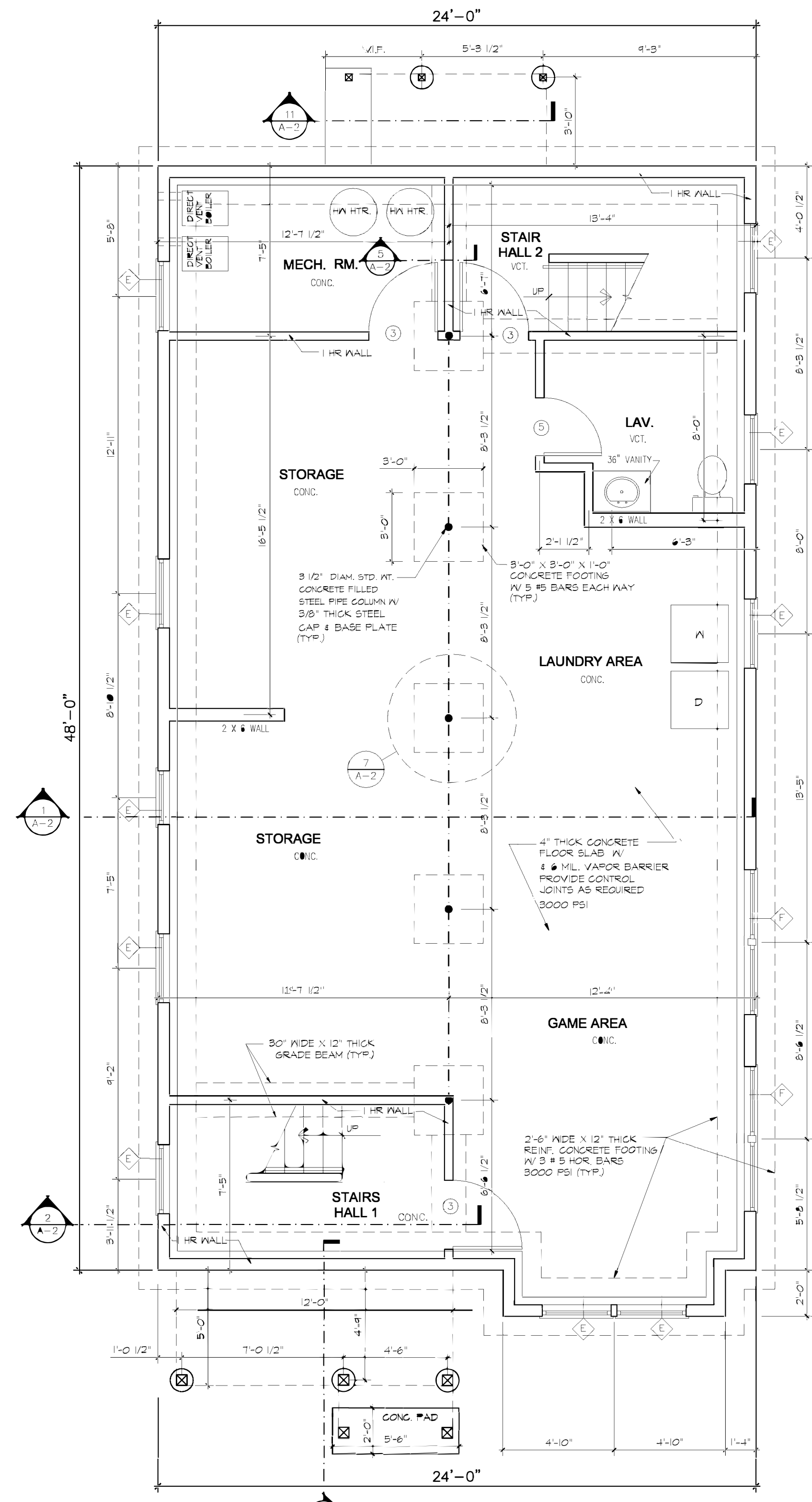


Proposed Building  
**33 Greenwood St.**  
PROVIDENCE, RI.

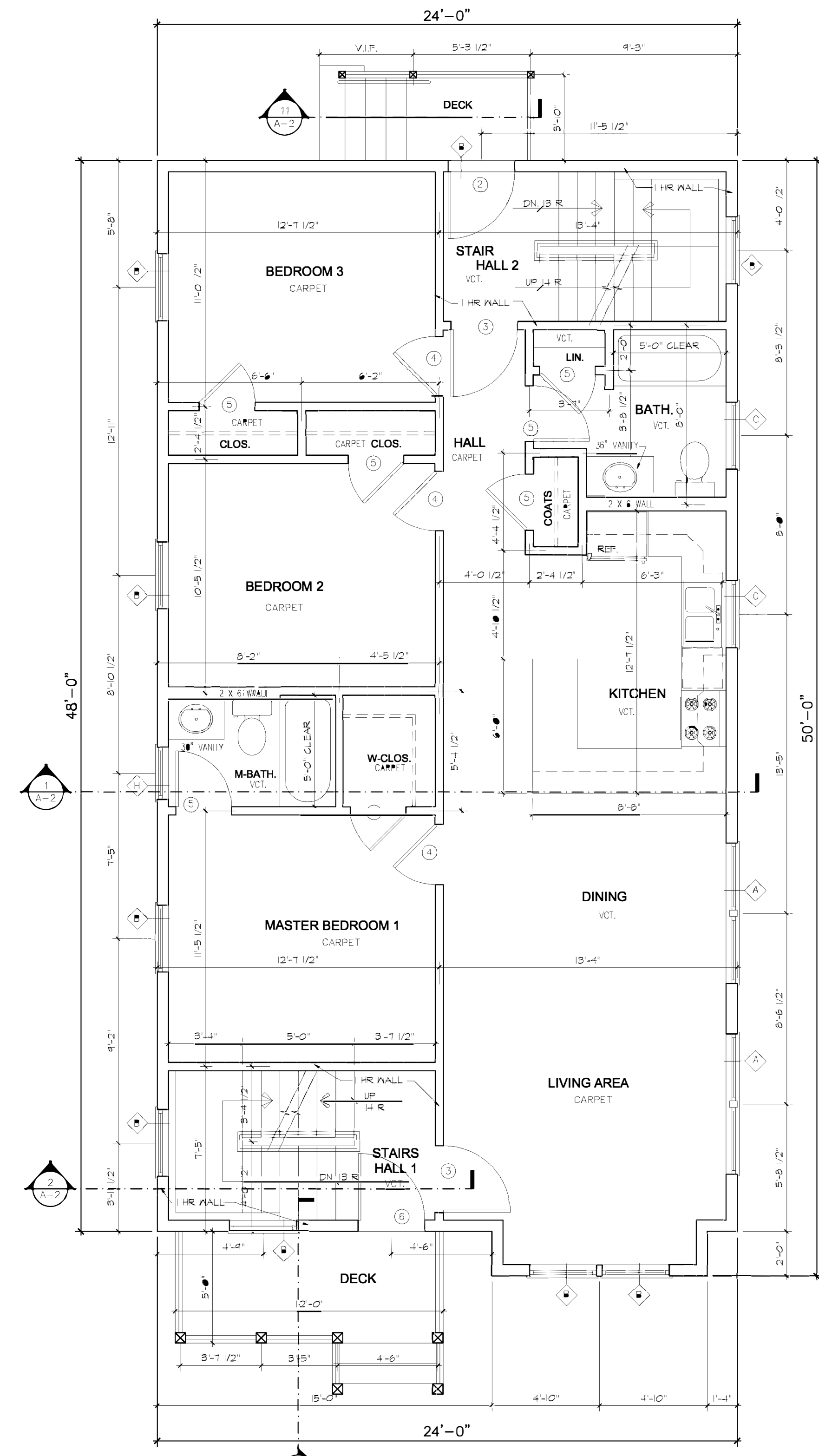
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Drawn:	M.E.E.
Checked:	
Date:	03-15-2023
Construction:	<input checked="" type="checkbox"/> FOR <input type="checkbox"/> NOT FOR

**A-1**  
BASEMENT PLAN  
FIRST FLOOR PLAN  
SECOND FLOOR PLAN  
WALL TYPES

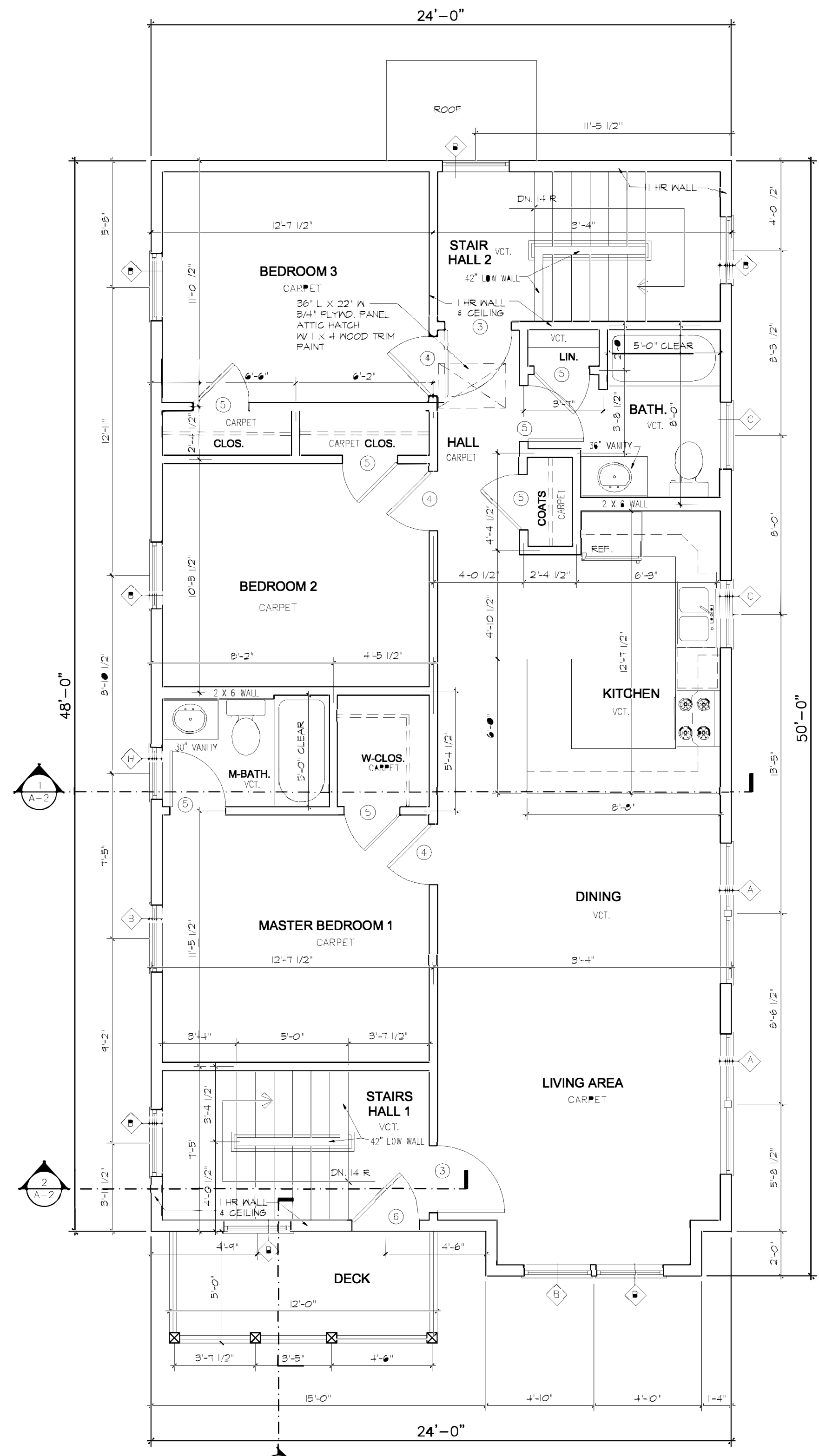
- HEADERS NOTES**
- USE 2-2 X 8 WOOD HEADERS W/ 1/2" FLYWOOD FLITCH IN THE MIDDLE (OPENINGS 36" OR LESS)
  - USE LVL HEADER DESIGNED BY MANUFACTURER (OPENINGS OVER 36")



**1 BASEMENT / FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"



**2 FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

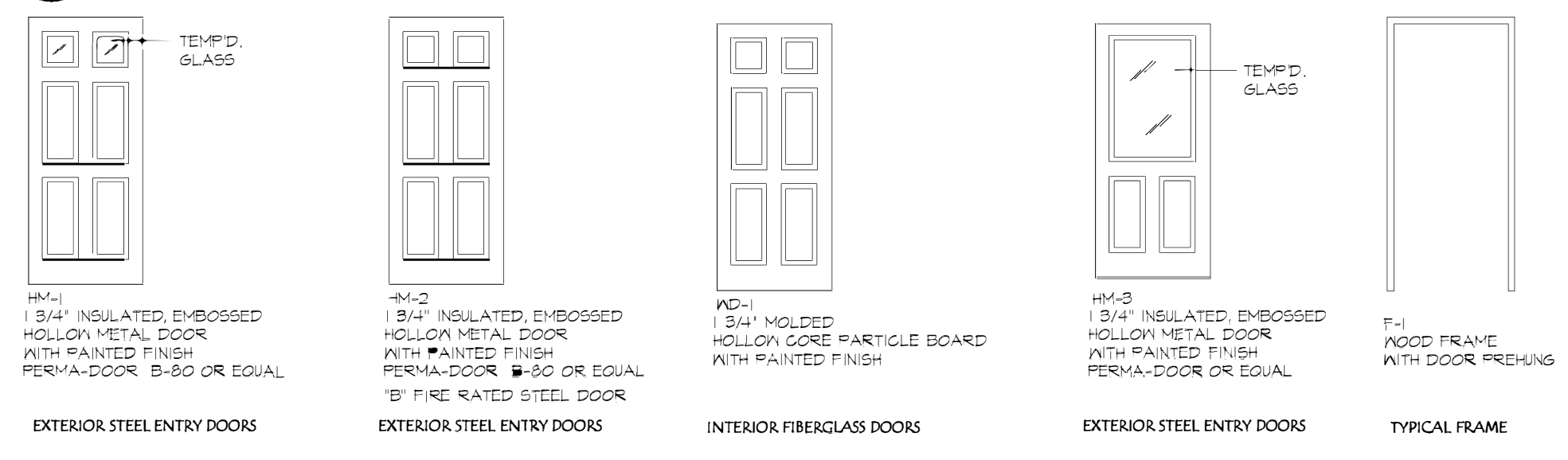


**3 SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

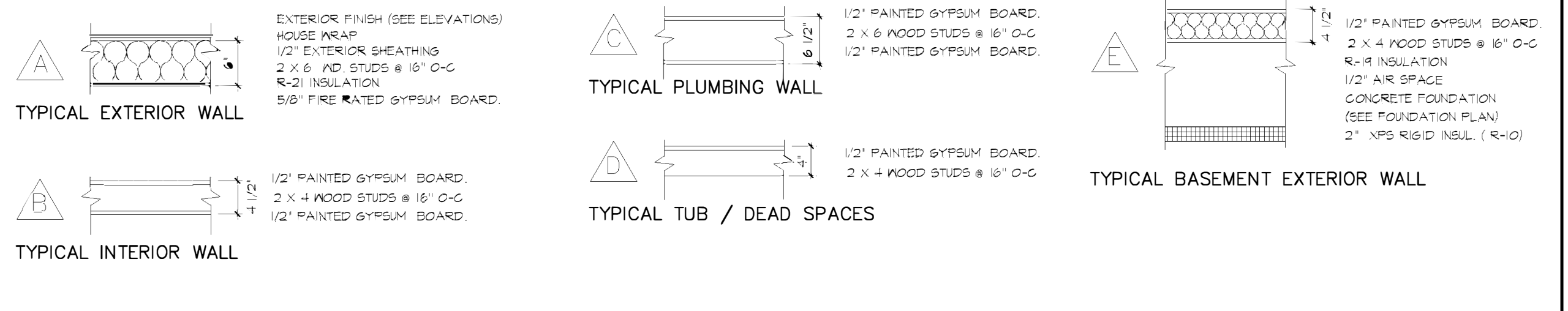
**DOOR SCHEDULE**

NO.	TYPE	SIZE	REMARKS
1	EXTERIOR ENTRY DOOR	3'-0" x 6'-8" x 1 3/4"	BROSCO INSUL. STEEL DOOR (BE-80) WITH PRE-HUNG FRAME
2	EXTERIOR ENTRY DOOR	3'-0" x 6'-8" x 1 3/4"	BROSCO INSUL. STEEL DOOR (BE-80) WITH PRE-HUNG FRAME
3	UNIT ENTRY DOOR	3'-0" x 6'-8" x 1 3/4"	BROSCO INSUL. STEEL DOOR (BE-70) WITH PRE-HUNG FRAME (PAINTED)
4	INTERIOR DOORS	2'-8" x 6'-8" x 1 3/8"	BROSCO PAINTED MOLDED FIBERGLASS DOOR 6 PANEL MOLDED W/ PRE-HUNG FRAME
5	INTERIOR DOORS	2'-6" x 6'-8" x 1 3/8"	BROSCO PAINTED MOLDED FIBERGLASS DOOR 6 PANEL MOLDED W/ PRE-HUNG FRAME
6	EXTERIOR ENTRY DOOR	3'-0" x 6'-8" x 1 3/4"	BROSCO INSUL. STEEL ENTRY DOOR WITH PRE-HUNG FRAME

**4 DOOR & FRAME TYPES**  
SCALE: 1/4" = 1'-0"



**5 WALL TYPES**  
SCALE: 3/4" = 1'-0"





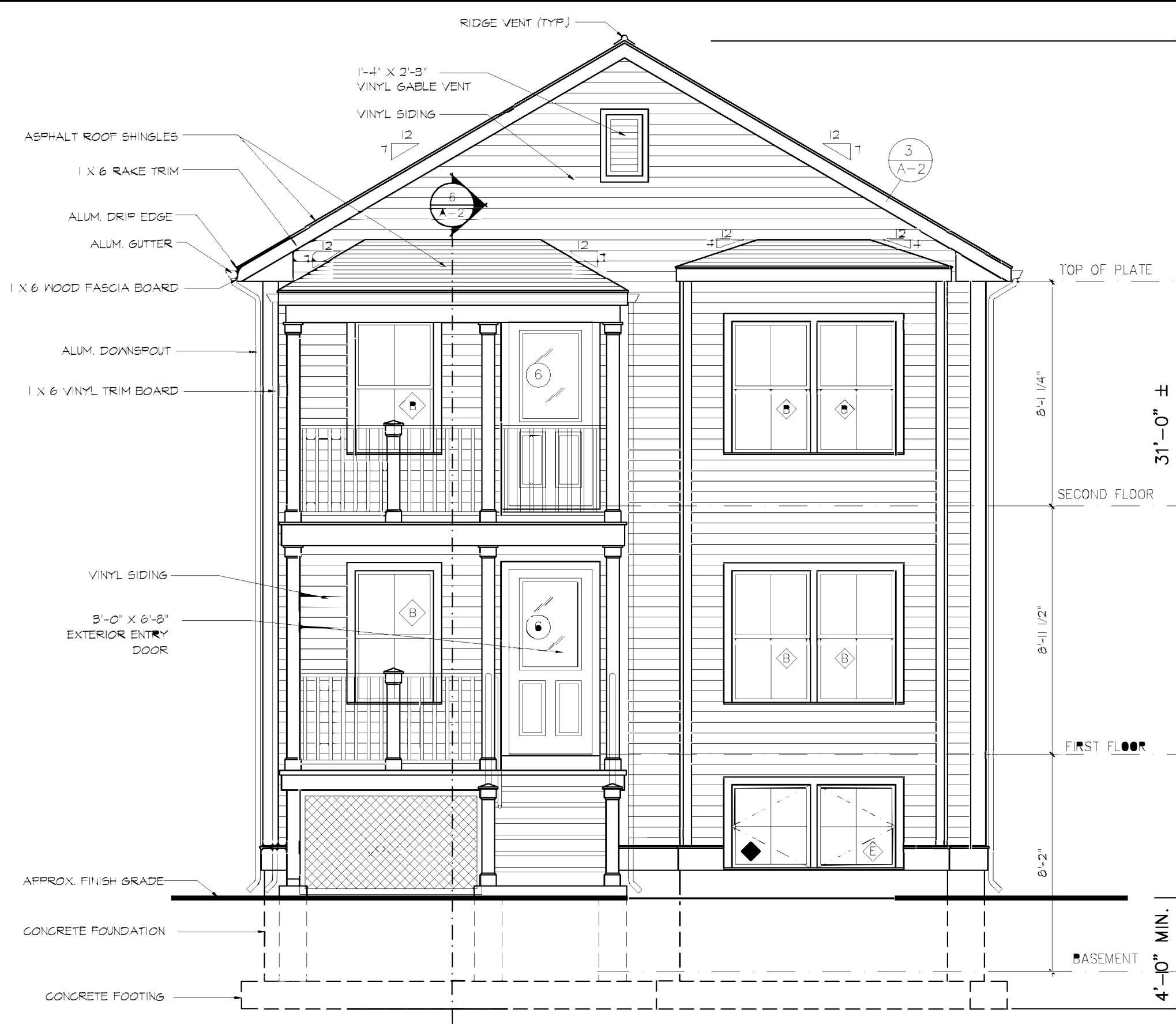


NO.	DATE	REVISIONS
1.	03-15-23	

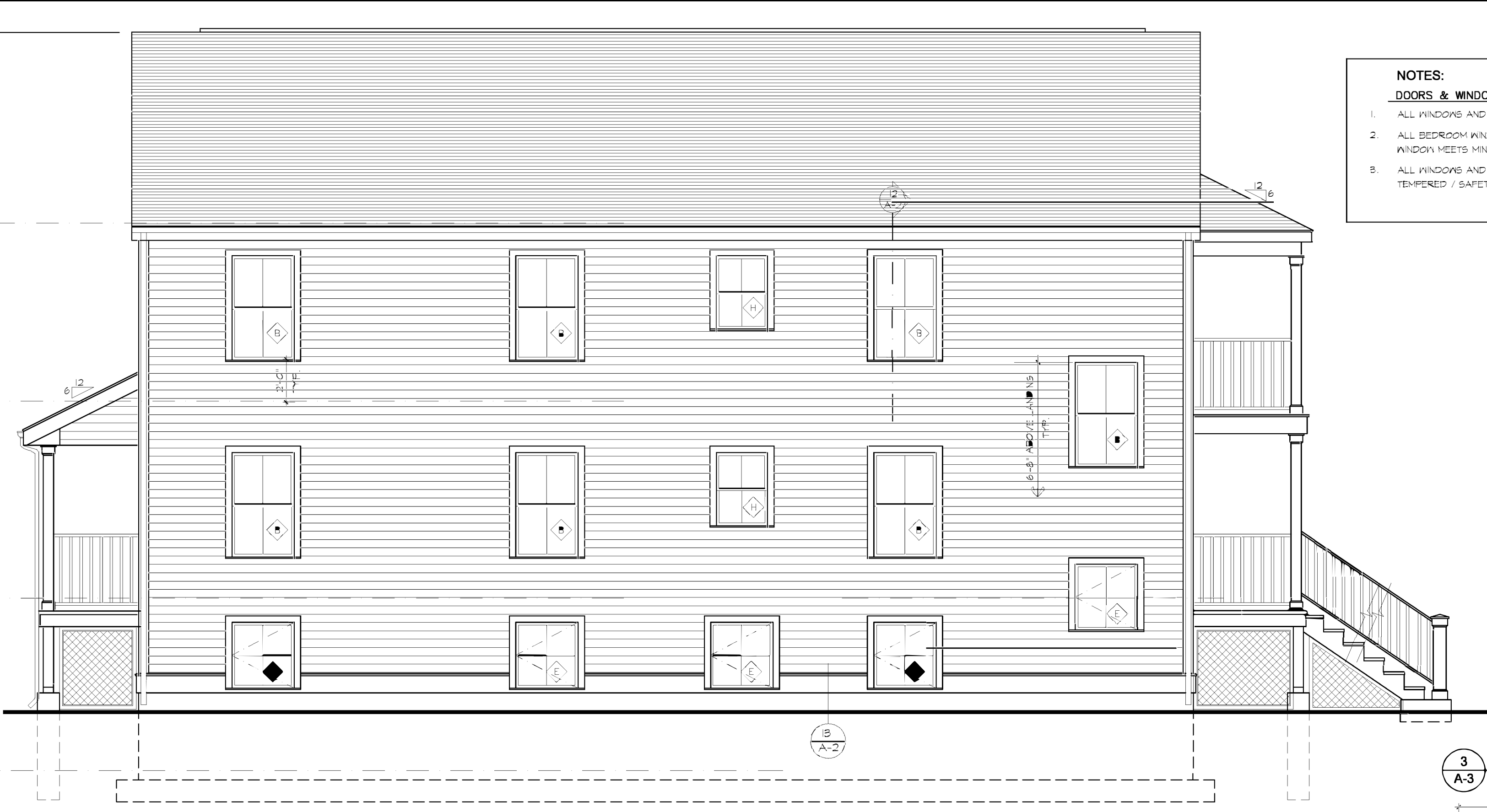
**e.a. design ltd**  
 design · planning · interiors  
 570 Broad Street  
 Providence, RI 02907  
 Tel: 401-580-6800  
 eadesignltd@yahoo.com

**NOTES:**  
**DOORS & WINDOWS GLAZING**

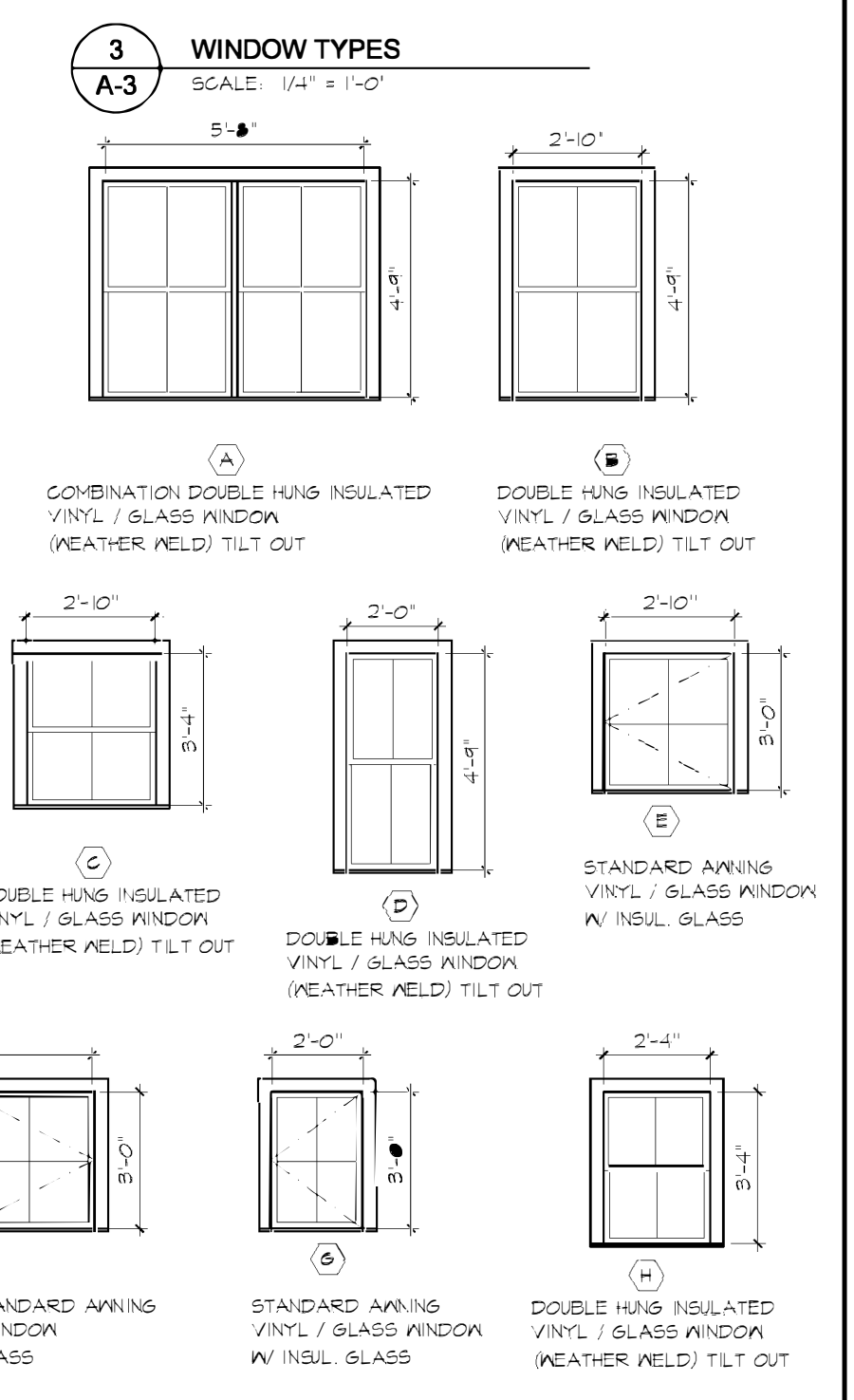
- ALL WINDOWS AND DOORS GLAZING TO HAVE LOW-E (40) VALUE GLASS
- ALL BEDROOM WINDOWS TO MEET EGRESS CODE WINDOW MEETS MINIMUM OPENING = 20' W (MIN) X 24" H (MIN) (5.1 SF)
- ALL WINDOWS AND DOORS GLAZING IN PET # STAIR LOCATIONS TO HAVE TEMPERED / SAFETY GLAZING UNLESS OTHERWISE NOTED.



**1 FRONT ELEVATION**  
 SCALE: 1/4" = 1'-0"



**2 LEFT SIDE ELEVATION**  
 SCALE: 1/4" = 1'-0"



**4 REAR ELEVATION**  
 SCALE: 1/4" = 1'-0"



**5 RIGHT SIDE ELEVATION**  
 SCALE: 1/4" = 1'-0"

**GENERAL NOTES**

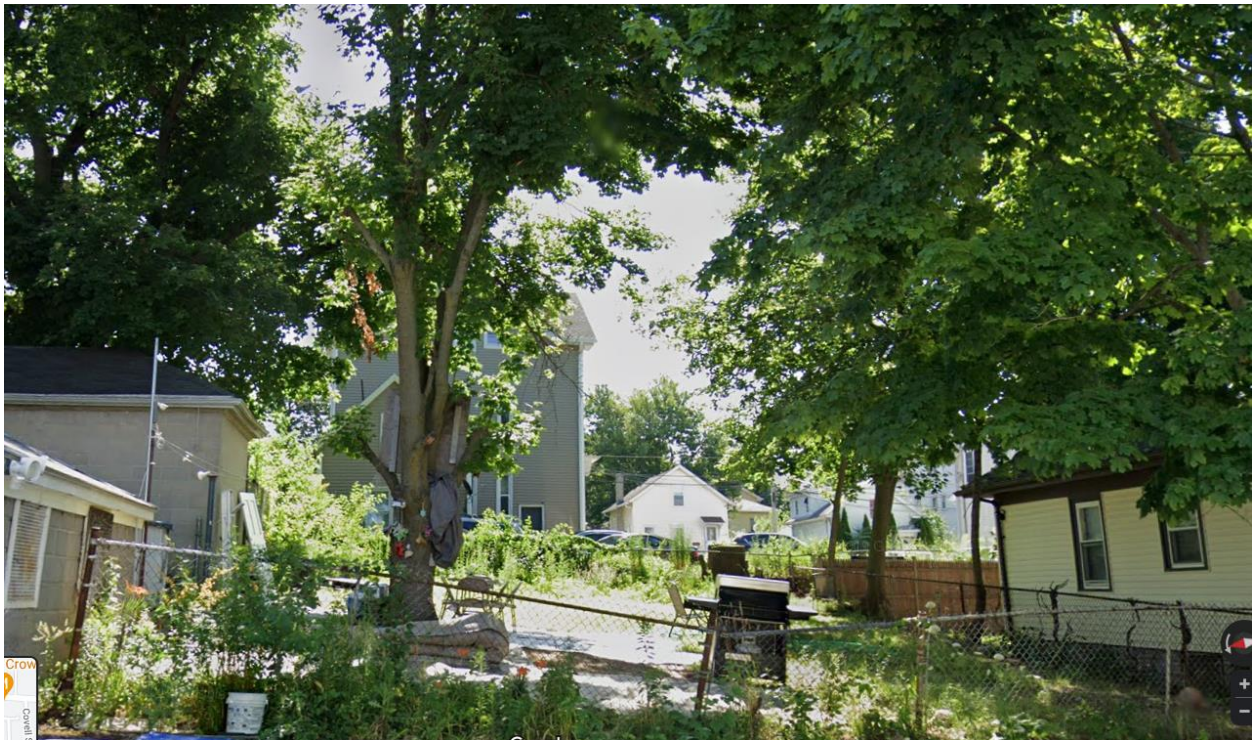
- GENERAL CONTRACTOR SHALL OBTAIN ALL PERMITS AND INSPECTIONS NECESSARY TO INSURE ISSUANCE OF AN OCCUPANCY PERMIT AT COMPLETION OF THE WORK.
- CONTRACTOR SHALL MAINTAIN ALL INSURANCE REQUIRED BY THE OWNER AND OR GOVERNMENTAL AUTHORITIES AND SHALL PROVIDE PROOF OF SUCH INSURANCE AS REQUIRED.
- ALL WORK SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, CITY REQUIREMENTS AND AS NOTED. WHERE CONFLICTS OCCUR, THE MOST STRINGENT REQUIREMENTS SHALL BE MET.
- CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING ALL WORK DURING CONSTRUCTION.
- THESE DRAWINGS MAY NOT BE TO SCALE. REFER TO PLANS, SECTIONS AND DETAILS FOR DIMENSIONS.
- THESE DRAWINGS ARE ONLY A PART OF THE CONSTRUCTION DRAWINGS. OTHER DRAWINGS ARE PROVIDED BY OTHERS AS DESIGN-BUILD.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING.
- CONTRACTOR SHALL REVIEW THE DRAWINGS AND VERIFY ALL EXISTING CONDITIONS. REPORT ERRORS, OMISSIONS AND REQUEST FOR CLARIFICATION BEFORE SUBMITTING BIDS. CHANGE ORDERS SHALL NOT BE ACCEPTED DURING CONSTRUCTION.
- REMOVE ALL CONSTRUCTION DEBRIS AND MAINTAIN A CLEAN CONSTRUCTION SITE THROUGHOUT ENTIRE CONSTRUCTION. PROPERTY SHALL BE TURNED OVER TO OWNER IN MOVE-IN CONDITION.
- THE CONTRACTOR SHALL VERIFY AND COORDINATE WITH OWNER ALL MATERIALS COLOR, QUALITY AND MANUFACTURER OF ALL MATERIALS AND MATERIAL USED IN THIS PROJECT.

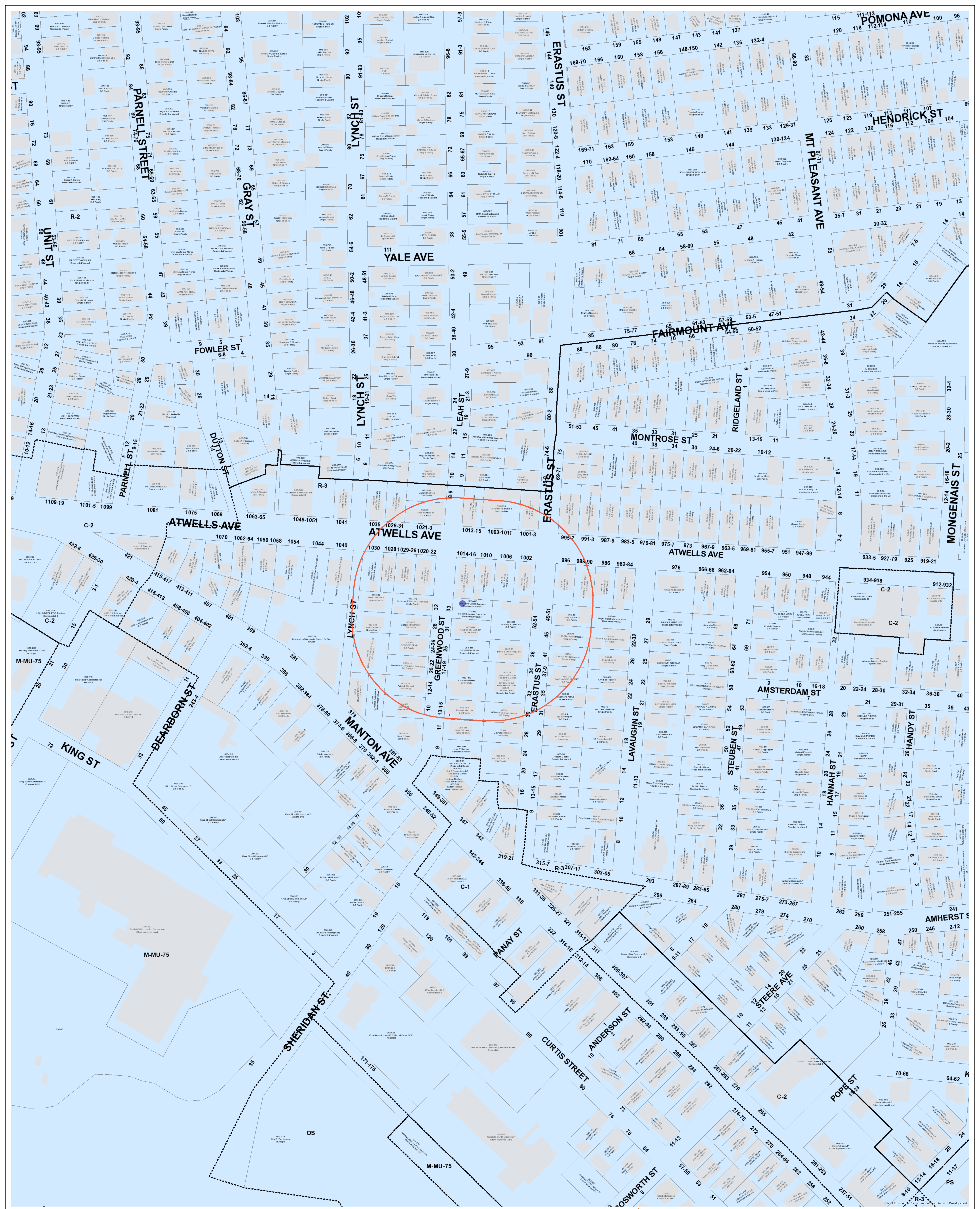
Proposed Building  
**33 Greenwood St.**  
 PROVIDENCE, RI.

Scale:	AS NOTED
Design:	M.E.E.
Drawn:	M.E.E.
Checked:	
Date:	03-15-2023
Construction:	<input checked="" type="checkbox"/> FOR <input type="checkbox"/> NOT FOR

**A-3**  
 EXTERIOR ELEVATIONS  
 WINDOW TYPES  
 GENERAL NOTES





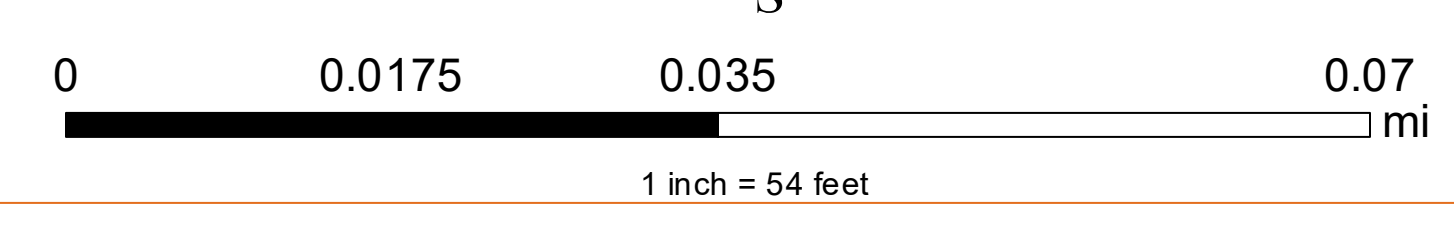
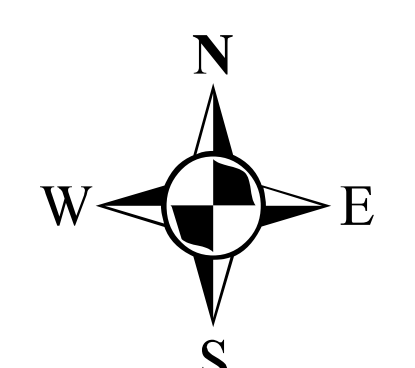


The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.

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

Data Sources:  
Providence Geographic Information System

Date: 3/13/2023



PROVIDENCE, RHODE ISLAND

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