

APR 18 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: Alan-Anthony Daniel

Address 31 Mount Pleasant Avenue Providence RI

Zip Code 02908

E-mail Alananthonydaniel@gmail.com

Phone 508-212-4904

Home/Office

Mobile (Cell)

Owner: Alan-Anthony Daniel

Address 31 Mount Pleasant Avenue Providence RI

Zip Code 02908

E-mail Alananthonydaniel@gmail.com

Phone 508-212-4904

Home/Office

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: 35 Mount Pleasant Avenue, Providence, Rhode Island 02908 64/840
Street Address

2. Zoning District(s): R-3 Residential District
Special purpose or overlay district(s): _____

3a. Date owner purchased the Property: April 28, 2021

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

3. Dimensions of each lot:

Lot #	0840	Frontage	42.50	depth	92.53	Total area	3955	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	_____
Footprint <i>N/A</i>	Height	_____
	Floors	_____

Accessory Structure:	Total gross square footage	_____
Footprint <i>N/A</i>	Height	_____
	Floors	_____

5. Size of proposed structure(s):	Total gross square footage:	_____
Footprint <i>N/A</i>	Height	_____
	Floors	_____

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

6b. Proposed Lot coverage: (include new construction) *N/A* _____

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

Parking Lot _____

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

Vacant _____

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

Parking lot for 31-33 Mt. Pleasant Avenue, Providence, Rhode Island 02908 _____

9. Number of Current Parking Spaces: _____

10. Describe the proposed construction or alterations (each lot/structure):

Install Principal Use Parking Lot _____

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 v.2	Parking Lots - Special Use Permit	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

13. Explain the changes proposed for the Property.

The applicant desires to legalize the installation of parking for a principal use parking lot on the subject property. The applicant was unaware of the need for a special use permit for the adjacent lot.

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):

Alan-Anthony Daniel

Alan-Anthony Daniel

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.

Article 12 - 1202 V. R-3 Zone

2. State all facts that demonstrate that the proposed special use will not substantially injure the use and enjoyment of neighboring property.

The use of the subject lot for parking will not injure the use and enjoyment of neighboring properties because having off-street parking in the neighborhood is beneficial to neighboring properties.

3. State all facts that demonstrate that the proposed special use will not significantly devalue neighboring property.

The fact that parking for the two-family dwelling located at 31/33 Mt. Pleasant Avenue will increase the value of neighboring properties by decreasing on-street congestion.

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 fact that on-street congestion will be reduced by installing a parking lot on the subject property will be beneficial to the health and welfare of the community.

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

PROPOSED PAVED PARKING LOT

35 MT PLEASANT AVE

PROVIDENCE, RI

GENERAL NOTES:

DEVELOP NEW PAVED PARKING LOT ON PREVIOUSLY VACANT UN-PAVED LOT

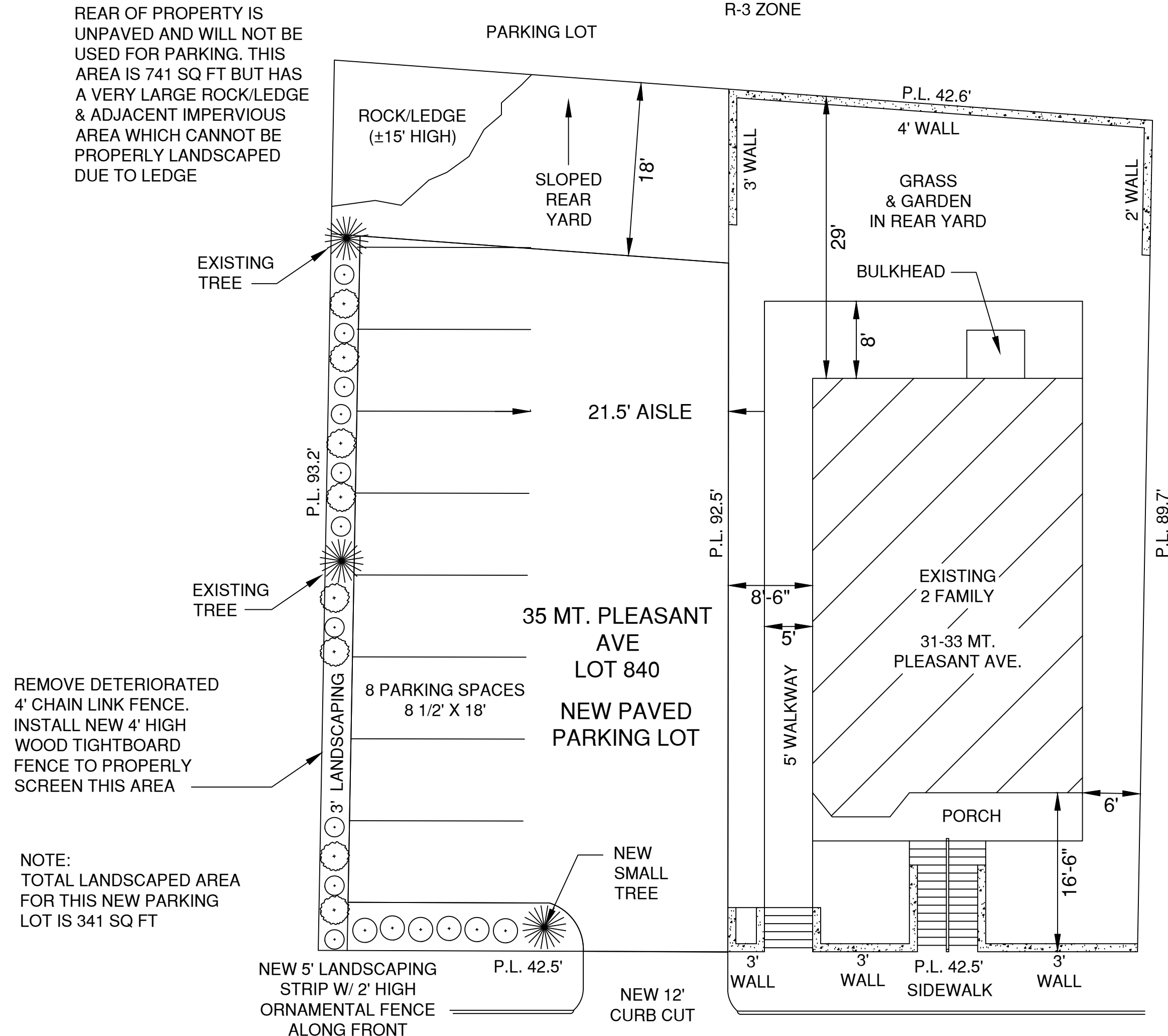
NEW CURB-CUT OPENING APPROX. 12' WIDE TO BE INSTALLED

INSTALL NEW LANDSCAPING AS INDICATED
 NEW 5' LANDSCAPING STRIP WILL BE INSTALLED ALONG THE FRONT PROPERTY LINE & A 3' LANDSCAPING STRIP WILL BE INSTALLED ALONG THE LEFT PROPERTY LINE ALONG THE PARKING LOT DEPTH. THE REAR OF THIS PROPERTY HAS A LARGE ROCK/LEDGE WHICH MAKES IT NEARLY IMPOSSIBLE TO ADD ADDITIONAL LANDSCAPING IN THIS AREA.

INSTALL NEW 4' HIGH WOOD TIGHTBOARD FENCE ALONG LEFT P.L. TO PROPERLY SCREEN PARKING AREA AS REQUIRED

REAR OF LOT SLOPES UP SIGNIFICANTLY AND THERE IS A MASSIVE ROCK/LEDGE AT LEFT-REAR CORNER. THIS AREA TO HAVE FLOWERS OR SHRUBS IF POSSIBLE

NOTE:
 REAR OF PROPERTY IS UNPAVED AND WILL NOT BE USED FOR PARKING. THIS AREA IS 741 SQ FT BUT HAS A VERY LARGE ROCK/LEDGE & ADJACENT IMPERVIOUS AREA WHICH CANNOT BE PROPERLY LANDSCAPED DUE TO LEDGE



REMOVE DETERIORATED 4' CHAIN LINK FENCE. INSTALL NEW 4' HIGH WOOD TIGHTBOARD FENCE TO PROPERLY SCREEN THIS AREA

NOTE:
 TOTAL LANDSCAPED AREA FOR THIS NEW PARKING LOT IS 341 SQ FT

TOTAL LOT AREA = 3,955 SF
 75% MAX. IMPERVIOUS ALLOWED = 2,966 SF
 PAVED PARKING AREA AS SHOWN = 2,710 SF (68.5%)
 UN-PAVED REAR YARD = 741 SF

LOT 840
 3,955 SF

LOT 839
 3,878 SF

MT. PLEASANT AVE

SITE PLAN

SCALE: 1" = 10'

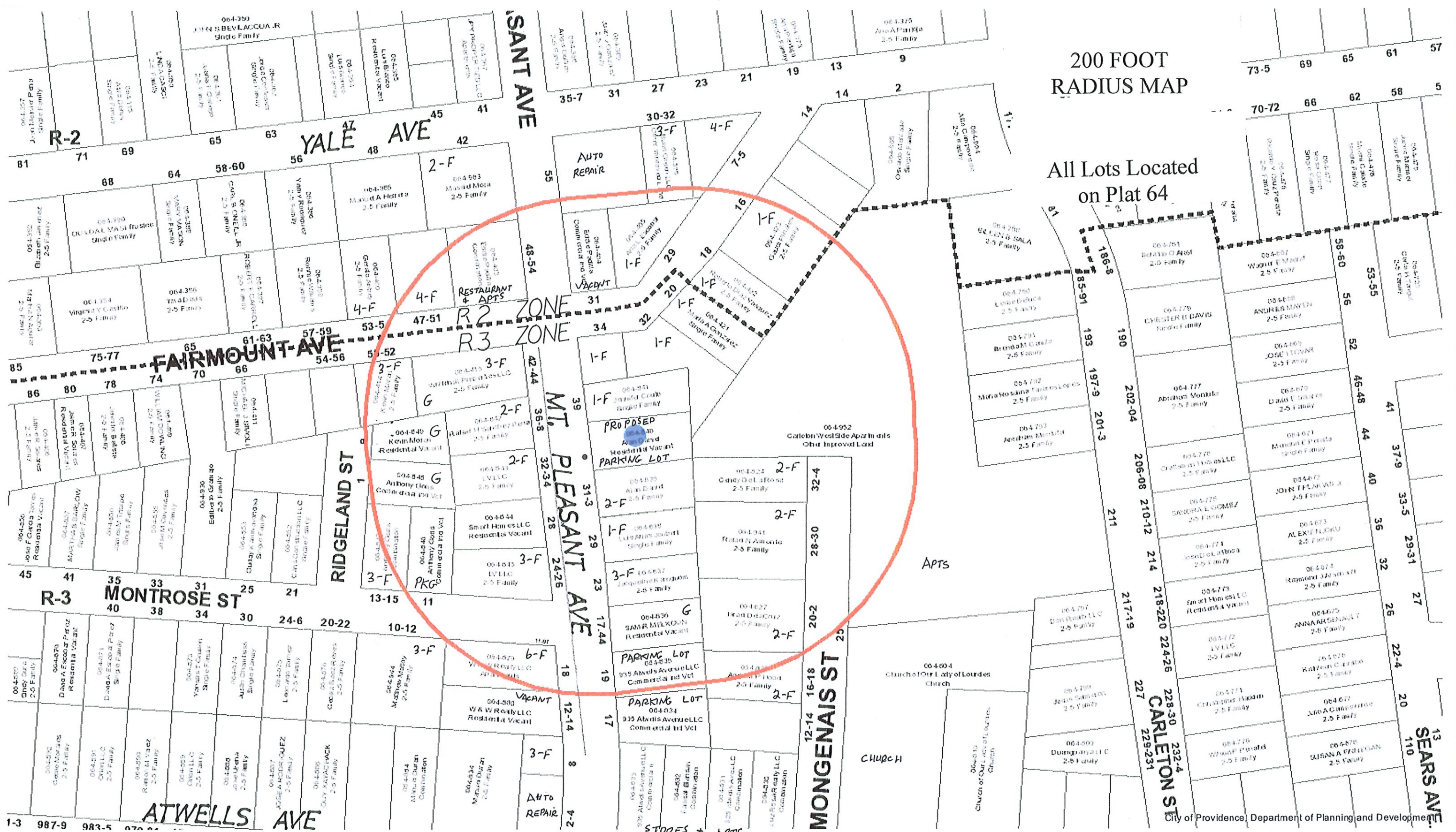
NOTES:

PLAT: 64
 LOT: 840
 ZONE: R-3
 AREA: 3,955 SQ. FT.
 USE GROUP: ACCESSORY PARKING

PROPOSED PARKING LOT 35 MT PLEASANT AVE PROVIDENCE, RI	DATE: 04-13-2023 DRAWN: MCM CHECKED: REVISED:
<h3 style="margin: 0;">MCM DESIGN</h3> <p style="margin: 0; font-size: small;">ARCHITECTURAL DESIGN & CONSULTANT RESIDENTIAL/COMMERCIAL PLANNING</p>	
MCM PROJECT NO.	SHEET NO. C1

200 FOOT RADIUS MAP

All Lots Located on Plat 64

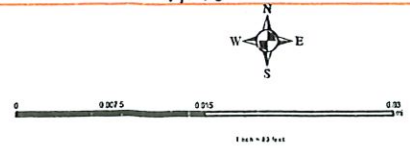


The information depicted on this map is for planning purposes only and is not adequate for legal boundary definition, regulatory interpretation, or parcel availability analysis.

Produced by the Providence Planning and Development GIS Lab
444 Westminster Street, Providence, RI 02903

Data Sources:
Providence Geographic Information System
Date: 3/30/2023

Map developed by:
Michael McHugh
34 Chapin Ave. Prov. R.I.
401-965-6155



PROVIDENCE, RHODE ISLAND
PROVIDENCE THE CREATIVE CAPITAL
DEPARTMENT OF PLANNING AND DEVELOPMENT
JORGE D. FLORZA, MAYOR | JOHNSIE NICKERSON, AICP, DIRECTOR

From: Michael McHugh <mcmchugh48@gmail.com>

Date: 3/26/2023, 10:49 PM

To: mcm48@cox.net

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—Attachments:

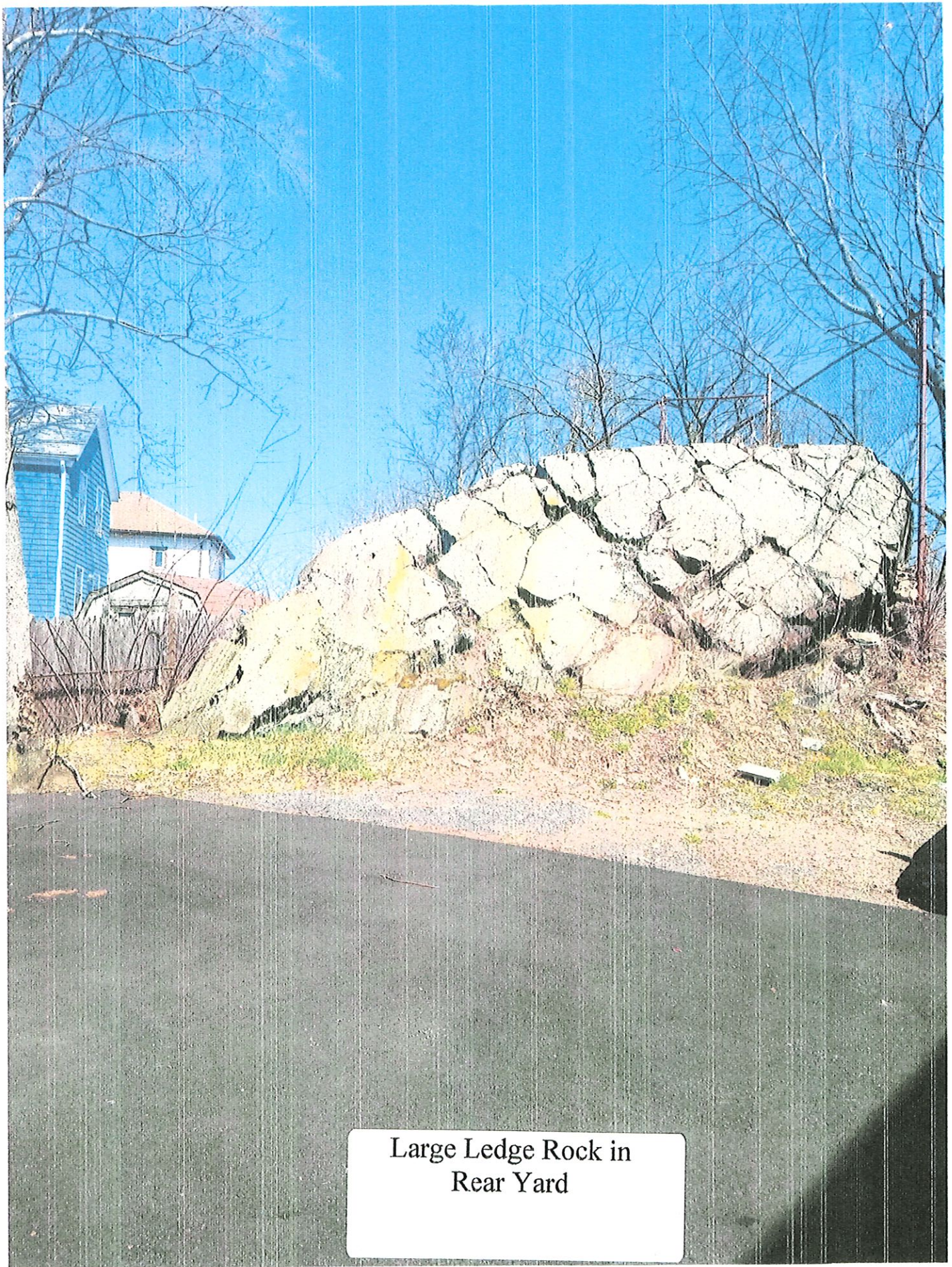
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**Subject Property – New
Parking Lot**



Left-Front of
Subject Property



Large Ledge Rock in Rear Yard

From: Michael McHugh <mcmchugh48@gmail.com>

Date: 3/26/2023, 10:50 PM

To: mcm48@cox.net

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— Attachments: —

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Right-Front of
Subject Property