

SEP 03 2025

CITY OF PROVIDENCE
BUILDING BOARD OF REVIEW

APPLICATION APPEALING THE DECISION OF THE BUILDING OFFICIAL, OR
FOR A VARIATION OR MODIFICATION FROM CERTAIN SECTIONS OF THE RI STATE BUILDING CODE

Check Type of Building Board Application:

- Variance – variation from, or modification of, certain sections of the RI State Building Code
- Appeal of a decision of the Building Official

If a section of the application is not applicable, please indicate this by using N/A in that field.

Applicant: Yovanny Padilla Applicant Mailing Address
 Email: yovanypadilla@gmail.com Street: 7 Pullen Avenue
 Phone: 401-499-7301 City, State, Zip: Pawtucket, RI 02861

Owner: Yovanny Padilla Owner Mailing Address
 Email: yovanypadilla@gmail.com Street: 7 Pullen Avenue
 Phone: 401-499-7301 City, State, Zip: Pawtucket, RI 02861

Appellant: N/A Appellant Mailing Address
 Email: _____ Street: _____
 Phone: _____ City, State, Zip: _____

Attorney: _____ Attorney Mailing Address
 Email: _____ Street: _____
 Phone: _____ City, State, Zip: _____

1. Subject Department of inspection + Standards Permit Number: _____
2. Street Address of Subject Property: 374 Hope Street
 Assessor's Plat and Lot Numbers of Subject Property: 9/389
3. Base Zoning District(s): R-3
 Overlay District(s): None

4. Date owner purchased the Property: 03/31/2023

5. Building construction type(s): VB

6. Dimensions of each lot:

Lot # _____	Width <u>40</u>	Depth <u>69.75</u>	Total area <u>2,472</u> sq. ft.
Lot # _____	Width _____	Depth _____	Total area _____ sq. ft.

7. Size of existing structure(s) located on the Property:

<u>Principal Structure:</u>	<u>Accessory Structure:</u>
Area of Footprint <u>1,010sf</u>	Area of Footprint <u>None</u>
Overall Height <u>35'</u>	Overall Height _____
# of Stories <u>3</u>	# of Stories _____

8. Size of proposed structure(s) located on the Property:

<u>Principal Structure:</u>	<u>Accessory Structure:</u>
Area of Footprint <u>808</u>	Area of Footprint _____
Overall Height _____	Overall Height _____
# of Stories _____	# of Stories _____

9. Present Legal Zoning Use of the Property: Two Family

10. Proposed Zoning Use of the Property: Three Family

11. Number of Parking Spaces:

of existing spaces 2 # of proposed spaces 2

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

Providence Zoning Ordinance RI State Building or Property Maintenance Code(s)

13. Summarize all changes proposed for the Property (use, construction/renovation, site alteration):

Change of use from a two family to a three family.
Renovation of third floor to a third dwelling unit.

14. If application is for variance, list RI State Building Code Sections from which a variance is sought:

<u>Section Number</u>	<u>Section Title + Required relief (e.g. dimensional deficiency of 6" on a landing)</u>
<u>903.2.8</u>	<u>Relief from required automatic sprinkler system</u>
<u>1011.5.2</u>	<u>Stair Riser height and tread depth</u>
<u>1011.5.3</u>	<u>Winder treads</u>
<u>1011.76</u>	<u>Stairway landings</u>
_____	_____
_____	_____
_____	_____

QUESTIONS 15 AND 16 TO BE ANSWERED ONLY IF APPLICATION IS AN APPEAL

15. IF application is an appeal of a decision of the Building Official, please indicate if:

- Appellant is the Owner of the subject Property
 Appellant is an aggrieved party that is not the Owner of the subject Property

16. IF application is an appeal of a decision of the Building Official, please indicate the grounds for the appeal:

IF MORE ROOM IS NEEDED TO ANSWER ANY OF THE ABOVE QUESTIONS, PLEASE SUBMIT AN ADDENDUM TO THIS APPENDIX WITH COMPLETE RESPONSES.

The undersigned acknowledge(s) and agree(s) that members of the Building Board of Review and its staff may enter upon 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 for any false statements.

Owner(s):



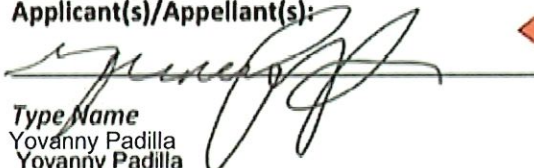
Type Name
Yovanny Padilla
Yovanny Padilla

Signature

Type Name

Signature

Applicant(s)/Appellant(s):



Type Name
Yovanny Padilla
Yovanny Padilla

Signature

Type Name

Signature

All applicable requirements listed and described on the Instruction Sheet shall be met or this application will not be considered complete.

Please contact the Office of the Boards of Review with questions:

Telephone – 401-680-5375

Email – bsath@providenceri.gov

A fillable PDF copy of this document can be found online at the Boards of Review webpage linked from the Department of Inspection + Standards: <https://www.providenceri.gov/inspection-standards/>

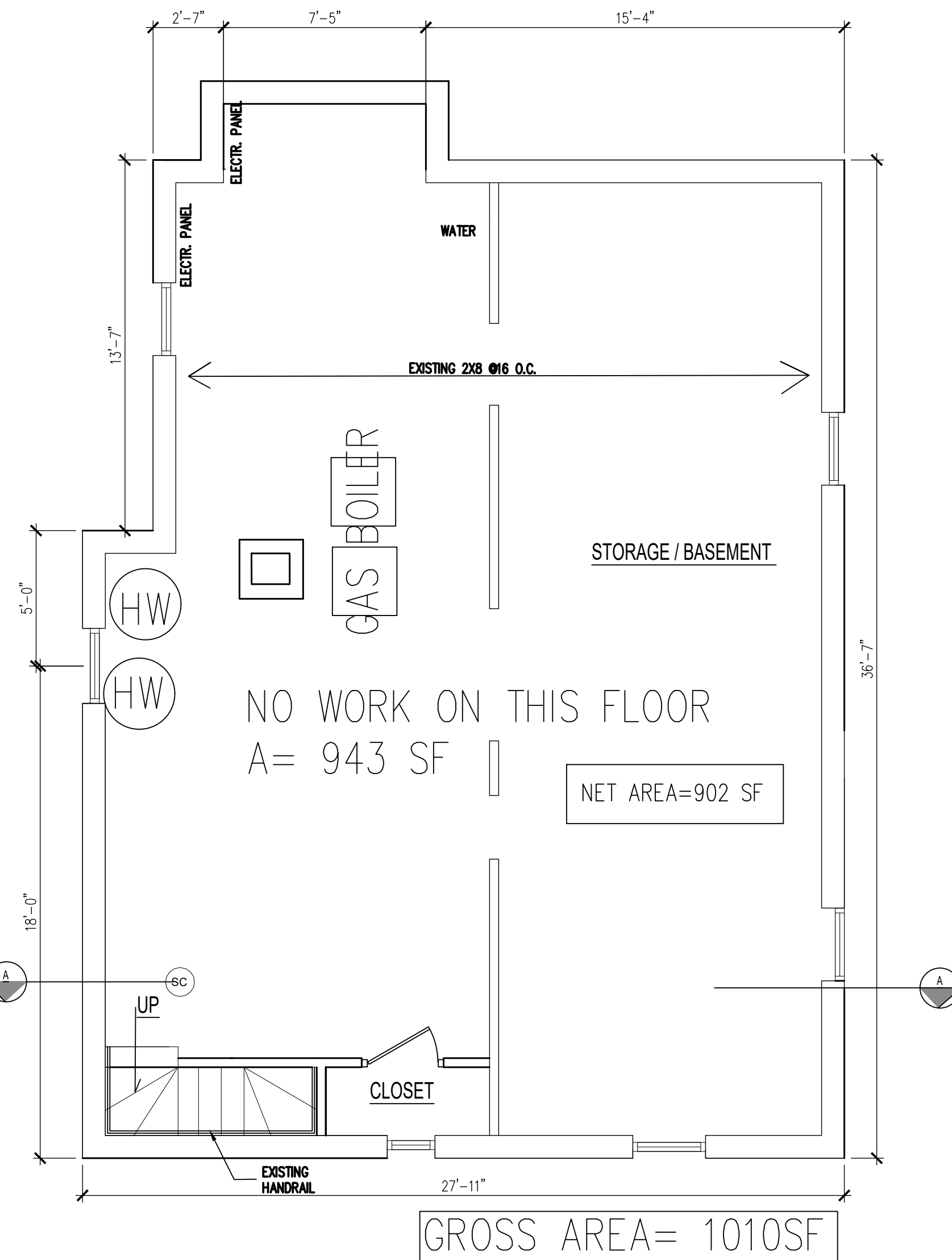


UNITS IN THE BUILDING	
1 FLOOR	1 APARTMENT
2 FLOOR	1 APARTMENT
ATTIC	1 APARTMENT

CONSTRUCTION LEGEND:			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	EXISTING WALL TO REMAIN		NEW DOOR INDICATES DOOR SIZE
	NEW 2X4 WOOD STUDS @16" O.C.		NEW WINDOW
	NEW 2X6 WOOD STUDS @16" O.C.		SMOKE/CARBON MONOXIDE DETECTOR - HARDWIRED AND INTERCONNECTED
	DEMOLITION		SMOKE DETECTOR - HARDWIRED AND INTERCONNECTED
	EMERGENCY LIGHTING		90 MIN RATED DOOR & FRAME SELF CLOSING DOOR



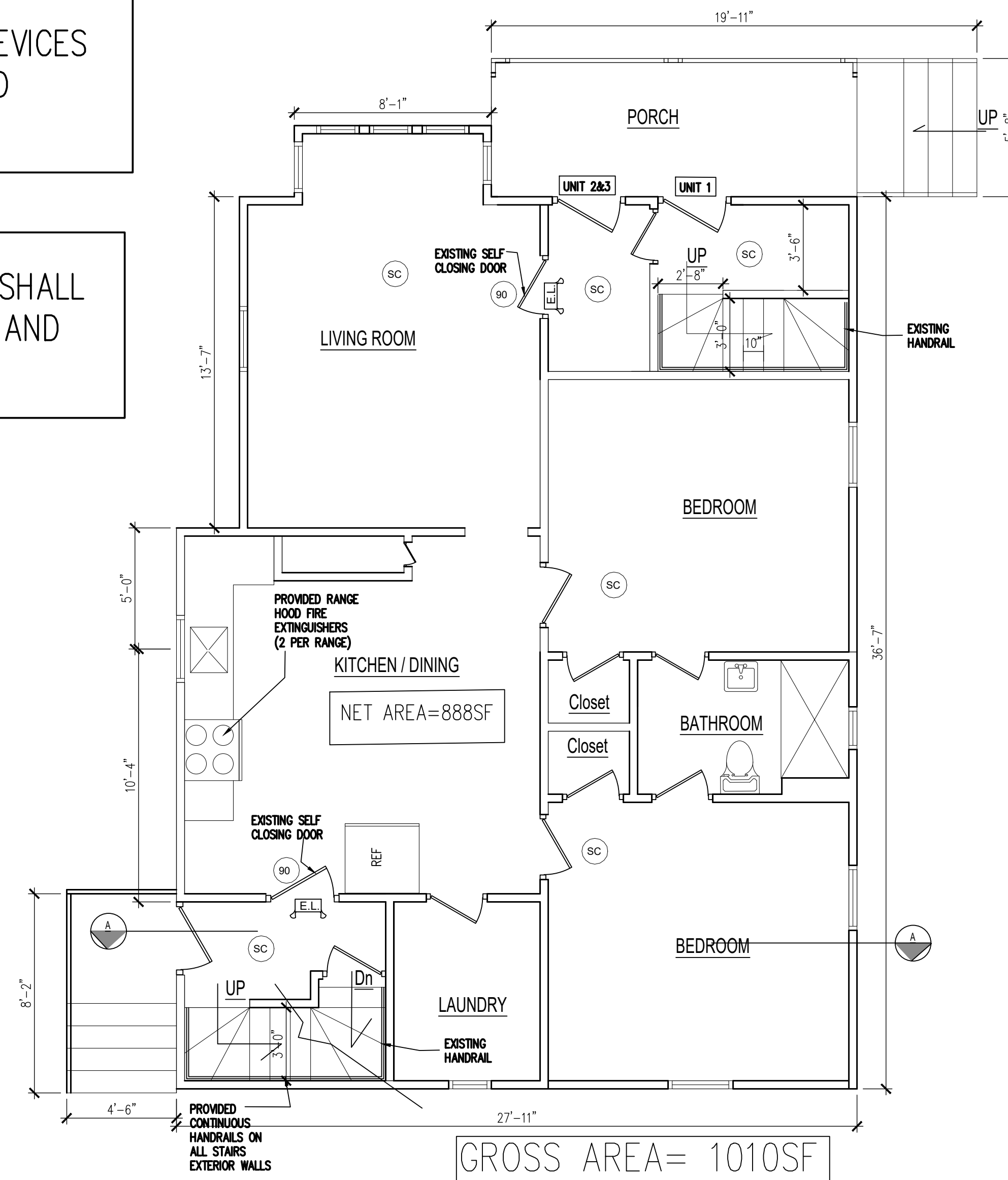
1 EXISTING VIEW
SCALE: 1/4"=1'-0"



2 EXISTING BASEMENT
SCALE: 1/4"=1'-0"

PROVIDED FIRE ALARM DETECTION DEVICES PER CHAPTER 25 OF THE RILSC AND CHAPTER 29 OF NFPA 72 (2019)

ALL STAIR EXIT DOORS FROM UNITS SHALL BE 90 MI RATED DOOR AND FRAME, AND SELF CLOSING.



3 EXISTING FIRST FLOOR
SCALE: 1/4"=1'-0"



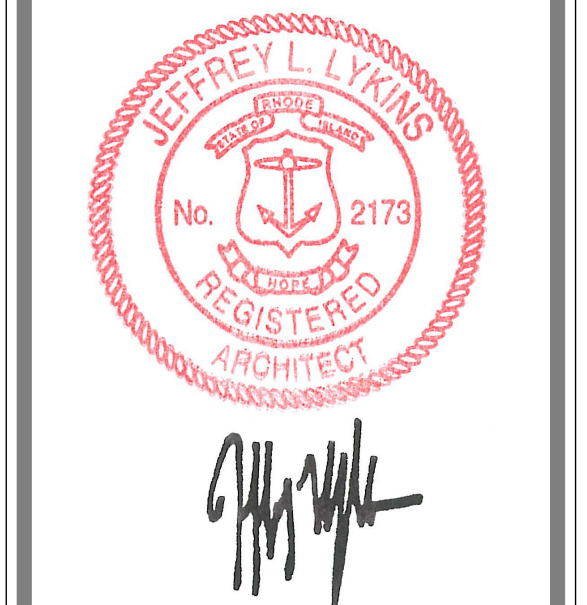
**374 HOPE ST
PROVIDENCE RI
02906**

ZONING R3
TYPE VB CONSTRUCTION
NO SPRINKLER SYSTEM

SCOPE OF WORK

CHANGE OF USE FROM TWO FAMILY TO THREE FAMILY.
INTERIOR RENOVATION RENOVATE THIRD FLOOR (ATTIC) TO PROVIDE A THIRD DWELLING UNIT.
UPDATE EXISTING UNITS AND STAIRS TO IMPROVE LIFE SAFETY

**ARCHITECT
JEFFREY LYKINS**
110-1/2 SOUTH KILLINGLY RD
FOSTER, RI 02825
401-474-9901
jeffreylykinsarchitect@gmail.com



Revision / issue	Date
Original:	
Revised Set:	
Revised This Sheet:	

DRAWING BY: MB SCALE: AS NOTED
PROJECT No. DATE: 7/25/25

LOCATION PLANS

SHEET No.
A1.0



**374 HOPE ST
PROVIDENCE RI
02906**

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TYPE VB CONSTRUCTION
NO SPRINKLER SYSTEM**

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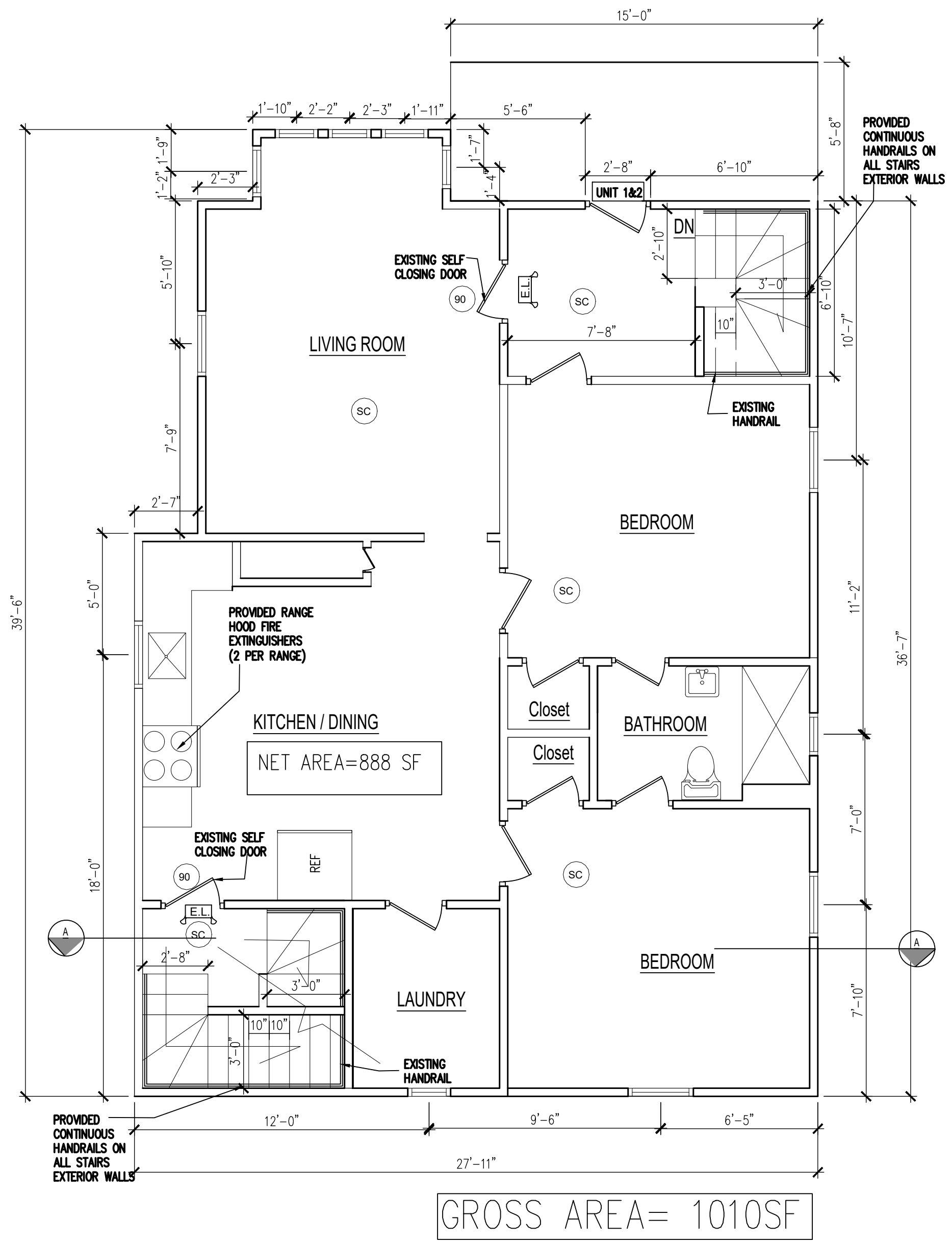
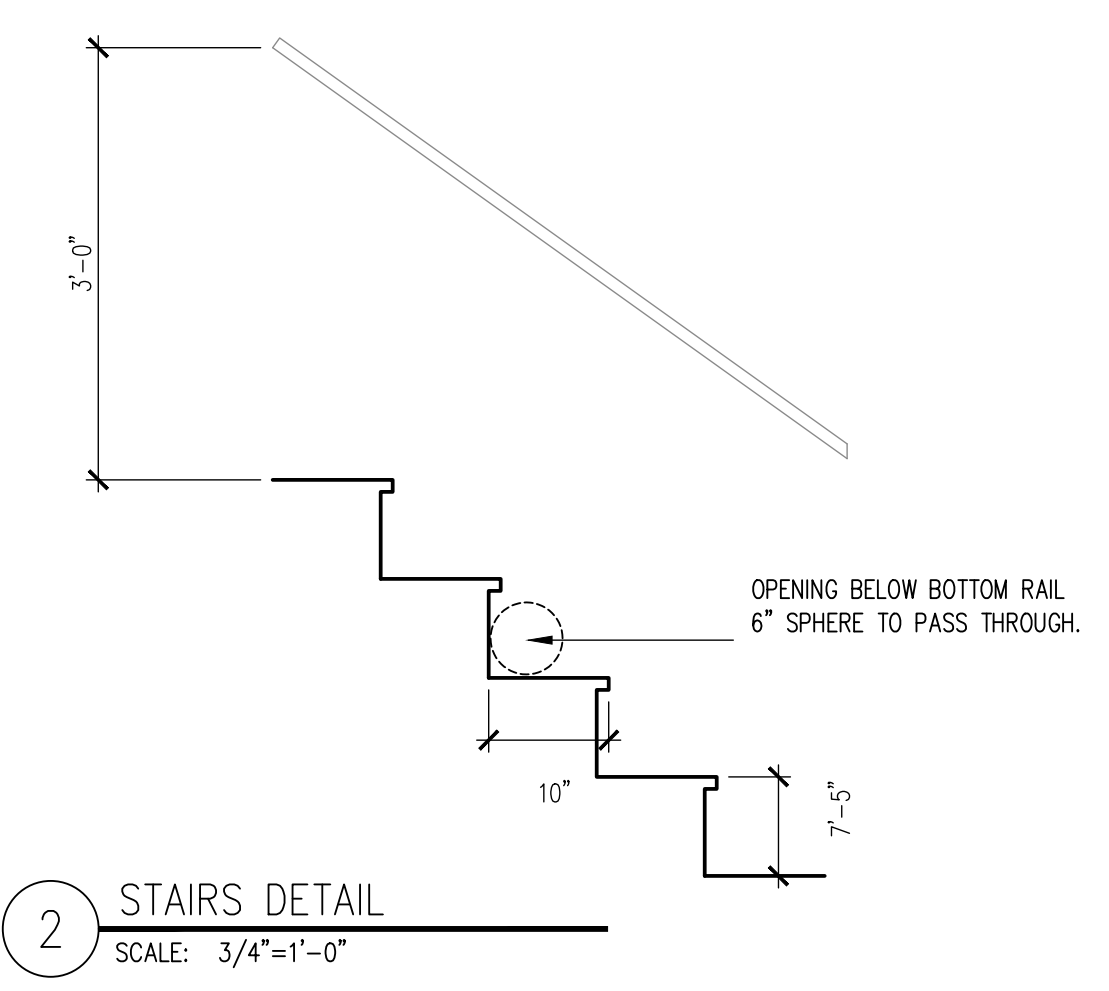
Handwritten signature of Jeffrey Lykins

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Original:	
Revised Set:	
Revised This Sheet:	

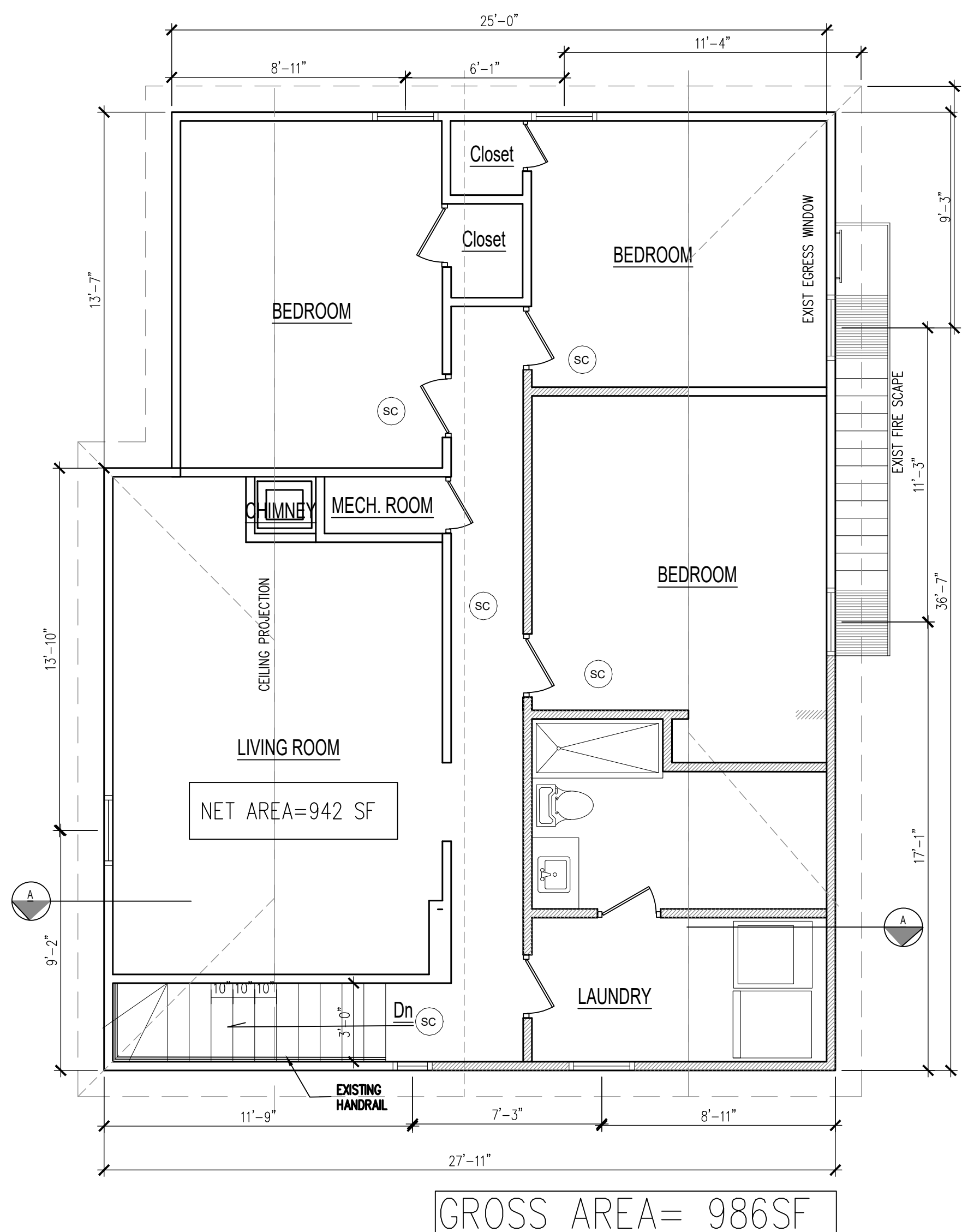
DRAWING BY: MB SCALE: AS NOTED
PROJECT No.: DATE: 7/25/25

SHEET NAME:
PLANS
SHEET No.
A1.1

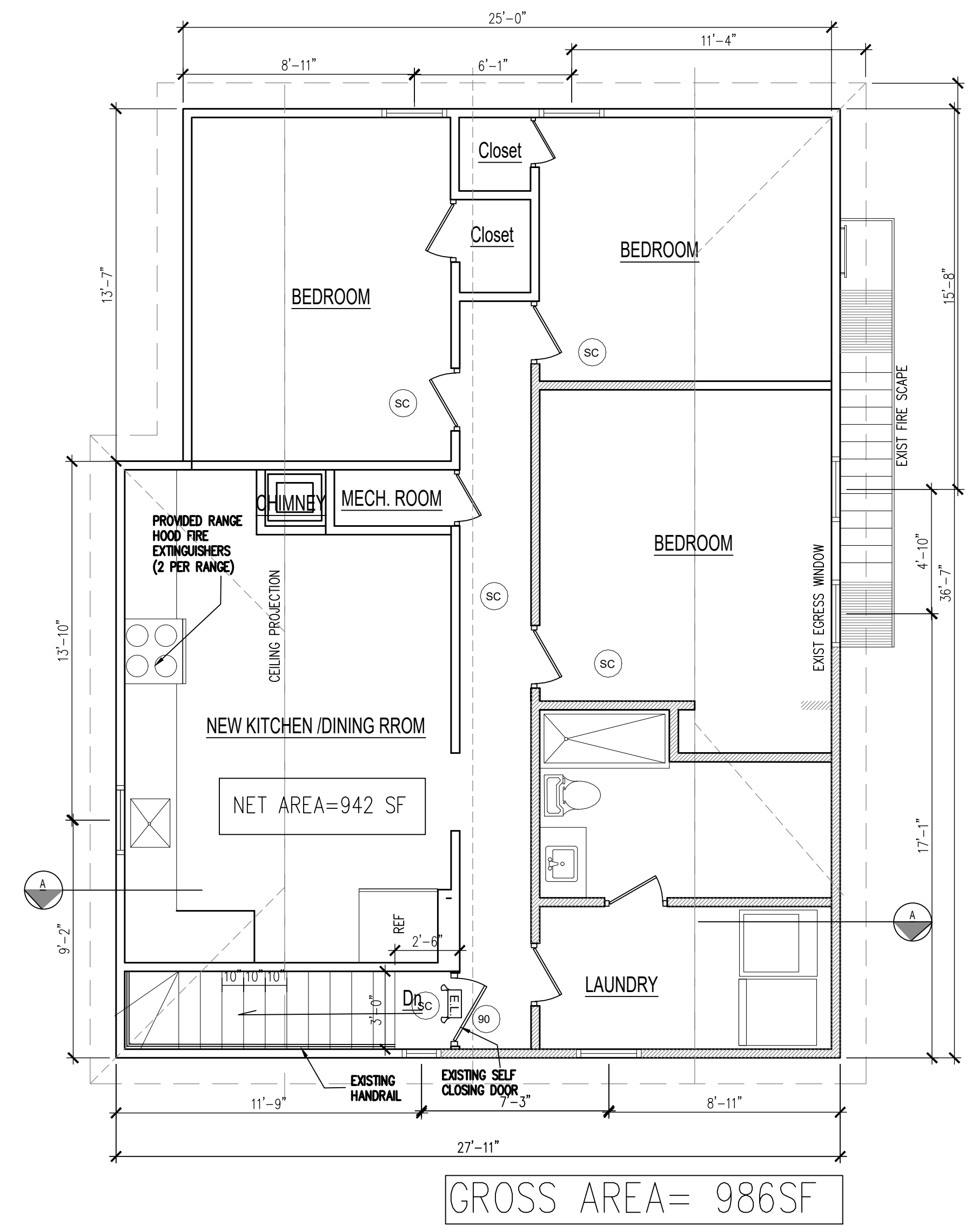
CONSTRUCTION LEGEND:		CONSTRUCTION LEGEND:	
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	EMERGENCY LIGHTING		SMOKE DETECTOR - HARDWIRED AND INTERCONNECTED
			90 MIN RATED DOOR & FRAME SELF CLOSING DOOR



1 EXISTING SECOND FLOOR
SCALE: 1/4"=1'-0"



3 EXISTING ATTIC FLOOR
SCALE: 1/4"=1'-0"



4 PROPOSED ATTIC FLOOR
SCALE: 1/4"=1'-0"

EGRESS REQUIREMENTS: AS PER RISBC-2, SECTION R 310.2 MINIMUM OPENING AREA SHALL BE 5.7 SQ. FT. WITH A MINIMUM HEIGHT OF 24" AND MINIMUM WIDTH OF 20".



**374 HOPE ST
PROVIDENCE RI
02906**

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NO SPRINKLER SYSTEM**

SCOPE OF WORK
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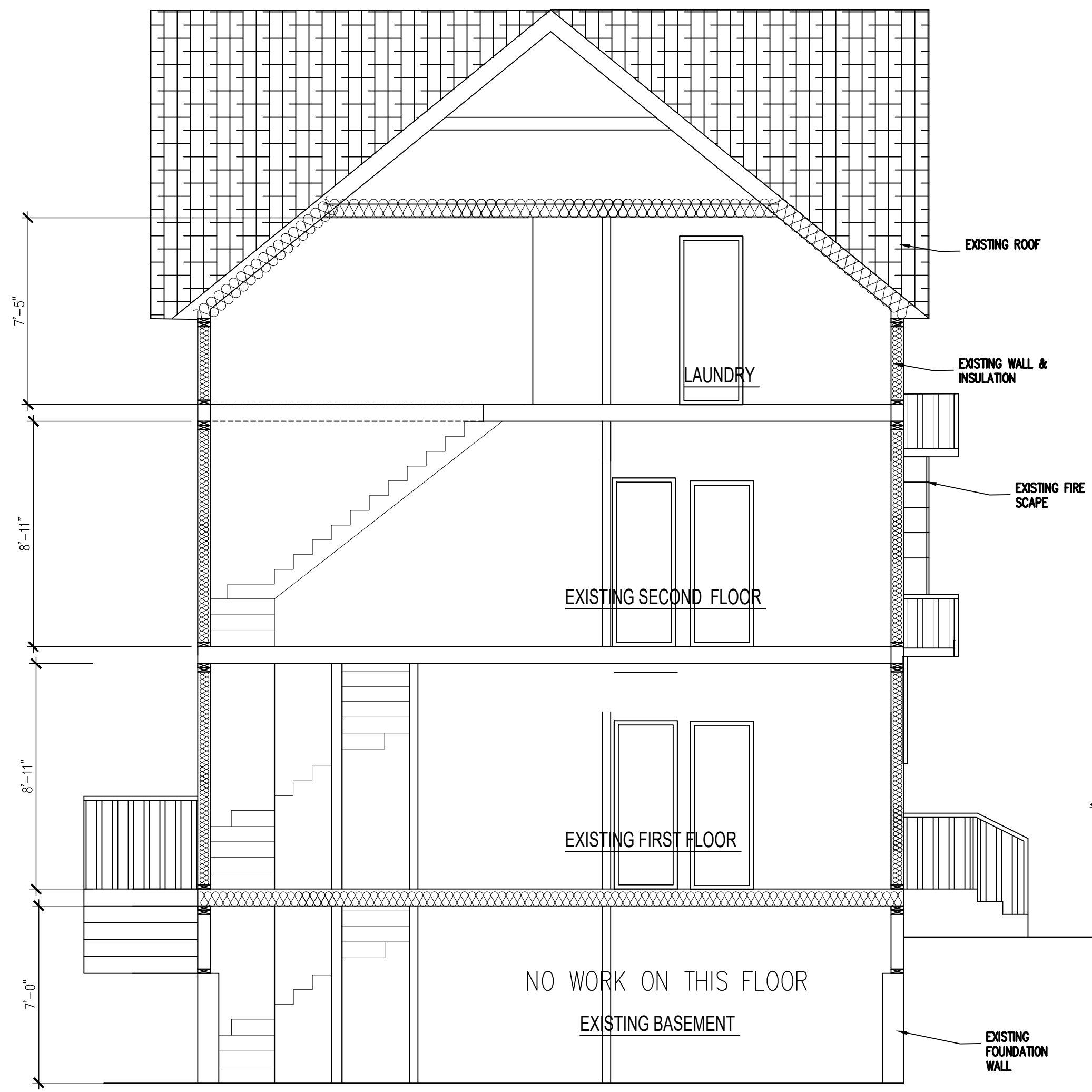
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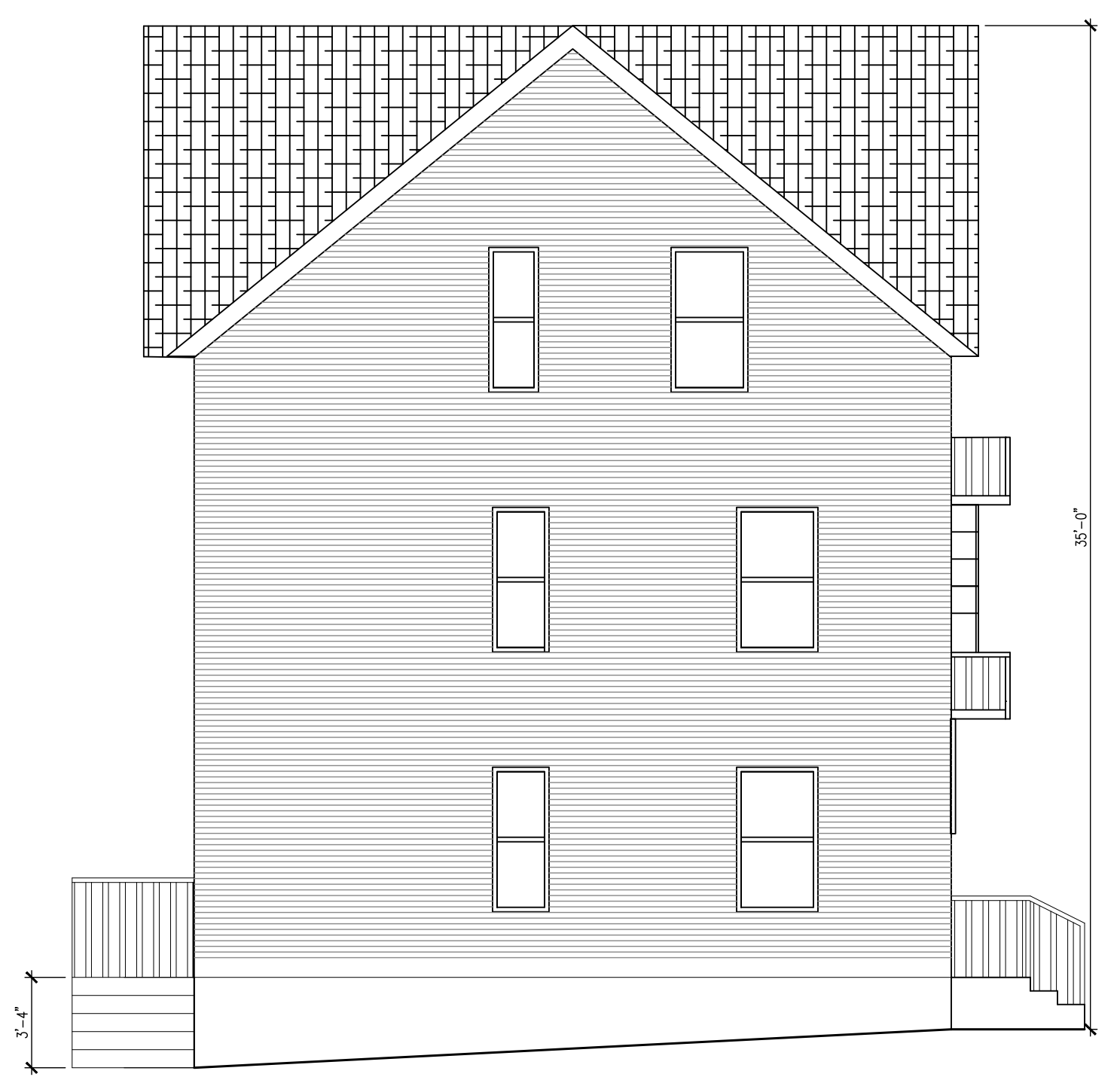
Revision / issue	Date
Original:	
Revised Set:	
Revised This Sheet:	

DRAWING BY: MB SCALE: AS NOTED
PROJECT No. DATE: 7/25/25

SHEET NAME:
PLANS
SHEET No.
A1.2



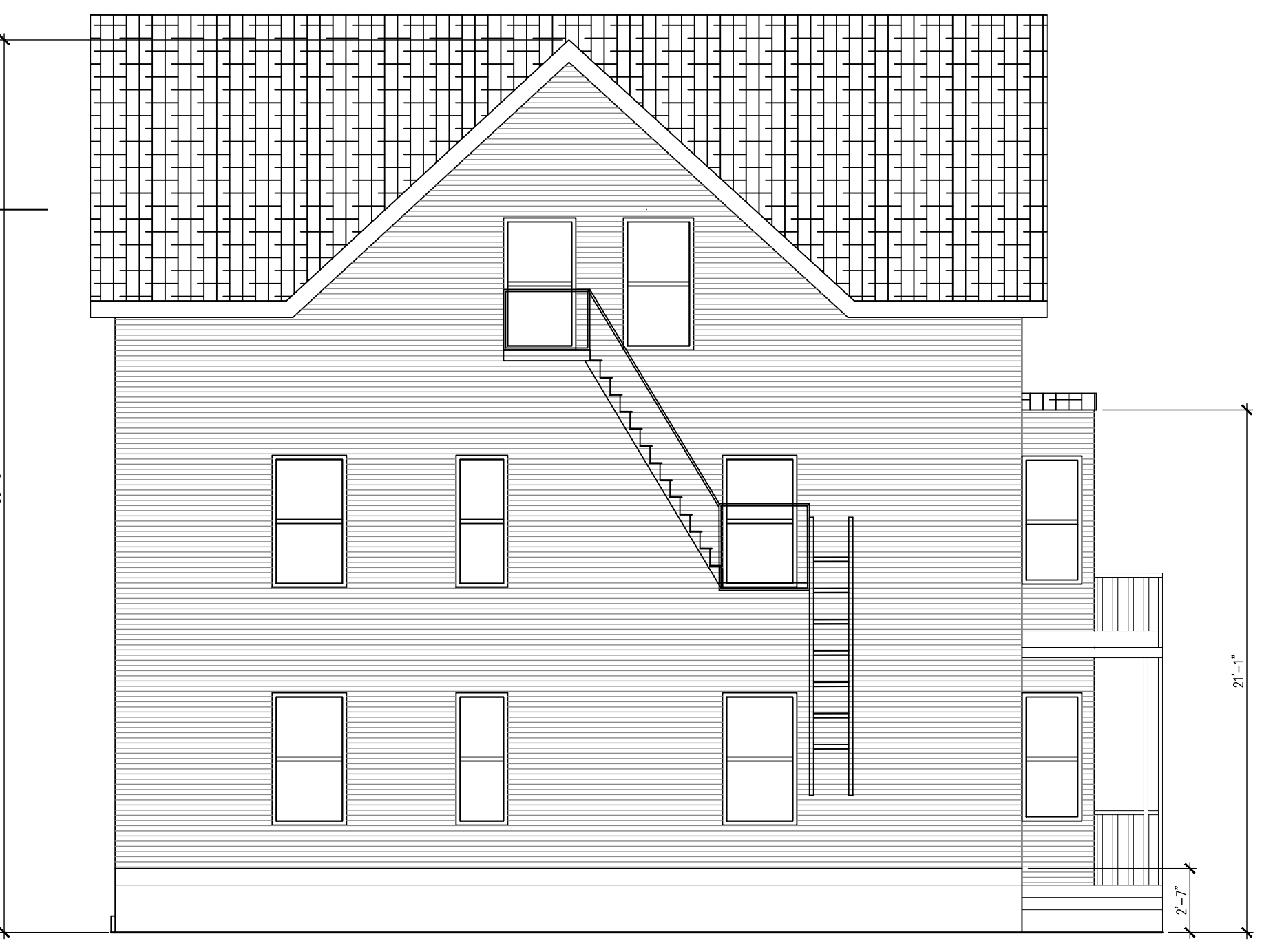
1 TRANSVERSAL SECTION
SCALE: 1/4"=1'-0"



2 EXISTING REAR ELEVATION
SCALE: 3/16"=1'-0"



3 EXISTING FLOOR ELEVATION
SCALE: 3/16"=1'-0"



4 EXISTING RIGH ELEVATION
SCALE: 3/16"=1'-0"



5 EXISTING LEFT ELEVATION
SCALE: 3/16"=1'-0"

NOTICE OF REFUSAL OF PERMIT APPLICATION	CITY OF PROVIDENCE DEPT OF INSPECTIONS AND STANDARDS 444 Westminster Street -Providence. RI. 02903 Joseph A. Doorley – Municipal Building	APPLICATION DATE 10/02/2025	APPLICATION NO. BLDG-25-1228
		DATE OF REFUSAL 10/22/2025	A P P E A L F E E \$440

LOCATION 376 Hope St. Providence, RI 02906	PAGE NUMBER 1 of 1
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APPLICANT Jeffrey Lykins	TITLE Applicant	ADDRESS 110 ½ S Killingly Rd, Foster, RI 02825-1350
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PROPERTY OWNER'S NAME Yovany Padilla	PROPERTY OWNER'S FULL ADDRESS 376 Hope St. Providence, RI 02906
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THE APPLICATION FOR A **CERTIFICATE OF OCCUPANCY** FOR THE ABOVE LOCATION HAS BEEN REFUSED BECAUSE THE PROVISIONS OF THE RHODE ISLAND STATE CODE HAVE NOT BEEN COMPLIED WITH IN THE FOLLOWING PARTICULARS.

SCOPE OF PERMIT:
For interior alteration to change use from two-family dwelling to three-family dwelling.

BUILDING DESCRIPTION: Three (3) story, existing.

USE GROUP(S): R-2 – Three dwelling units

TYPE OF CONSTRUCTION: V-B (Existing)

LOCATION OF SPRINKLERS (IF ANY): N/A

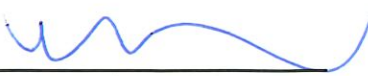
C.O. REQUIRED: YES

FLOOR AREAS / USES
Basement floor: 902 Square Feet / Residential Unit #1
First Floor: 888 Square Feet / Residential Unit #1
Second Floor: 888 Square Feet / Residential Unit #2
Third Floor: 986 Square Feet / Residential Unit #3

Has the proposed scope of work been completed? Yes No Has a violation been noted for this property? Yes No

<u>RISBC-1 Rhode Island Building Code (510-RICR-00-00-1)</u>	<u>CODE SECTIONS AND REASONS FOR REFUSAL</u>
Section 3404.1	Alterations Except as provided by section 3401.4 or this section, alterations to any building or structure shall comply with the requirements of the code for new construction. Alterations shall be such that the existing building or structure is no less complying with the provisions of this code than the existing building or structure was prior to the alteration.
Section 420.4	Automatic sprinkler system. Group R occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.2.8.
Section 903.2.8	Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.
**	Whereas, No fire suppression system is proposed.
Section 1011.5.2	Riser height and tread depth. Stair riser heights shall be 7 inches (178 mm) maximum.
**	Whereas, the proposed risers are 7.5 inches.
Section 1011.5.2	Riser height and tread depth. Rectangular tread depths shall be 11 inches (279 mm) minimum.
**	Whereas, the proposed treads are 10 inches.
Section 1207.2	Minimum ceiling heights. Occupiable spaces, habitable spaces and corridors shall have a ceiling height of not less than 7 feet 6 inches (2286 mm) above the finished floor.
**	Whereas, the proposed ceiling height is 7 feet 5 inches.

Discipline: --Building Code-

Signed 
Yaniv Eini-Gal
Plan Examiner Supervisor

Signed 
John Botelho
Building Official

Applicant Property Owner