MAY 05 2022

# CITY OF PROVIDENCE ZONING BOARD OF REVIEW

# APPLICATION FOR VARIANCE OR SPECIAL USE PERMIT

Check Each Type Zoning Relie	f Sought:	=	Variance – Use * Variance – Dimensional* Special Use Permit **
* Attach Appendix A to apply fo **Attach Appendix B to apply fo	or a Use or Dimens or a Special Use Pe	ional Variances rmit	
Applicant: Catherine Parham, Laurie	Hanna - Members	Address 41 Ar Zip Code 0290	
E-mail cwparham@gmail.c Phone 617-304-4280 Home/Office	om	Mobile (Cell)	*
Owner: Enterprise de L'Avenue Arli		Address 41 Ar Zip Code 0290	lington Avenue
E-mail cwparham@gmail.c Phone 617-304-4280 Home/Office	com	Mobile (Cell)	
Lessee:		Address Zip Code	
E-mail Phone: Home/Office		Mobile (Cell)	
Does the proposal require revi	ew by any of the f	following (check eac	ch):
Downtown Designation I-195 Redevelop Capital Center C Historic District	oment District Con Commission	ittee nmission	
1. Location of Property:	41 Arlington Avenue,  Street Address	Providence	
2. Zoning District(s): Special purpose or overlay	R-1 district(s):	-	
3a. Date owner purchased the	Property:	une 7th, 2021	
3b. Month/year of lessee's occ	upancy:	I/A	

<b>3.</b> ]	Dimensions of ea	ch lot:				
	T of # 412	Frantage 134.7	2 depth 122	Total	area 15100	sq. ft.
	Lot #	Frontage	depth	Total	area	sq. ft.
	Lot #	Frontage	depth	Total	area	sq. ft.
4.	Size of each struc	cture located on (	he Property:			
	Princinal Str	ucture:	Total gross square	footage	5100sf living spa	ce
	Foot	print 4100sf			Floors 3	
		ructure: Total p print 550st	gross square footage Height		Floors 1	•
5.	Size of proposed Foot <sub>l</sub>	structure(s): print same	Total gross square Height same	footage:	Floors same	
6a.	Existing Lot cov-	erage: (include al	l buildings, decks, etc	.) <u>Appx. 22%</u>	<b>&gt;</b>	
6b.	Proposed Lot co	verage: (include i	new construction) 22%			·
7a.	Present Use of P	roperty (each lot al/4units	/structure):	<del>.</del>		
7b.	Legal Use of Pro Four Family Res	operty (each lot/s sidential - See Zo	tructure) as recorded ning Resolution 3946	l in Dept.	of Inspection o	& Standards:
8.	Proposed Use of Three Family Residen	Property (each l				
9.	Number of Curi	rent Parking Spa	ces: <u>4+</u>			
10.	Describe the pro	posed construct	ion or alterations (ea unit structure to three units. I	ch lot/stru Modifications t	cture): o existing kitchens,	bathrooms and walls to
	facilitate reduction of					
11.	Zoni RI S	anding violations ing Ordinance tate Building Cod ridence Housing C	concerning the Prope e Code	erty unde	r any of the fo	llowing:
12.		s of the Zoning	Ordinance from whi	ch relief i	s sought and	description of each
	section: 2000D	D. Relationship to	Variances and Special Use	Permits.		
	*					
			· · · · · · · · · · · · · · · · · · ·			

Zoning Resolution 3949 permitting multi-famil	ce existing 4 unit structure to 3 units. Lawful nonconforming use pursuant to y 4 unit in R-1 zoning district. Applicant seeks an amendment to existing
zoning approval to reduce from 4 units to 3 un	
The undersigned acknowledge(s) and ag may enter upon the exterior of the Propapplication.	ree(s) that members of the Zoning Board of Review and its stag perty in order to view the Property prior to any hearing on the
are true and accurate, and that providing	that the statements herein and in any attachments or appendice g a false statement in this application may be subject to crimina w, including prosecution under the State and Municipal Fals jointly responsible with their attorneys for any false statements.
Owner(s):	Applicant(s):
Enterprise de L'Avenue Arlington, LLC	Catherine Parham, Member
Type Name	Type Name
( A list land	Catter ale
Signature	Signature
Laurie Hanna	Laurie Hanna, Member
Type Name /	Type Name / /
	A Amma

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

Signature

# 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:

A Boome to cooking to ofter and modify the existing lay	out to lacin	tate better use or name sha			
Specify any and all unique characteristics of the land or structure that cause the hardship?  Existing structure was built in 1870's. The structure requires relief to effect modifications					
to the structure to create desired living space and be	tter use of t	he property.			
(a) Is the hardship caused by an economic disability?	Yes	No_X			
(b) Is the hardship caused by a physical disability?	Yes	No x			
with Disabilities Act of 1990 (ADA), 42 U.S.C. § 121 Yes No	tor et seq.:				
Did the owner/applicant take any prior action with reserved for the variance requested? (Examples include, owner/applicant made to the structure(s), lot lines, or layer No _X	out are no	i illiliteti to, aliy changes			
	Applicant is seeking to alter and modify the existing lay  A modification to existing zoning approvals and relief i four units to three units.  Specify any and all unique characteristics of the land on Existing structure was built in 1870's. The structure to the structure to create desired living space and be  (a) Is the hardship caused by an economic disability?  (b) Is the hardship caused by a physical disability?  (c) If the response to subsection (b) is "yes," is the phy with Disabilities Act of 1990 (ADA), 42 U.S.C. § 121 Yes No  Did the owner/applicant take any prior action with re-	Specify any and all unique characteristics of the land or structure to Existing structure was built in 1870's. The structure requires related to the structure to create desired living space and better use of to the structure to create desired living space and better use of the structure to create desired living space and better use of the structure to create desired living space and better use of the structure to create desired living space and better use of the structure to create desired living space and better use of the structure to create desired living space and better use of the living space and b			

Applicant resides in the property and has a desire to realize the best and most appropriate use of space. The proposed modifications will reduce the legal nonconformity from four units to three units and have an adverse effect on potential rental income.
State any and all facts that support your position that you are seeking the least relief necessa to lessen or eliminate the hardship (for example, why there are no viable alternatives to you
proposed plan).  The proposed modifications to the structure are interior only and will not interfere with exterior appearance. The proposed modification
will reduce the legal nonconformity from four units to three units.
If you are seeking a USE VARIANCE, set forth all facts that demonstrate that the Prope cannot have any beneficial use if you are required to use it in a manner allowed in the zon district.
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If you are seeking a DIMENSIONAL VARIANCE, set forth all facts that indicate that if variance is not granted, the hardship the owner/applicant will suffer is more than a new content of the property of the p
If you are seeking a DIMENSIONAL VARIANCE, set forth all facts that indicate that if variance is not granted, the hardship the owner/applicant will suffer is more than a minconvenience.
If you are seeking a DIMENSIONAL VARIANCE, set forth all facts that indicate that if variance is not granted, the hardship the owner/applicant will suffer is more than a minconvenience.  Applicant is required to modify existing zoning approvals to facilitate the proposed modifications. Absent relief, the structure can be reduced from four units to three units and applicant will be unable to realize most appropriate use of the property and
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# CITY OF PROVIDENCE, RHODE ISLAND

## ZONING BOARD OF REVIEW

John R. Davis, Secretary

112 UNION STREET 02903

November 15, 1974

# RESOLUTION NO. 3946

Jagdish C. Sachdev & Rhoda K. Sachdev c/o Samuel A. Olevson, Esq. 824 Industrial Bank Bldg. Providence, R. I.

Dear Sir:

At a meeting of the Zoning Board of Review held on Tuesday, November 12, 1974, the following resolution was adopted:

WHEREAS, Jagdish C. Sachdev & Rhoda K. Sachdev, owners of Lot 412 on Assessor's Plat 39 (41 Arlington Ave.) in a Residence R-1 Zone; on May 22, 1974, filed an application for permission to be relieved from Sections 41-A-1 and 41-A-5(a) of the Zoning Ordinance in the proposed use of the dwelling located on the above described premises for an eight unit apartment house. The lot in question contains approximately 15,100+ sq. ft. of land area, and

WHEREAS, on Tuesday, September 17, 1974, the members of the Zoning Board of Review made an inspection of the above described premises and also of the surrounding properties and noted that this large dwelling was located on 15,100 sq. ft., and

WHEREAS, a public hearing was held on this application by the Zoning Board of Review at its meeting held on Tuesday, September 17, 1974, after public notice as provided by the Zoning Ordinance, at which time it was held for further consideration,

That the Zoning Board of Review does hereby make the RESOLVED: variance of Sections 41-A-1 and 41-A-5(a) under the Zoning Ordinance and does hereby grant the application of Jagdish C. Sachdev & Rhoda K. Sachdev, substantially in accordance with the amended plans and plot plans filed with said Board, for a four (4) unit apartment house with one (1) apartment on the first floor, one (1) apartment on the second floor and two (2) apartments on the third floor. A copy of said amended plans and plot plans are hereby made a part of this resolution and filed with the Director of the Department of Building Inspection.

By Order of the Zoning Board of Review.

Settling Viola ANTHONY VIOLA

CHAIRMAN

ATTENTION:

SECTION 92-A UNDER THE ZONING ORDINANCE REQUIRES THAT YOU APPLY TO THE DIRECTOR OF THE DEPARTMENT OF BUILDING IN-SPECTION FOR A PERMIT AND/OR A CERTIFICATE OF OCCUPANCY WITHIN SIX MONTHS FROM THE DATE OF THE ADOPTION OF THIS RESOLUTION. UNLESS YOU COMPLY WITH SAID REQUIREMENT, THIS

RESOLUTION WILL BECOME INVALID.

AV:bat

cc: John Chaffee, Esq.

William Bradshaw

# CITY OF PROVIDENCE, RHODE ISLAND



# ZONING BOARD OF REVIEW

112 UNION STREET 02903

May 16, 1975

# RESOLUTION NO. 3946-A

Jagdish C. Sachdev & Rhoda K. Sachdev c/o Pucci & Goldin 624 Industrial Bank Bldg. Providence, R. I.

Dear Sir:

At a meeting of the Zoning Board of Review held on Tuesday, May 13, 1975, the following resolution was adopted:

WHEREAS, at a meeting of the Zoning Board of Review held on Tuesday, November 12, 1974, the Board granted a variance of Sections 41-A-1 and 41-A-5(a) under Resolution No. 3946, dated November 15, 1974; to be relieved from said Sections of the Zoning Ordinance in the proposed use of the dwelling located at 41 Arlington Ave., Lot 412 on Assessor's Plat 39 in a Residence R-1 Zone, for an eight unit apartment house. The lot in question contains approximately 15,100+ sq. ft. of land area, and

WHEREAS, Jagdish C. Sachdev & Rhoda K. Sachdev, owners of the instant property filed an application with said Board requesting an extension of Revolution No. 3946 for a period of six months in accordance with Section 92-A of the Zoning Ordinance,

RESOLVED: That the Zoning Board of Review does hereby grant Jagdish C. Sachdev & Rhoda K. Sachdev an extension of Resolution No. 3946 for a period of six months from the expiration date of said Resolution No. 3946.

By Order of the Zoning Board of Review.

CHAIRMAN

AV:bat



# PRIVATE RESIDENCE 41 ARLINGTON AVENUE PROVIDENCE, RI 02906

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# JP COUTURE,

ARCHITECT:

12 ARNOLD ST PROVIDENCE, RI 02906 TEL: 401-621-1861

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### DRAWING LIST

CS COVER SHEET

EX 1.0 EXISTING BASEMENT PLAN

EX1.1 EXISTING FIRST FLOOR PLAN EX1.2 EXISTING SECOND FLOOR PLAN

EX1.3 EXISTING THIRD FLOOR PLAN

FIRST FLOOR DEMOLITION PLAN

D1.2 SECOND FLOOR DEMOLITION PLAN

THIRD FLOOR DEMOLITION PLAN D1.3

PROPOSED BASEMENT PLAN A1.0

PROPOSED FIRST FLOOR PLAN PROPOSED SECOND FLOOR PLAN A1 2

A1.3 PROPOSED THIRD FLOOR PLAN

A2.1 NZA

BUILDING SECTION A3.1

INTERIOR ELEVATIONS A4.1

A4.2 INTERIOR ELEVATIONS

INTERIOR ELEVATIONS A4.3 A4.4INTERIOR ELEVATIONS

A4 5 INTERIOR ELEVATIONS

DOOR SCHEDULE & NOTES A5.1

BASEMENT ELECTRICAL PLAN A6.0

FIRST FLOOR ELECTRICAL PLAN A6.1 SECOND FLOOR ELECTRICAL PLAN A6.2

A6.3 THIRD FLOOR ELECTRICAL PLAN

0-2-

SYMBOLS

FIXTURE SCHEDULE & NOTES A64

WINDOW SCHEDULE A7.1

No. Date Revisions

GENERAL NOTES:

1. DO NOT SCALE DRAWINGS, 2. VERBY ALL DIVENSIONS IN FIELD. 3. REPORT AIM DISCREPANCES TO JP COUTURE.

CUSTOU HOVES . RENOVATION

IP COUTURE,

ARCHITECT

12 Amild Street trovisionce, RI 02966

Provisence, en v. . . Tel: 401.521.1851

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PRIVATE RESIDENCE 41 ARLINGTON AVENUE PROVIDENCE, RI 02906

SEP. 21, 2021

Project Number.

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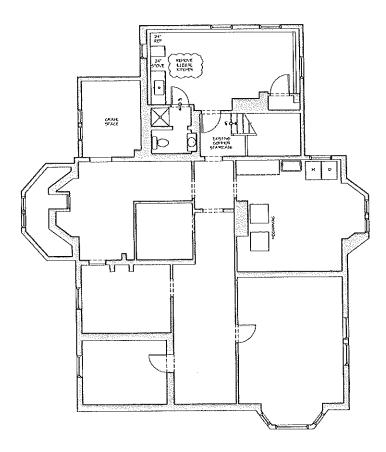




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CUSTOM HOVES - RENOVATION

JP COUTURE, ARCHITECT

12 Arrold Street Providence, PE 02906 Tel: 401,621,1851

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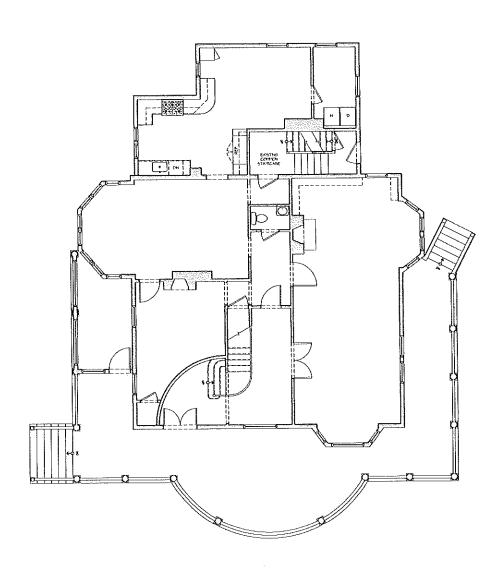
PRIVATE RESIDENCE 41 ARLINGTON AVENUE PROVIDENCE, RI 02906

Date: FEB. 26, 2021

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### CENERAL NOTES

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# JP COUTURE, ARCHITECT

12 Amold Street Providence, RI 02906 Tel: 401 621,1861

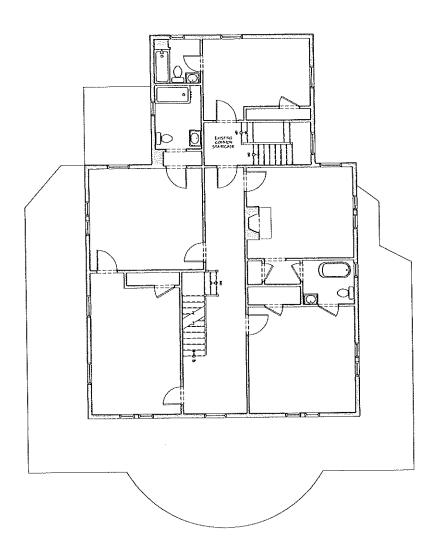
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Project Number



### GENERAL NOTES

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CUSTOM HOVES . RENOVATION R E S T O R A T I O N

# JP COUTURE, ARCHITECT

12 Amold Street Providence, R1 02906 Tel: 401 621,1861

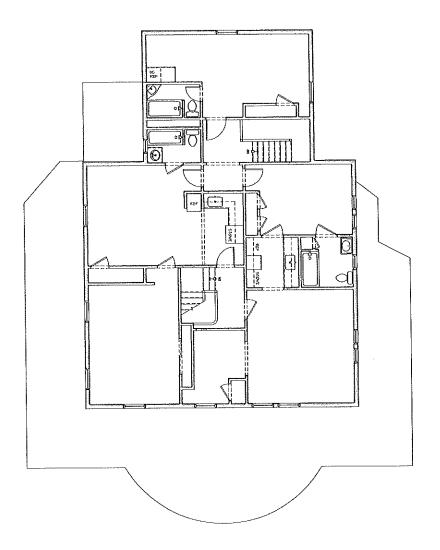
PRIVATE RESIDENCE 41 ARLINGTON AVENUE PROVIDENCE, RI 02906

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Project Number

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CUSTON HOUES . RENOVATION

JP COUTURE, ARCHITECT

12 Ameld Street Providence, RI 023C6 Tel. 401 521 1561

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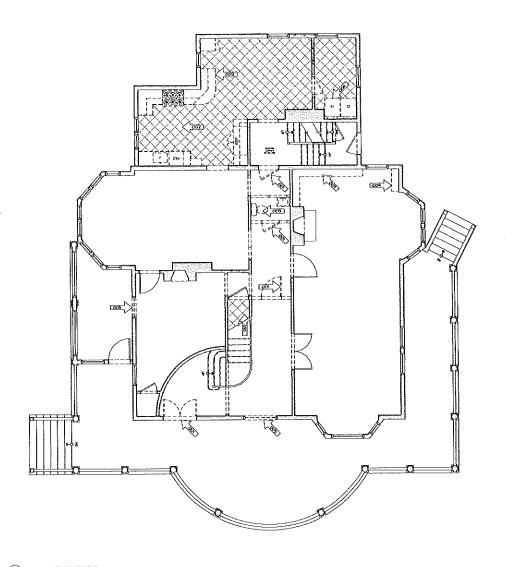
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PRIVATE RESIDENCE 41 ARLINGTON AVENUE PROVIDENCE, RI 02906

Date: FEB. 26, 2021

EX1.3

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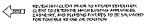


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### GENERAL INSTES:

- DO NOT SCALE DRAWINGS,
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CUSTOMHOUES - RENOVATION

# JP COUTURE, ARCHITECT

12 Ams 25 50 est Providence, PI 02966 Tel: 401.621,1551

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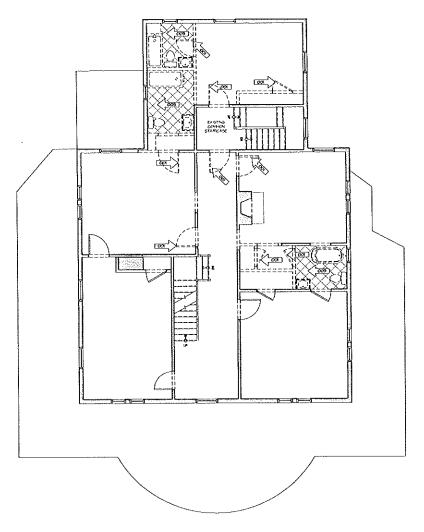
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PRIVATE RESIDENCE 41 ARLINGTON AVENUE PROVIDENCE, RI 02906

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**FD-PULCATERED** 

TRYOTES KALL TO SEE REMANED

DENOTES ENSING HALL TO REMAN

DENOTES ATEA HERE FLOOR FINSH IS 10 HE VENOVED I DEPOSED

FENOTES AREA OUTSTANGUES

WEREART DENOTES WALL FINSH TO BE RENOVED

DOOTES IP HALLOUST CONTROL BACKER TO SE FOTALLED

GENERAL NOTES:

1. DO NOT SCALE DRAWNAS. 2. VERFY ALL DIVENSIONS BYTELD. 3. REPORT AIM DISCREPANCIES TO JP COUTURE.

CUSTOM HOWES . RENOVATION

JP COUTURE, **ARCHITECT** 

12 Arrold Street Providence, RI 02906 Tel. 401,621,1851

\$P@co.duredesignassociates.com

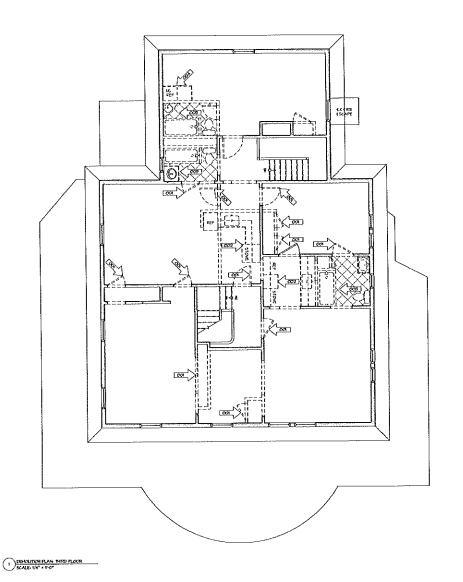
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PRIVATE RESIDENCE 41 ARLINGTON AVENUE PROVIDENCE. RI 02906

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ED-CUTION PLAN SECOND FLOOR
SCALE VI\* • 1-0\*



CAPACITICAL CONTRAL NOTES

- A ALL DOOR MARTHAGE LOCATED IN AREA OF HERE TO SE REMOVED A STORED
- B ALL LIGHT FATTSES LOCATED IN ASEA OF NESSE TO BE REPORTED & STORED
- C 66 TO COCKENATE ANY MEGRILANCIES DEMELTION SEQUENT FOR HET SCOPE AS FEQUENT FER ARCHITECTRAL INTENT
- BO TO COMPANY ANY DISCRELANCINE POPULATION SECURED FOR STRUCTURAL SCOPE AS NEGATED FER ARCHITECTURAL INTENTIONS SEE STRUCTURAL THEY
- ec to contact architect bith any descendences rethern existing countries a population plane that could effect architect, ral, descen with
- CONTRACTOR TO COMPANIE WEFEST CONTROL
  SIB CONTRACTOR FOR REFECTION I SEMEDIATION
  AFTER EMPLITICA
- All existing floors, tend base through its departed so chegate stecked, he so protest all areas als tends constructed

DEHOLITICAL NOTES

NEWS TO PROPOSED FLOOR PLANS FOR POSSEELE FEASE PROPOSED FLOOR PLANS FOR HEN HOME

FLY SHAPP CLEDT THOSE TO KNOCK POPULITY,
CLEDT TO SETTENDE HAVE EXSING ATTLUMES.
CANCERS, AND PUBBORS THAT SEE TO THE SALVACED
FOR POSSERS FELSE ON DOWNER.

EDION I DISPOSE OF EVISING BATHROOM FRIEDING BATHROOM FRIEDING FOTINES, VANIO, RICENS AND HALL ENISH

FEVERALITY CLEAR TRICKS TO PROMUTION, CLEAR TO PROME THE AREA LOSTING APPLIANCES, AND CANNESTER, TO BE SALVAGED FOR FORSINE REASE OR DOWNER.

REMOVE I STOKE EXISTING HYDDON FOR POSSIBLE FE 450 REFER TO PROTOCOLD FLOOR PLANS FOR HEN HOME

REVERNING LIGHT FROR TO LABORY ROOM
CONCURS OF THE TOTAL PARTY TO BE SALVAGED FOR
APPLIANCES, AND CARNETTY TO BE SALVAGED FOR
POSSING FROM CONTROL

<<u>√</u> <u>∞</u> ××

FORD IT I DISPOSE BOCKCASE POLITIONS.
PATCHENISH ROOM AS READ TO HATCHERSTING

REPORTED FOR NEW STANS TO BUSDIENT

DEHOLITION LEGENZ

[ \_ \_ ] DEVIEWANT TO BE REPORTED

DENOTES EXISTING HALL TO FEMAN

S 10 R RD DIED I DEADED DENJIES ANEA CUTSCE SCORE
OF HERX

PENOTES HALL FINSH TO SE REMOVED

TO SE NOTHIED

GENERAL NOTES:

- 1. DO NOT SCALE DRAYINGS, 2. VERBY ALL DIVERSIONS BY FELD. 3. REPORT ANY DISCREPAYORS TO P COUTURE

CUSTOM HOUES & RENOVATION R E S T O R A T I O N

JP COUTURE, ARCHITECT

12 Arrold Steel Providence, PJ 02905 Tel: 401.521.1851

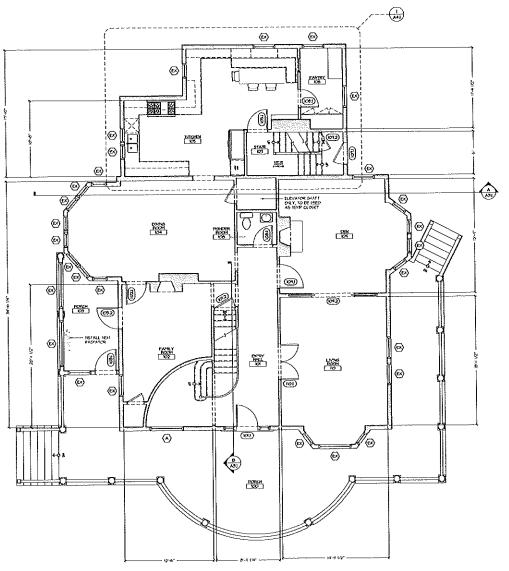
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PRIVATE RESIDENCE 41 ARLINGTON AVENUE PROVIDENCE, RI 02906

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GENERAL NOTES:

DO NOT SCALE DRAWN'SS,
 VERBY ALL DAVENSIONS
 NI FIELD.
 REPORT ANY INSCREPANCES
 TO JP CONTURE.

JP COUTURE, ARCHITECT

12 Arrold Street Providence, PI 02006 Tet, 421,521,1851

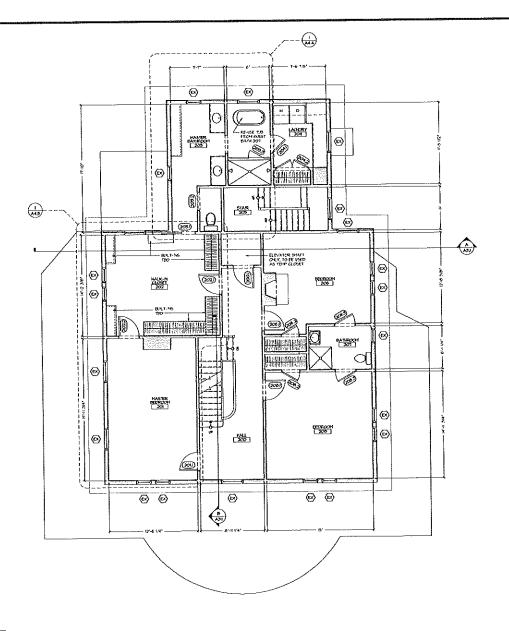
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GENERAL HOTES

1. DO NOT SCALE DRAYANGS.
2. VERFY ALL DRAPHSIONS
PLIFELD.
3. REPORT ANY DISCREPANCES
TO UP COUTURE.

CUSTOM HOVES . RENOVATION

JP COUTURE, ARCHITECT

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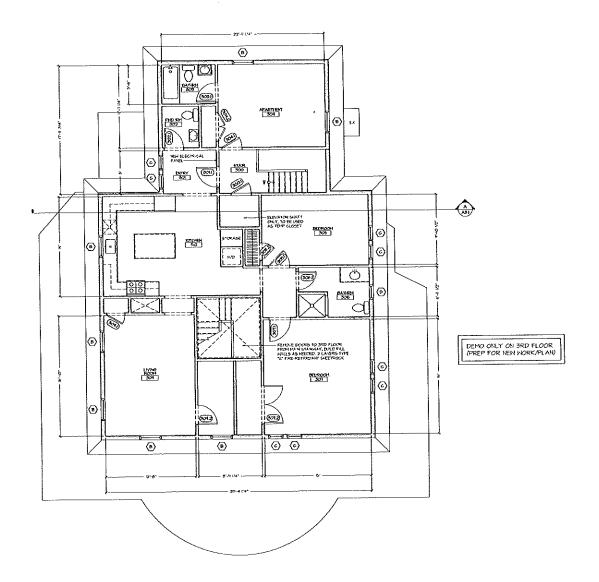
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PRIVATE RESIDENCE 41 ARLINGTON AVENUE PROVIDENCE, RI 02906

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GENERAL NOTES:

1. DO NOT SCALE DRAYANGS.
2. VERBY ALL DAYENSIONS
IN FREID.
3. REPORT AND DISCREPANCES
TO UP COUTURE.

CUSTOW HONES . REHOVATION R E S T O R A T 1 O N

## JP COUTURE, ARCHITECT

12 Arrold Street Providence, RI 02905 Tel. 631.521.1551

#@cord.redesignass.com

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Date: AUG. 25, 2021

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TROPOSED THRO FLOOR PLAN

