

JAN 11 2021

CITY OF PROVIDENCE
ZONING BOARD OF REVIEW

APPLICATION FOR VARIANCE OR SPECIAL USE PERMIT

Check Each Type Zoning Relief Sought:

<input type="checkbox"/>
<input checked="" type="checkbox"/>
<input type="checkbox"/>

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: Social House, LLC
 E-mail nicolasbauta76@gmail.com
 Phone 401-588-4288
 Home/Office

Address 41 Central Street
 Zip Code 02907

 Mobile (Cell)

Owner: Yet Another, LLC
 E-mail nicolasbauta76@gmail.com
 Phone _____
 Home/Office

Address 41 Central Street
 Zip Code 02907

 Mobile (Cell)

Lessee: Social House, LLC
 E-mail nicolasbauta76@gmail.com
 Phone: 401-588-4288
 Home/Office

Address 41 Central Street
 Zip Code 02907

 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:** 41 Central Street
 Street Address
 M-MU-75
2. **Zoning District(s):** _____
Special purpose or overlay district(s): _____
- 3a. **Date owner purchased the Property:** June 15, 2011
- 3b. **Month/year of lessee's occupancy:** January 1, 2019

3. Dimensions of each lot:

Lot # 681	Frontage 72.02	depth 86.89	Total area 6,041	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	9,855
Footprint 72 x 36	Height _____	Floors 3

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

5. Size of proposed structure(s):	Total gross square footage:	_____
Footprint _____	Height _____	Floors _____

6a. Existing Lot coverage: (include all buildings, decks, etc.) 47% _____

6b. Proposed Lot coverage: (include new construction) 47% _____

7a. Present Use of Property (each lot/structure):
Gallery - 1 Unit _____

7b. Legal Use of Property (each lot/structure) as recorded in Dept. of Inspection & Standards:
Gallery - 1 Unit _____

8. Proposed Use of Property (each lot/structure):
Gallery/Social Room, first floor -- and eleven (11) bedrooms, hostel style, being one (1) handicap bedroom on first (1st) floor and ten (10) bedrooms on the second (2nd) and third (3rd) floors. _____

9. Number of Current Parking Spaces: seven (7). _____

10. Describe the proposed construction or alterations (each lot/structure):
Applicant seeks to renovate and refurbish the building into a gallery/social room on the first (1st) floor -- and eleven (11) bedrooms, hostel style, being one (1) handicap bedroom on the first (1st) floor and ten (10) bedrooms on the second (2nd) and third (3rd) floors. _____

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:

Article 19	Dimensional Variance
Article 14	Parking requirements, Article 14/Table 14-1 - seeking dimensional relief of seven spaces -- See attached Exhibit "A".
_____	_____

13. Explain the changes proposed for the Property.

See Attached ~~See~~ Attached Exhibit "A"

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):

Yet Another, LLC

Type Name

Nicolas Bauta
Signature

Social House, LLC

Type Name

Nicolas Bauta
Signature

Nicolas Bauta - Manager

Type Name

Signature

Nicolas Bauta - Manager

Type Name

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?

See attached Exhibit "A"

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

See attached Exhibit "A"

3. (a) Is the hardship caused by an economic disability? Yes _____ No x _____

(b) Is the hardship caused by a physical disability? Yes _____ No x _____

- (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 x _____

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

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.

See Attached Exhibit "A"

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).

See Attached Exhibit "A"

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.

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.

See Attached Exhibit "A"

EXHIBIT "A"

Attachment to application of Social House, LLC for dimensional variance at 41 Central Street.

12. Parking Requirements – Article 14/Table 14-1 – For the proposed use of this property, the Code would require fifteen (15) parking spaces. The property currently has seven (7) spaces – and therefore, a variance for eight (8) spaces would be needed. However, because the Applicant can provide four (4) bicycle spaces, the Code allows for the reduction by one (1) space, from the parking requirements. Accordingly, the Applicant seeks a variance for seven (7) spaces.

13. Applicant seeks to renovate and refurbish the existing building into a gallery/social room on the first (1st) floor – and eleven (11) bedrooms, hostel style, being one (1) handicap bedroom on the first (1st) floor and ten (10) bedrooms, with common room, kitchen, bathrooms, etc. on the second (2nd) and third (3rd) floors. Applicant will make extensive refurbishments as needed to bring the building into proper building codes necessary for these uses.

1. As per the Providence Zoning Code, based upon the Applicant's proposed use of the property as a gallery/social area on the first floor and hostel style living on the second and third floors, Applicant would need fifteen (15) parking spaces. Currently the property will allow seven (7) parking spaces and four (4) bicycle spaces. Note: Because of the four (4) bicycle spaces, Table 14-1 of the Code allows for a reduction in parking spaces needed to fourteen (14). Thus, Applicant seeks a variance from the Code of seven (7) parking spaces, being the eight initially needed, less the credit of one (1).
2. Because of the size of the existing lot, there is room for seven (7) legal parking spaces and four (4) bicycle spaces. Accordingly, it is the size of the lot which has created the hardship for which the Applicant seeks a variance.
5. The Applicant is proposing to convert the existing building from a gallery-1 (one) unit into a gallery/social area on the first floor and a eleven (11) bedroom hostel style living, being one (1) handicap bedroom on the first (1st) floor and ten (10) bedrooms on the second and third floors providing a safe hostel style living space for individuals traveling or coming to Providence. The building will comfortably allow for 11 bedrooms and Applicant seeks to provide the best environment for those wishing to stay at the Social House. Thus, the Applicant seeks merely to provide the most effective presentation of the property as a gallery/hostel style building and thus, does not seek this variance for greater financial gain.

6. As previously stated, the design of the building as a gallery/social area and hostel, can be done comfortably with 11 bedrooms. This allows the Applicant to provide comfortable living arrangements with appropriate amenities, i.e., common room, kitchen, etc., for those staying at the Social House. In order to achieve this refurbishment, the relief being sought of a variance of eight (8) parking spaces is, in the Applicant's opinion, the least relief necessary.

8. Using the property to provide a gallery/social area on the first floor and an eleven (11) bedroom hostel style living, being one (1) handicap bedroom on the first (1st) floor and ten (10) bedrooms on the second and third floors for individuals wishing to stay at the Social House is, in the Applicant's opinion, the optimum use of the building. And further, with the gallery/social area and 11 bedrooms, it will allow the means by which to continue to maintain the property and to provide the appropriate amenities to individuals staying at the Social House. Additionally, it should be noted that in most hostel style living arrangements, the individuals are usually traveling without automobiles. Thus, it would be the Applicant's opinion that granting this variance would not in any way impact the surrounding neighborhood.

41 Central Street Parking Plan

Parking Spots: 7

(+) Designated Car Share Facilities

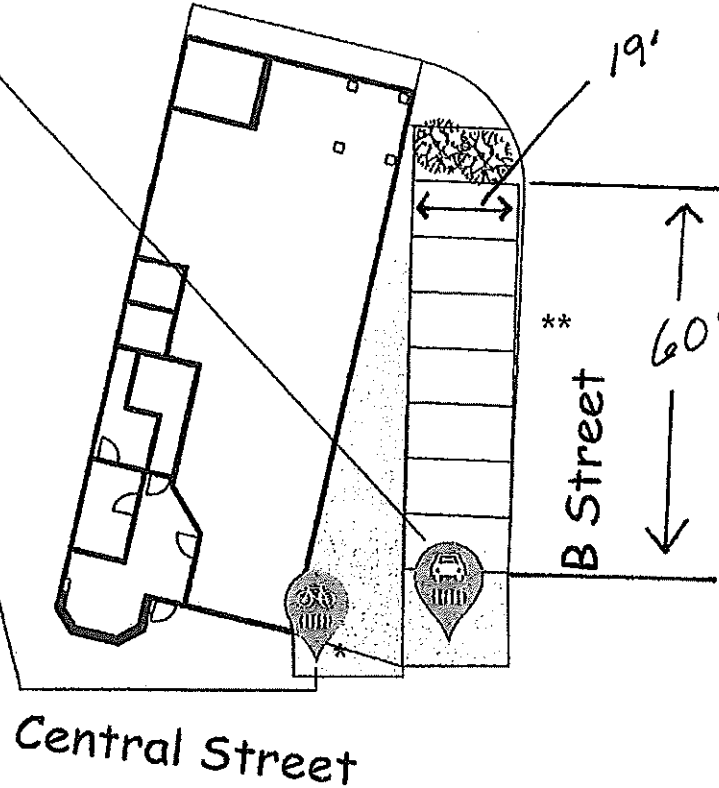
(+) Designated Bike Share Facilities

Required 15 Spots

Reduction: 8 - See note

Spots Existing: 7

Note: With four (4) existing bicycle spaces parking requirement can be reduced by one (1) -- from fifteen (15) to Fourteen (14)



Central Street

* Four (4) existing bicycle spaces

** Width of each parking space - 8'5"



FIREHOUSE #13
14 CENTRAL ST.
PROVIDENCE, RI
02907

CONTRACT NO.

PROJECT

FIREHOUSE #13

ISSUED FOR:

NO.	DESCRIPTION	DATE

REVISIONS

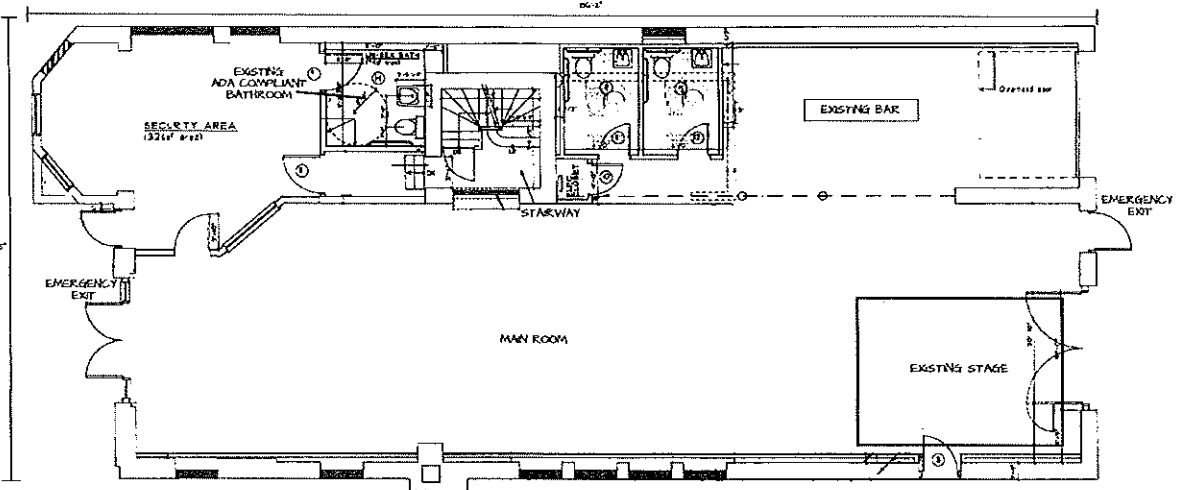
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FORM NO.

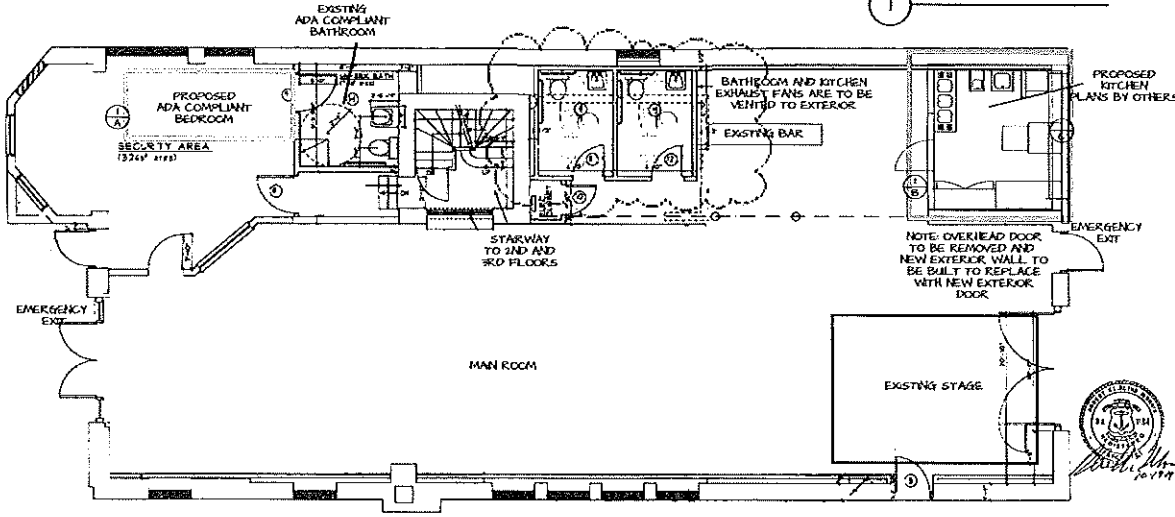
FIRST FLOOR

DATE	BY	SCALE
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		APRIL 2015

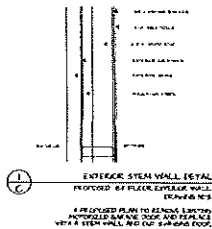
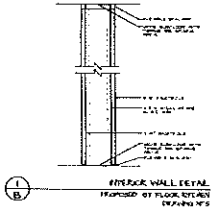
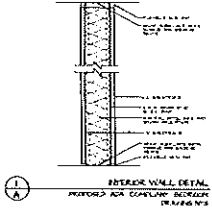
PAGE 1 OF 7



1 EXISTING FLOOR PLAN

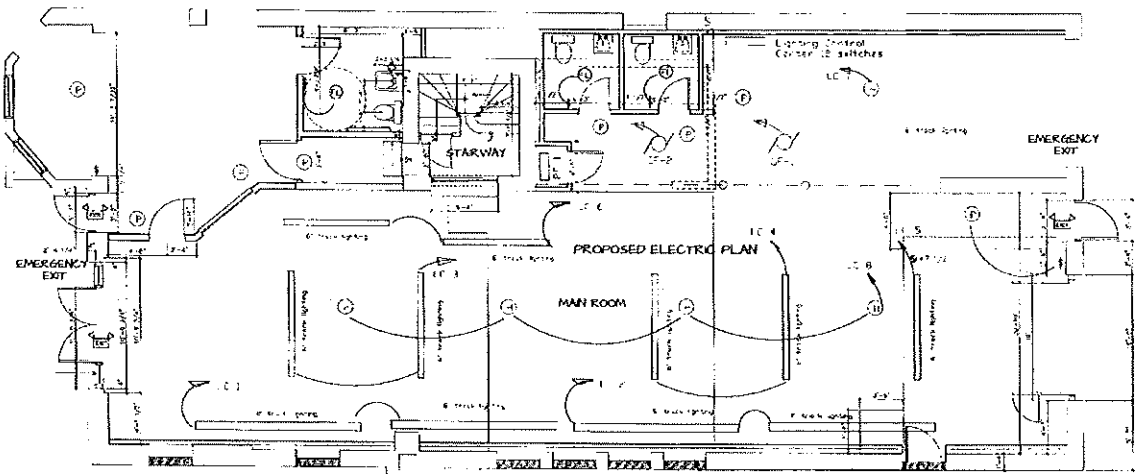


1 PROPOSED FLOOR PLAN



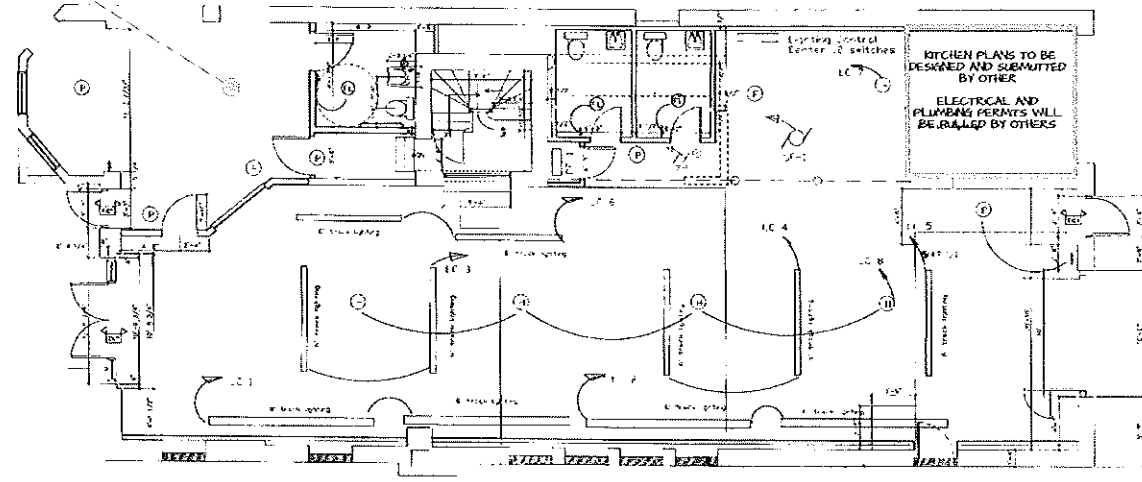
LEGEND

- ⊣ Switch
- On/Off
- ⊙ Fan/Light
- ⊞ Occupancy Sensor
- ⊞ Exit sign and Emergency lighting
- ⊞ Emergency lighting
- ⊞ Exit sign
- ⊞ EFT Outlet
- ⊞ Motion Sensor lighting
- ⊞ Pendant lighting
- ⊞ HB 400V HV lighting
- ⊞ Gas Furnace
- ⊞ 100 Amp 30 Circuit Panel



1 EXISTING ELECTRICAL PLAN

NEW CEILING LIGHT



1 PROPOSED ELECTRICAL PLAN



FIREHOUSE 13
41 CENTRAL ST.
PROVIDENCE, RI
02907

CONTRACT NO.

PROJECT

FIREHOUSE 13

ISSUED FOR

NO.	DESCRIPTION	DATE

REVISIONS

NO.	DESCRIPTION	DATE

DESCRIPTION

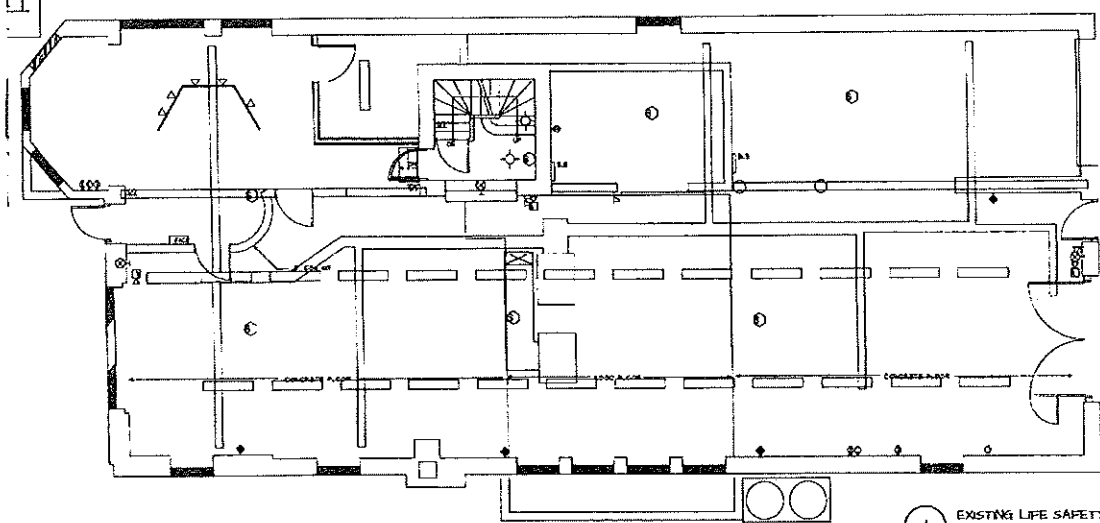
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DATE: KCD V/S - 1
APRIL 2011

PAGE 2 OF 7

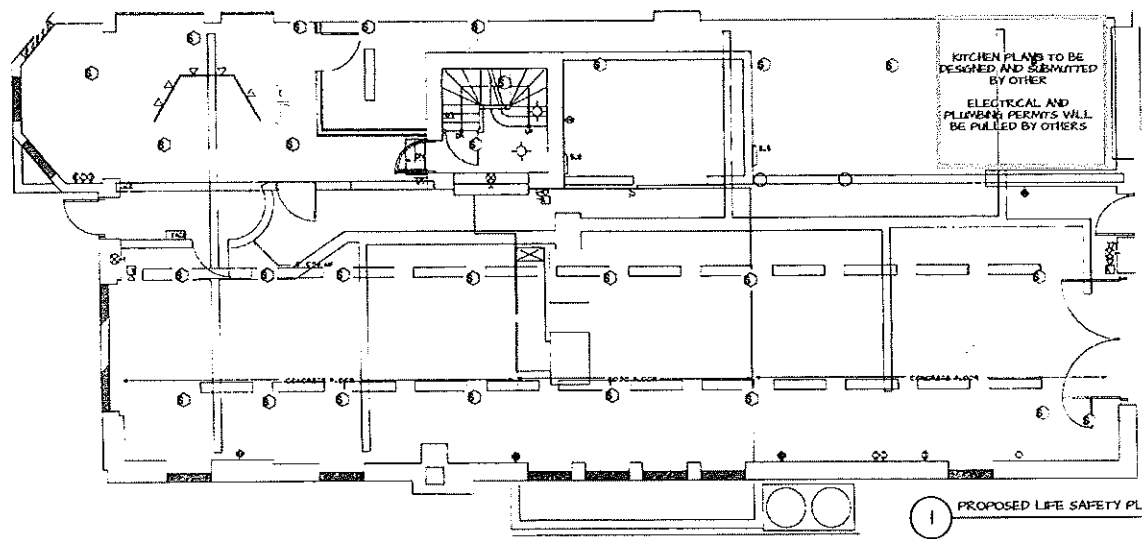


- LEGEND**
- ⊕ = Switch
 - ⊙ = Outlet
 - ⊗ = Firelight
 - ⊠ = Occupancy Sensor
 - ⊡ = Exit sign and Emergency lighting
 - ⊢ = Emergency lighting
 - ⊣ = Exit sign
 - ⊤ = GFI Outlet
 - ⊥ = Motion Sensor lighting
 - ⊦ = Pendant lighting
 - ⊧ = 100 400V Wt Lighting
 - ⊨ = Gas Furnace
 - PP-1 = 30 Amp 25 Circuit Panel



1 EXISTING LIFE SAFETY PLAN

- KEY**
- ⊕ NEW SMOKE / CO2 DETECTORS
 - ⊙ NEW HEAT DETECTOR



1 PROPOSED LIFE SAFETY PLAN

KITCHEN PLANS TO BE DESIGNED AND SUBMITTED BY OTHER
ELECTRICAL AND PLUMBING PERMITS WILL BE PULLED BY OTHERS



RYLA CORP

FIREHOUSE #3
44 CENTRAL ST.
PROVIDENCE, RI
02901

CONTRACT NO.

PROJECT
FIREHOUSE #3

ISSUED FOR

NO.	DESCRIPTION	DATE

REVISIONS

NO.	DESCRIPTION	DATE

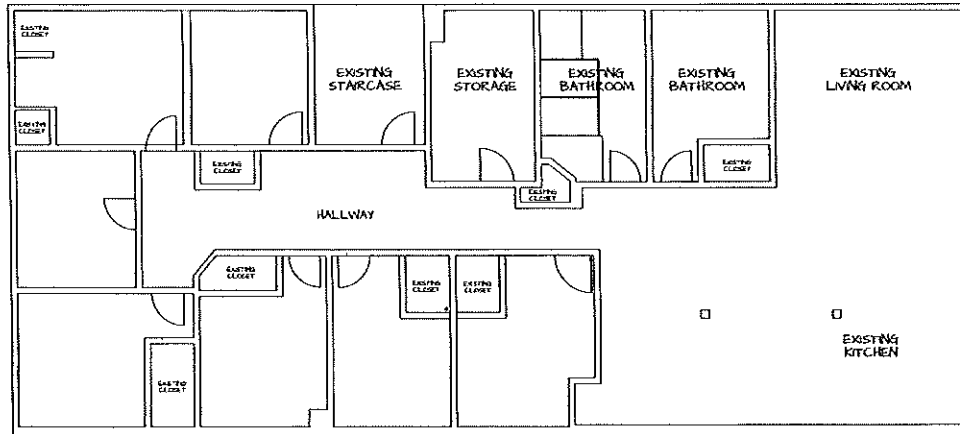
DATE/TITLE
FIRST FLOOR

SCALE
KCD 1/4" = 1'

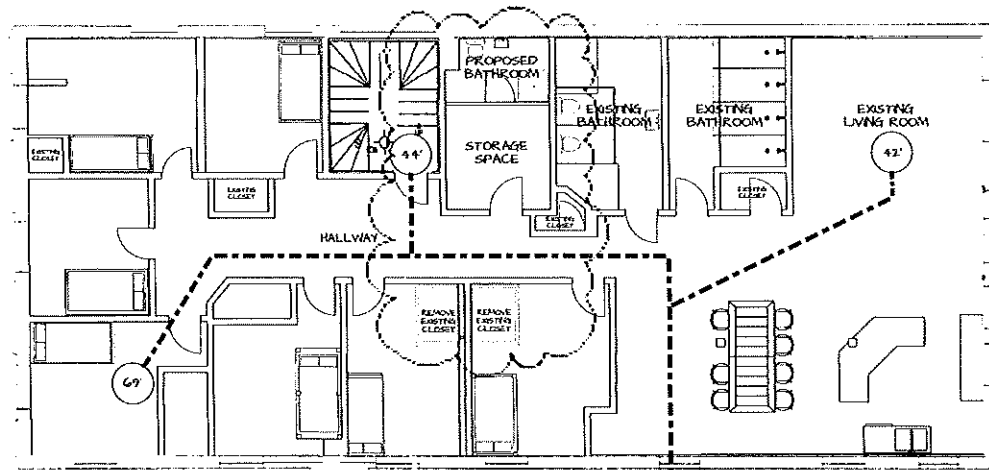
DATE
APRIL 2009

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N



2 EXISTING FLOOR PLAN



KEY
 [Dashed Line] EMERGENCY EXIT PATH

2 PROPOSED FLOOR PLAN - LIFE SAFETY PLAN

Existing fire escape to be submitted for approval and approved permit for fire escape



PREHOUSE #1
 41 CENTRAL ST.
 PROVERDE, RI
 02907

EXHIBIT A

PROJECT

FIREHOUSE #3

ISSUED FOR:

NO.	DESCRIPTION	DATE

REVISIONS

NO.	DESCRIPTION	DATE

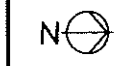
FORMING FILE

SECOND FLOOR

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12/11/19		
12/11/19		

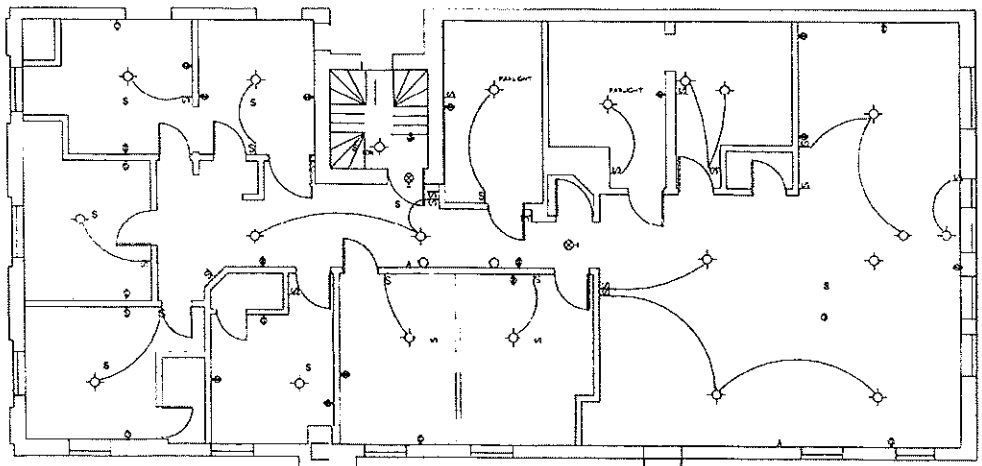
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PAGE 4 OF 7

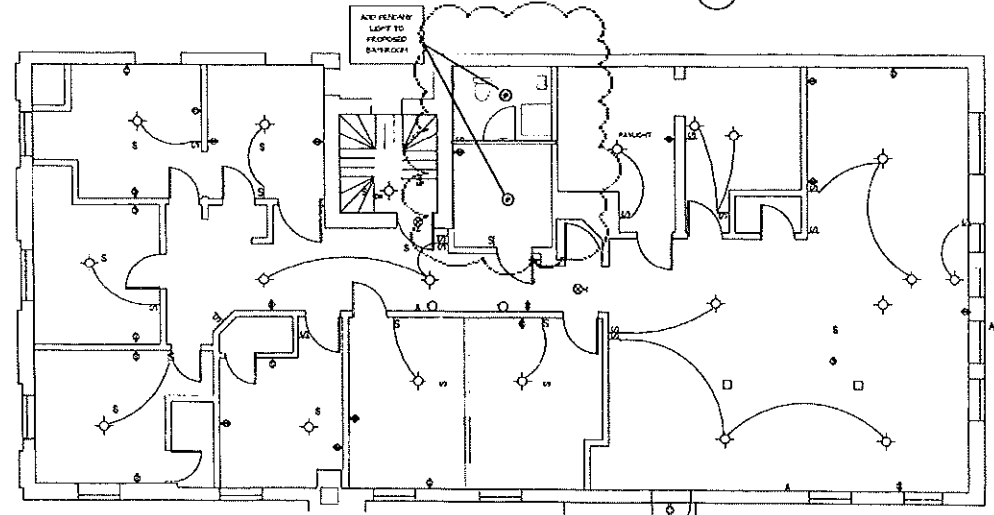


LEGEND

- = Switch
- = Outlet
- ⊕ = Panel
- ⊖ = Occupancy Sensor
- ⊕ = Exit sign
- ⊖ = Emergency lighting
- ⊕ = Emergency lighting
- ⊖ = Exit sign
- ⊕ = Exit sign
- ⊖ = Exit sign
- ⊕ = Motion sensor lighting
- ⊖ = Perimeter lighting
- ⊕ = 400-800W H.A. lighting
- ⊖ = Gas Furnace
- ⊕ = 15-20 Amp 240V Electric Panel



2 EXISTING ELECTRIC PLAN



existing fire escape to be submitted for approval with all appropriate permits for fire escape

2 PROPOSED ELECTRIC PLAN

ALL EXHAUST FANS ARE TO BE VENTED TO EXTERIOR.



EVLA CORP

FIREHOUSE 13
41 CENTRAL ST.
PROVIDENCE, RI
02907

COMPLETION

PROJECT

FIREHOUSE 13

ISSUED FOR:

NO.	DESCRIPTION	DATE

REVISIONS

NO.	DESCRIPTION	DATE

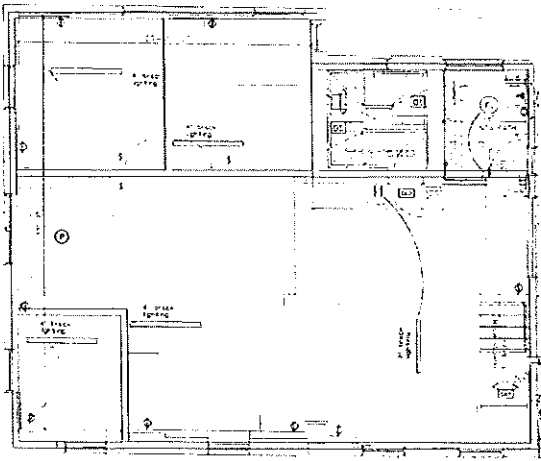
DATE: TITLE

SECOND FLOOR

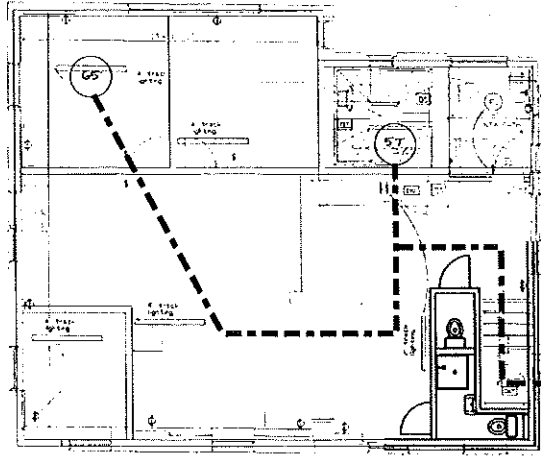
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DATE	DATE
10/11/2019	APRIL 2019
PAGE #	

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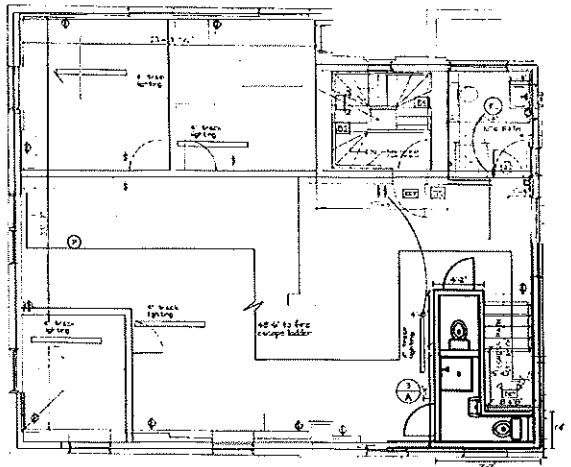
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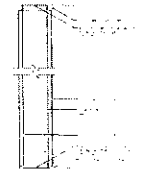
3 EXISTING FLOOR & LIGHTING PLAN



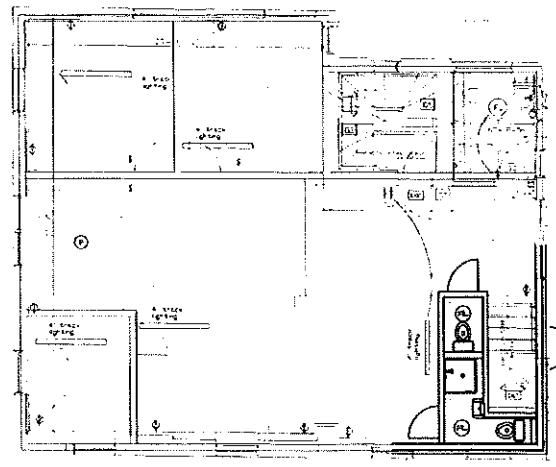
3 PROPOSED LIFE SAFETY PLAN



3 PROPOSED FLOOR PLAN



1 FIRE ESCAPE WILL DETAIL PERFORM 2ND FLOOR SAFETY PLAN DRAWING NO.



3 PROPOSED ELECTRIC PLAN

ADD PAN LIGHT AND SWITCH



FREHOUSE 0
41 CENTRAL ST
PROVIDENCE, RI
02903

CONSULTING

PROJECT
FREHOUSE 13

ISSUED FOR:

NO.	DESCRIPTION	DATE

REVISIONS

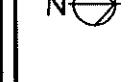
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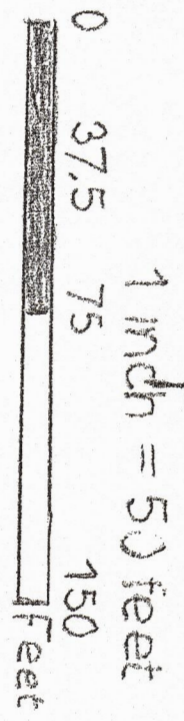
DATE: 04/20/20

THRD FLOOR

DATE	BY	CHKD	DATE

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- LOT 686 AKA 681 YET ANOTHER LLC - STORE/APT
- 679 RCG ARMORY CENTRAL LLC - OUT BLDGS.
- 73 SAUDY CHAN - STORE
- 89 EIGHTEEN NINETY TWO WAREHOUSE LLC - WAREHOUSE
- 483 337 BROAD ST INC. - RESTAURANT
- 484 NHEP TAN - STORE
- 680 RCG ARMORY LLC - OFFICE BLDG.
- 671 MANUEL ANDRADE - FASTFOOD CHAIN
- 682 MCDONALDS CORP. - FASTFOODCHAIN
- 683 TRINITY SQ LLC - OFFICE BLDG.
- 22 RCG ARMORY LLC - APTS, CONVERTED MILL

ZONE M-MU-75
C-2
R-4

200 FOOT RADIUS PLATS
PLAT 30 LOT 681 AKA 686
41 CENTRAL STREET
CREATED ON JANUARY 12, 2020
BY RENEE AUTHIER
623 SMITHFIELD RD
N. PROVIDENCE RI 02907
401-340-0003
TO SCALE 1" = 50 FEET

Renee Authier
01/12/2020

