

Zoning Board of Review Application

Applicant

Primary Location

ZBR-26-30

andrew falkenstein

48 Covell St
Providence, RI 02909

Submitted On: Jul 22, 2026

@

Pre-Application Review

Owners and Applicants Information

Who is Submitting this Application?

Applicant

Owners Name

Steven Freels

Owner Mailing Address

Owner Email

Owner Phone

Name of Applicant, if different than owner

Andrew Falkenstein

Applicant Mailing Address, if different than owner

Applicant Email, if different than owner

Applicant Phone, if different than owner

Attorney Name

NA

Attorney Mailing Address

--

Attorney Email

--

Attorney Phone

--

Owner Attestation and Signature Page

515013

For fillable pdf of the Owner Attestation and Signature Page
please visit the Applications and Forms section of our website:
<https://www.providenceri.gov/inspection/boards-of-review/>

Type of Application

Application Type

Dimensional Variance

List all Zoning Ordinance Sections from which a variance is sought. Include Section Number, Section Title, and Quantity of relief, if applicable (eg. 4' setback where 6' required)

1202-L(1) Entrance more than 20' from facade 23' here 20' required
1302-J(3) Integral garage door width 33' where 50% limitation = 22'
402-C Side yard setback 0.19' where 6' required

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

Remove existing 4 bay garage and build new 3 story, 3-unit dwelling with garage below

Subject Property Information

9/16/26, 9:26 AM	about:blank
Address of Subject Property	Plat
48 Covell Street	63
Lot(s)	Existing Zoning Use of the Property
155	Dwelling - Three Family
Proposed Zoning Use of the Property	Base Zoning District
Dwelling - Three Family	R-3 Residential District
Base Zoning District 2 (if applicable)	Overlay Zoning District (if applicable)
--	--
Overlay Zoning District 2 (if applicable)	Overlay Zoning District 3 (if applicable)
--	--
Date Owner Purchased the Property	Start Date of Lessee's Occupancy
10/31/2012	07/01/2026
Are there outstanding violations concerning the Property under the City of Providence Zoning Ordinance?	Are there outstanding violations concerning the Property under the RI State Building or Property Maintenance Code(s)?
No	No

Buildings & Structures

Lot Dimensions, Coverage Percentage, and Parking Information

Plat/Lot Number	Existing Lot Width
63/155	50.7
Proposed Lot Width	Existing Lot Area
49	2502
Proposed Lot Area	Existing Building Coverage
2502	45
Proposed Building Coverage	Existing Total Impervious Coverage
59.15	65
Proposed Total Impervious Coverage	Existing Rear Yard Impervious Coverage
63	50
Proposed Rear Yard Impervious Coverage	Existing Front Yard Impervious Coverage
50	33
Proposed Front Yard Impervious Coverage	Number of Existing Parking Spaces
33	4
Number of Proposed Parking Spaces	
3	

Appendix A: Application for Variance(s)

1. What is the specific hardship from which the applicant seeks relief?

size and topography of land make reasonable development of any new structure dependent upon zoning relief.

2. Specify all unique characteristics of the land or structure that cause the hardship:

grade in rear of lot is substantially greater than in front. Lot is very small and oriented such that any reasonably useful structure needs to be oriented parallel to the street.

3 (a) Is the hardship caused by an economic disability?

No

3 (b) Is the hardship caused by a physical disability?

No

3 (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.?

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

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

lot lines were shifted in May 2025

5. 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:

No

6. 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:

the current structure is blighted and structurally deficient, repairs would be extremely costly and the return on investment would be the value of the parking spaces which is an extremely low return on the investment of repairing the structure.

CITY OF PROVIDENCE ZONING BOARD OF REVIEW
DEPARTMENT OF INSPECTION + STANDARDS
444 Westminster Street, 1st Floor, Providence, Rhode Island 02903

ATTESTATION/OWNER AUTHORIZATION FOR
APPLICATION FOR VARIANCE AND/OR SPECIAL USE PERMIT

ATTESTATION

The undersigned acknowledge(s) that the statements in the application 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 attorney(s), if any, for any false statements. As indicated in the application instructions, neither the application nor this attestation may be signed by an attorney on behalf of their client(s).

The undersigned further 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.

Address, Plat, and Lot of Subject Property: 48 Covell St. G3/155

Owner(s)

Name:

STEVEN FREELS

Signature:

Steven Freels

Date:

7/31/26

Applicant(s)

Name:

Signature:

Date:

OWNER AUTHORIZATION

To be completed if the online application is being filled out and submitted by someone other than the Owner of the subject property.

This is to certify that I Steven Freels,
authorize Andrew Falkestein to submit this Zoning Board
of Review Application on my behalf for the property located at 48 Covell St.

By signing this letter, I understand that I, or my attorney, must be present at the Zoning Board Meeting at which my application is scheduled to be heard.

Property Owner Name:

STEVEN FREELS

Date:

7/31/26

Property Owner Signature:

Steven Freels

NEW MULTIFAMILY
RESIDENTIAL BUILDING
48 COVELL STREET
PROVIDENCE, RI



DRAWING LIST:

ARCHITECTURAL

A0.0 COVER SHEET

A0.1 NOTES

A0.2 DOOR & WINDOW SCHEDULE

L1.0 SITE PLANS

- A1.0 GROUND FLOOR PLAN
- A1.1 1ST FLOOR PLAN
- A1.2 2ND FLOOR PLAN
- A1.3 3RD FLOOR PLAN
- A1.4 ATTIC FLOOR
- A1.5 ROOF PLAN

- A1.6 GROUND RCP PLAN
- A1.7 1ST RCP PLAN
- A1.8 2ND RCP PLAN
- A1.9 3RD RCP PLAN
- A1.10 ATTIC RCP FLOOR

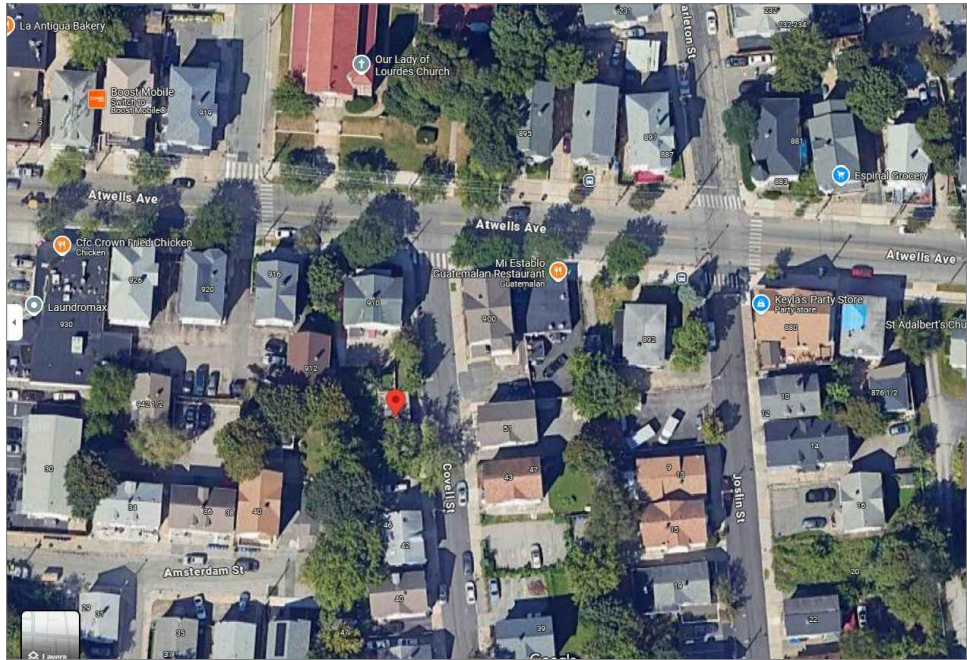
- A2.1 WEST ELEVATIONS
- A2.2 NORTH ELEVATIONS
- A2.3 EAST ELEVATIONS
- A2.4 SOUTH ELEVATIONS

A3.1 TRANSVERSE SECTION

STRUCTURAL
S1-S8

FIRE PROTECTION
FS0.1-FA0.1

LOCUS MAP



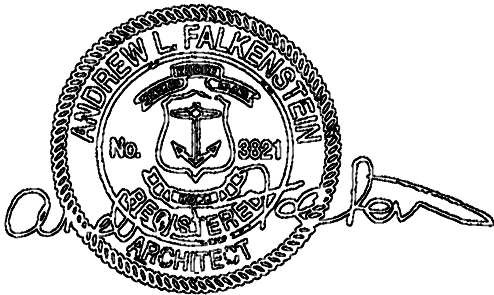
ENERGY COMPLIANCE: PRESCRIPTIVE 2024 IECC ZONE 5 GROUP R	
SCHEDULE OF THERMAL ENVELOPE COMPONENTS:	
SLAB, UNHEATED:	R-20 FOR 24"
WOOD STUD WALLS:	R-13+R-7.5ci OR R-20+R-3.8ci OR R-27 OR R-16 ci
METAL STUD WALLS:	R-13 + R-10ci OR R-15.2ci OR R-20+R-9ci
MASS WALLS:	R-16.7ci
SUBGRADE WALLS:	R-10ci
CEILING:	R-49 OR R-30ci ABOVE DECK
FLOORS:	R-30
FIXED/OP. WINDOWS:	U-0.34/ U-0.45
ENTRANCE DOORS:	U-0.63
SHGC - FIXED/OP:	0.46/0.40
ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS:	
1. COMPLY WITH ADDITIONAL EFFICIENCY REQUIREMENTS OF C406	
2. DEMONSTRATE 86 ENERGY CREDITS AS PER C406.1.1 & C406.2(1)	
3. DEMONSTRATE COMPLIANCE WITH MORE EFFICIENT HVAC EQUIPMENT HEATING PERFORMANCE PER C406.2.2.2	
4. DEMONSTRATE COMPLIANCE WITH MORE EFFICIENT HVAC EQUIPMENT COOLING PERFORMANCE PER C406.2.2.3	
5. CONFORM TO C406.2.3.5 MAX. FLOW FOR PLUMBING FIXTURES	
6. DESIGN HVAC ZONES IN CONFORMANCE WITH C407.4.2.3	

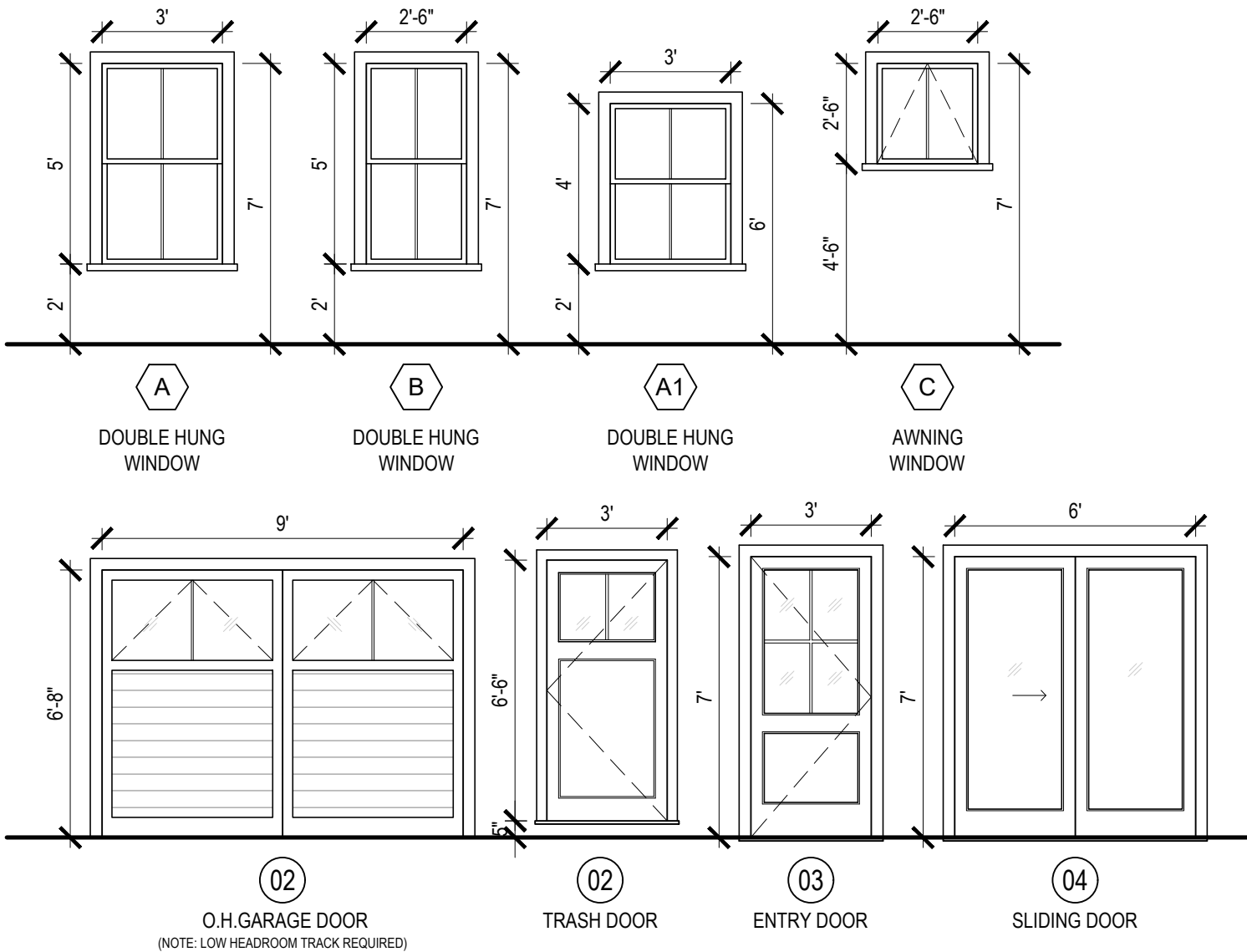
ZONING ANALYSIS
DISTRICT R3. SEE ZBR
RESOLUTION NO: - 2025-08

LOT COVERAGE : 1,318 SqFt
GROSS FLOOR AREA: 4,918 SqFt

3-F USE ALLOWED PER TABLE 12-1

ZONING REVIEW
07.07.2026

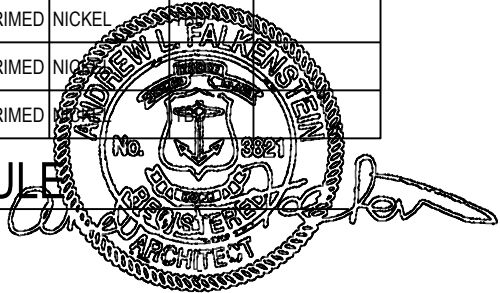




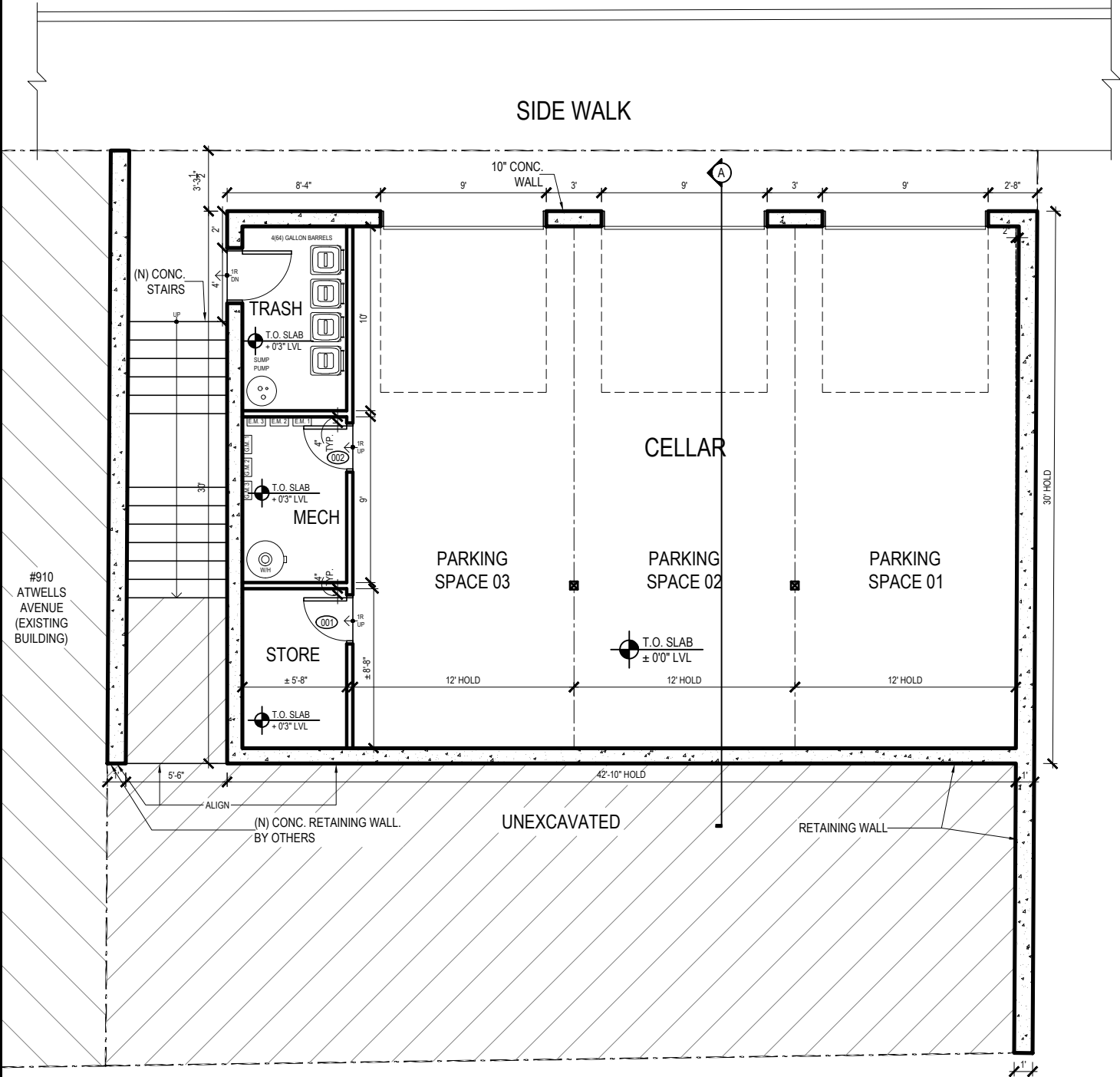
1 EXTERIOR DOOR & WINDOW SCHEDULE
Scale: 1/4" = 1'-0"

INTERIOR DOOR SCHEDULE									
#	LOCATION	UNIT		TYPE				MANUFACTURER	NOTES
		WIDTH	HEIGHT		MAT.	FINISH	HARDWARE		
BASEMENT FLOOR									
001	STORE ROOM	2'8"	6'6"	HINGED DOOR	MOLDED	PRIMED	NICKEL	TBD	
002	MECH. ROOM	2'8"	6'6"	HINGED DOOR	MOLDED	PRIMED	NICKEL	TBD	
FIRST FLOOR									
101	MAIN DOOR	3'0"	7'0"	HINGED DOOR	MOLDED	PRIMED	NICKEL	TBD	45 MIN RATING
102	CLOSET / STORE	2'6"	7'0"	HINGED DOOR	MOLDED	PRIMED	NICKEL	TBD	
103	BATH	2'6"	7'0"	HINGED DOOR	MOLDED	PRIMED	NICKEL	TBD	
104	WASHER DRYER	2'6"	7'0"	HINGED DOOR	MOLDED	PRIMED	NICKEL	TBD	
105	CLOSET	4'0"	7'0"	DOUBLE HINGED DOOR	MOLDED	PRIMED	NICKEL	TBD	
106	BEDROOM	2'8"	7'0"	HINGED DOOR	MOLDED	PRIMED	NICKEL	TBD	
107	MECHANICAL	2'8"	7'0"	HINGED DOOR	MOLDED	PRIMED	NICKEL	TBD	
108	PRIMARY BEDROOM	2'8"	7'0"	HINGED DOOR	MOLDED	PRIMED	NICKEL	TBD	
109	PRIMARY BATH	2'6"	7'0"	HINGED DOOR	MOLDED	PRIMED	NICKEL	TBD	
SECOND FLOOR									
201	MAIN DOOR	3'0"	7'0"	HINGED DOOR	MOLDED	PRIMED	NICKEL	TBD	45 MIN RATING
202	STUDY	2'8"	7'0"	HINGED DOOR	MOLDED	PRIMED	NICKEL	TBD	
203	BATH	2'6"	7'0"	HINGED DOOR	MOLDED	PRIMED	NICKEL	TBD	
204	WASHER DRYER	2'6"	7'0"	HINGED DOOR	MOLDED	PRIMED	NICKEL	TBD	
205	CLOSET	4'0"	7'0"	DOUBLE HINGED DOOR	MOLDED	PRIMED	NICKEL	TBD	
206	BEDROOM	2'8"	7'0"	HINGED DOOR	MOLDED	PRIMED	NICKEL	TBD	
207	MECHANICAL	2'8"	7'0"	HINGED DOOR	MOLDED	PRIMED	NICKEL	TBD	
208	PRIMARY BEDROOM	2'8"	7'0"	HINGED DOOR	MOLDED	PRIMED	NICKEL	TBD	
209	PRIMARY BATH	2'6"	7'0"	HINGED DOOR	MOLDED	PRIMED	NICKEL	TBD	
THIRD FLOOR									
301	MAIN DOOR	3'0"	7'0"	HINGED DOOR	MOLDED	PRIMED	NICKEL	TBD	45 MIN RATING
302	STUDY	2'8"	7'0"	HINGED DOOR	MOLDED	PRIMED	NICKEL	TBD	
303	BATH	2'6"	7'0"	HINGED DOOR	MOLDED	PRIMED	NICKEL	TBD	
304	WASHER DRYER	2'6"	7'0"	HINGED DOOR	MOLDED	PRIMED	NICKEL	TBD	
305	CLOSET	4'0"	7'0"	DOUBLE HINGED DOOR	MOLDED	PRIMED	NICKEL	TBD	
306	BEDROOM	2'8"	7'0"	HINGED DOOR	MOLDED	PRIMED	NICKEL	TBD	
307	MECHANICAL	2'8"	7'0"	HINGED DOOR	MOLDED	PRIMED	NICKEL	TBD	
308	PRIMARY BEDROOM	2'8"	7'0"	HINGED DOOR	MOLDED	PRIMED	NICKEL	TBD	
309	PRIMARY BATH	2'6"	7'0"	HINGED DOOR	MOLDED	PRIMED	NICKEL	TBD	

2 INTERNAL DOOR SCHEDULE
Scale: NA



COVELL STREET

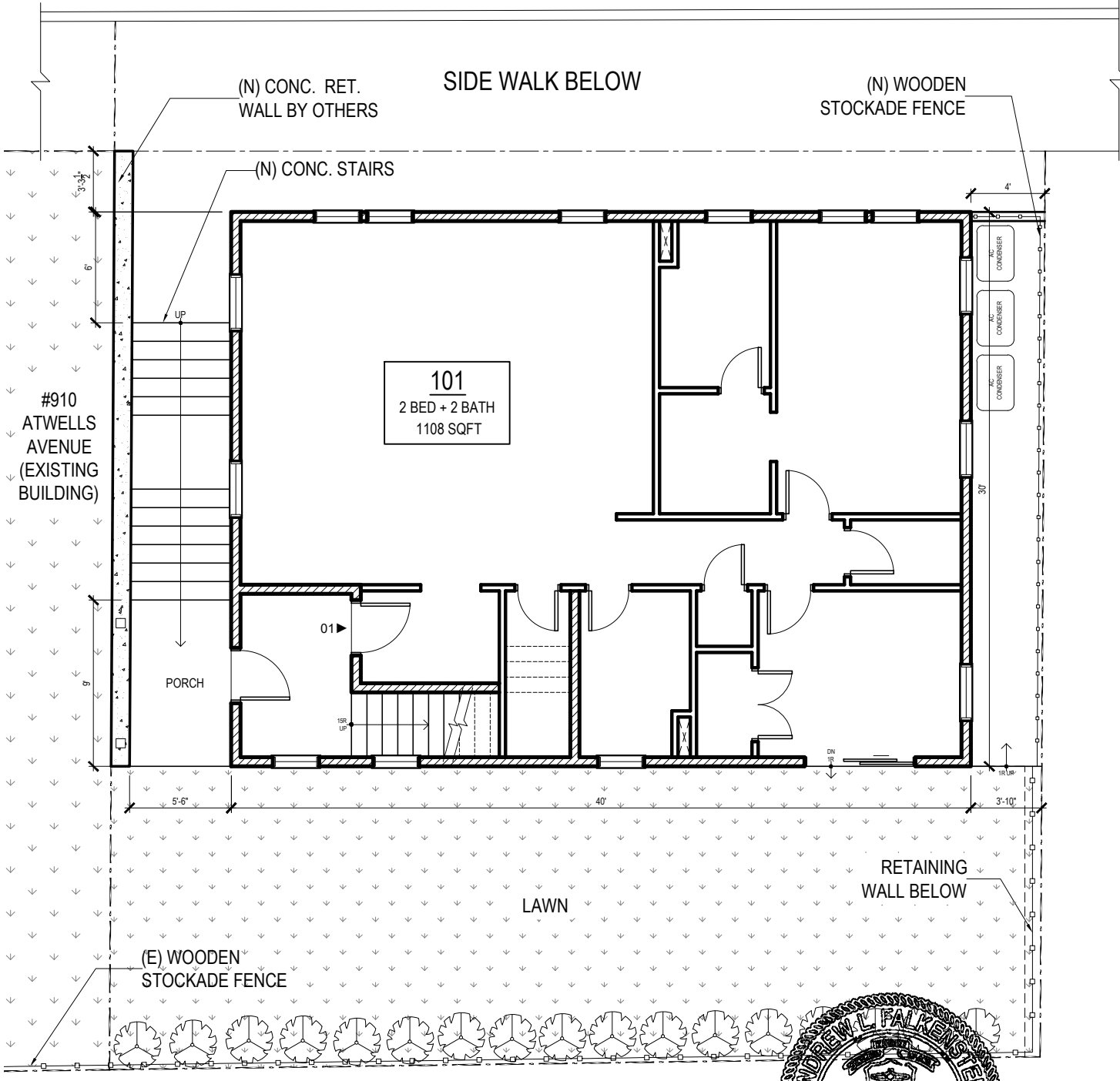


1

GROUND LEVEL

Scale: 1/8" = 1'-0"

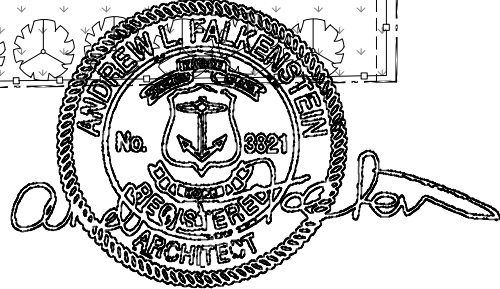
COVELL STREET



2

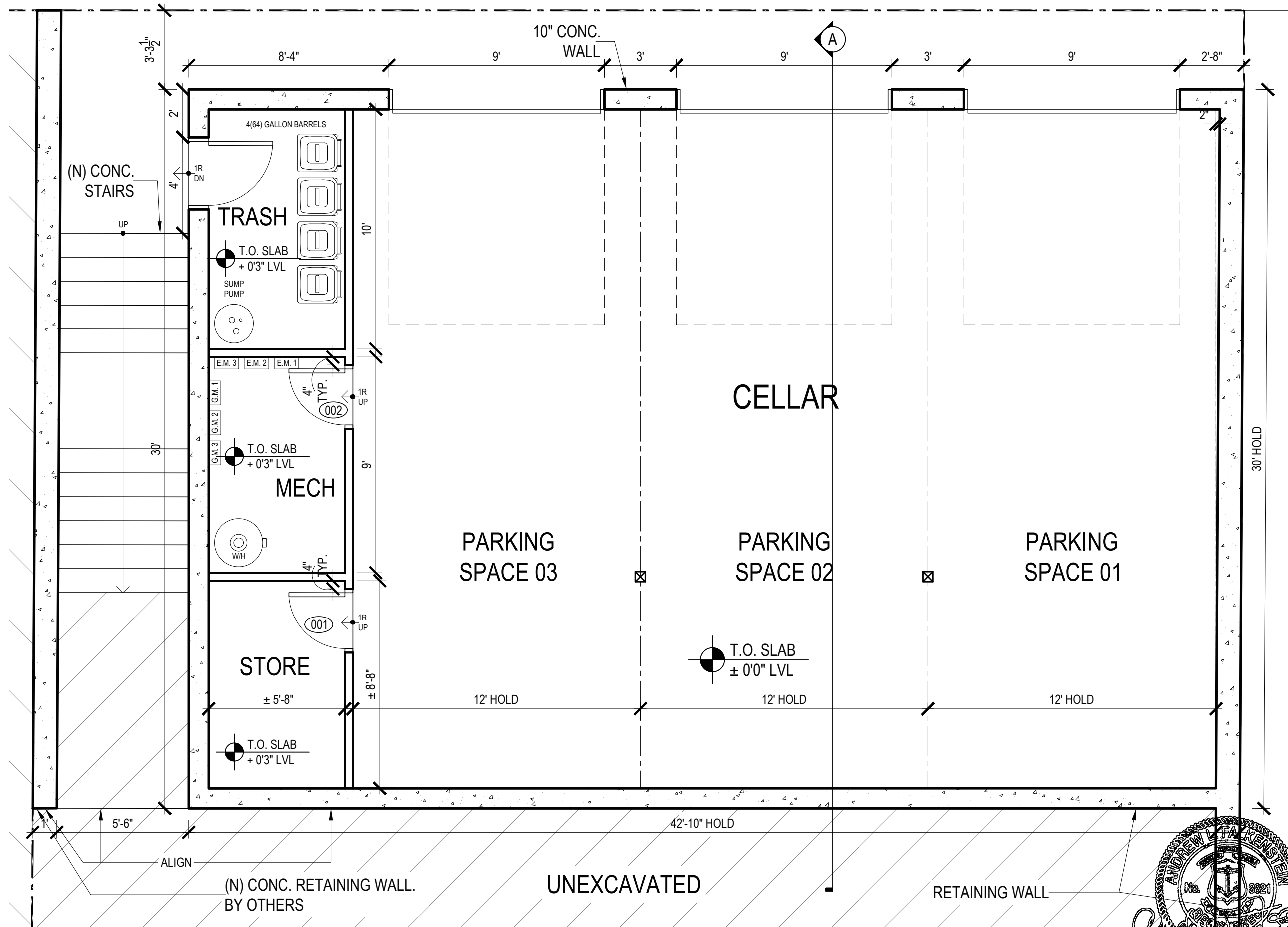
LEVEL ONE

Scale: 1/8" = 1'-0"

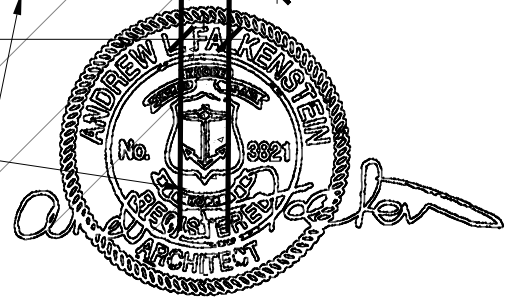


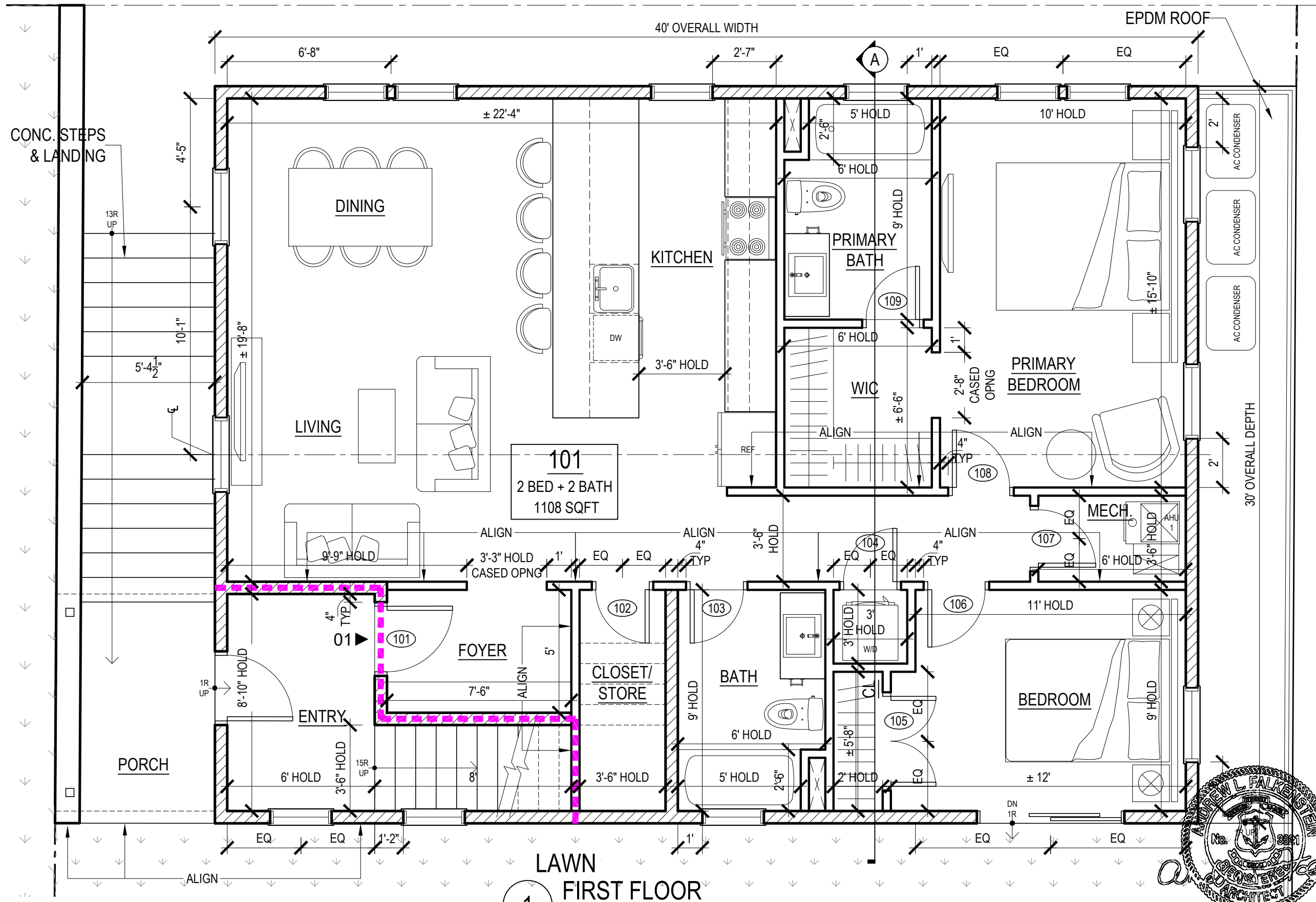
JOB: 2408
SCALE: 1/8" = 1'-0"
DATE: 07.07.2026
04.03.2025
REVISED
08.18.2025





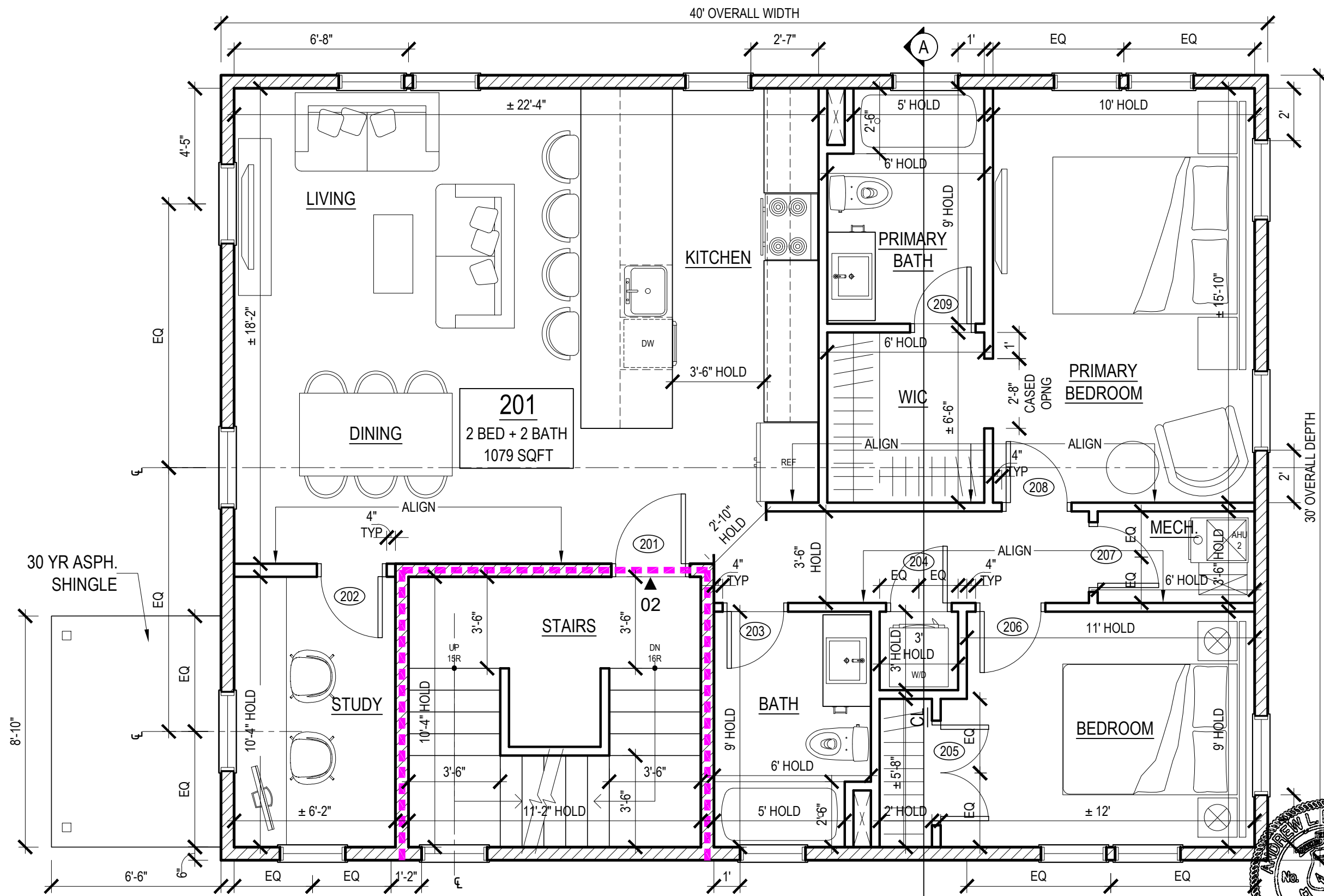
1 GROUND LEVEL
Scale: 1/8" = 1'-0"



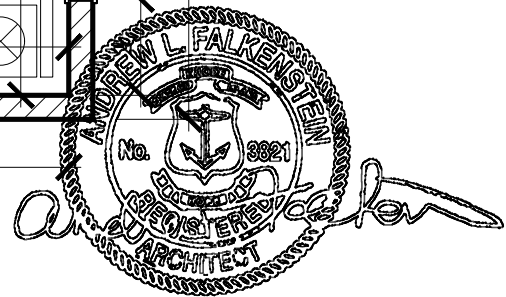


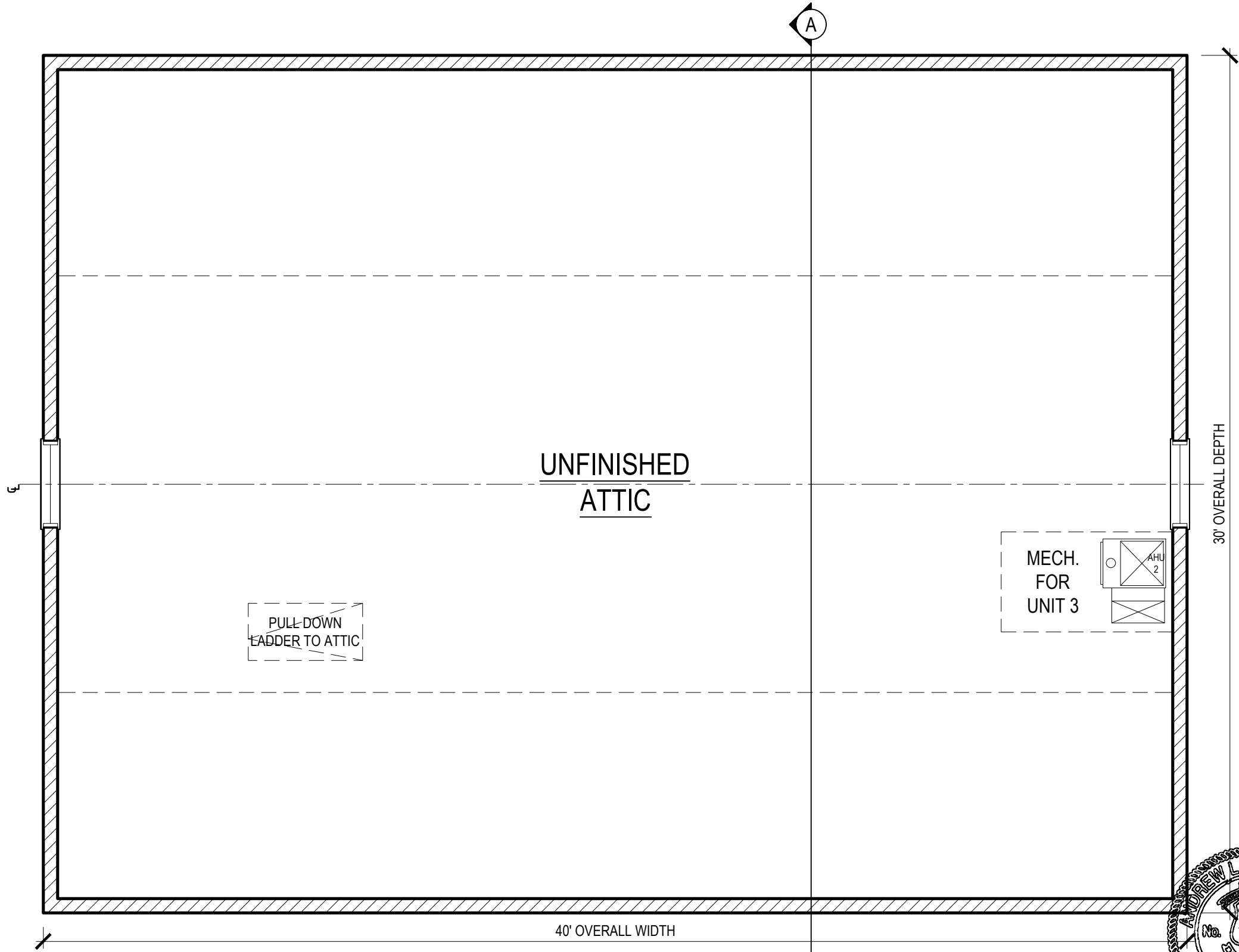
1 FIRST FLOOR
Scale: 1/4" = 1'-0"



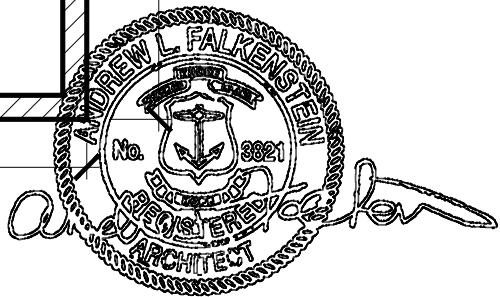


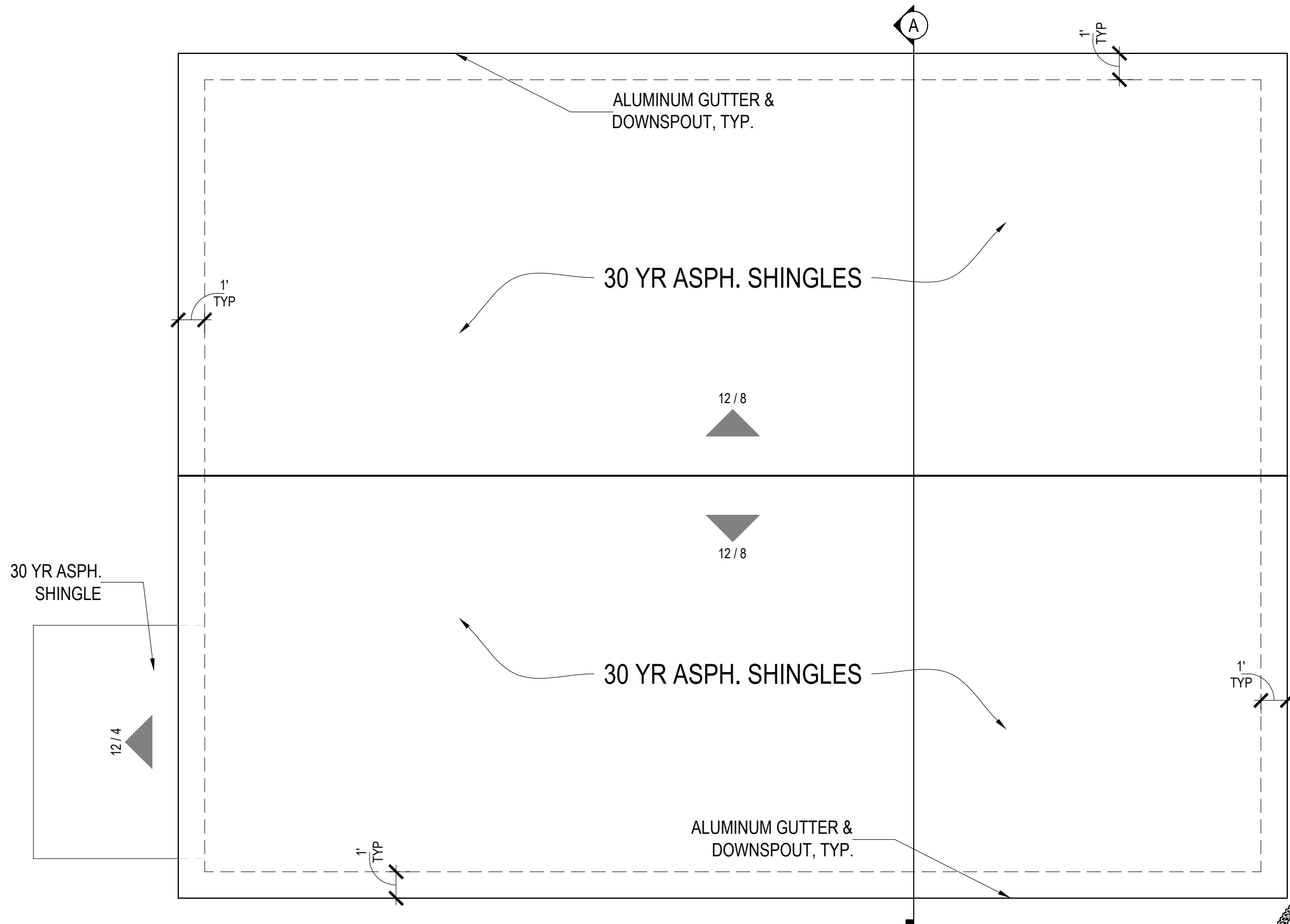
1 SECOND FLOOR
Scale: 1/4" = 1'-0"





1 ATTIC FLOOR
Scale: 1/4" = 1'-0"

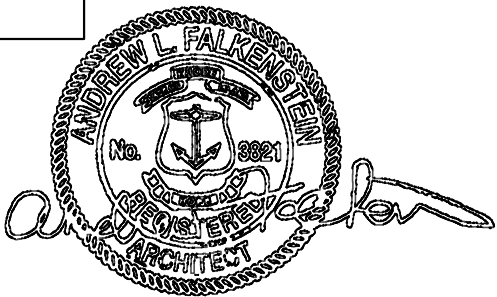




1

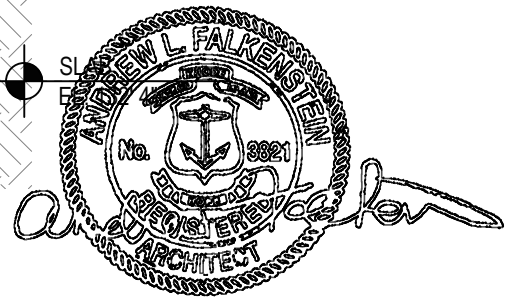
ROOF PLAN

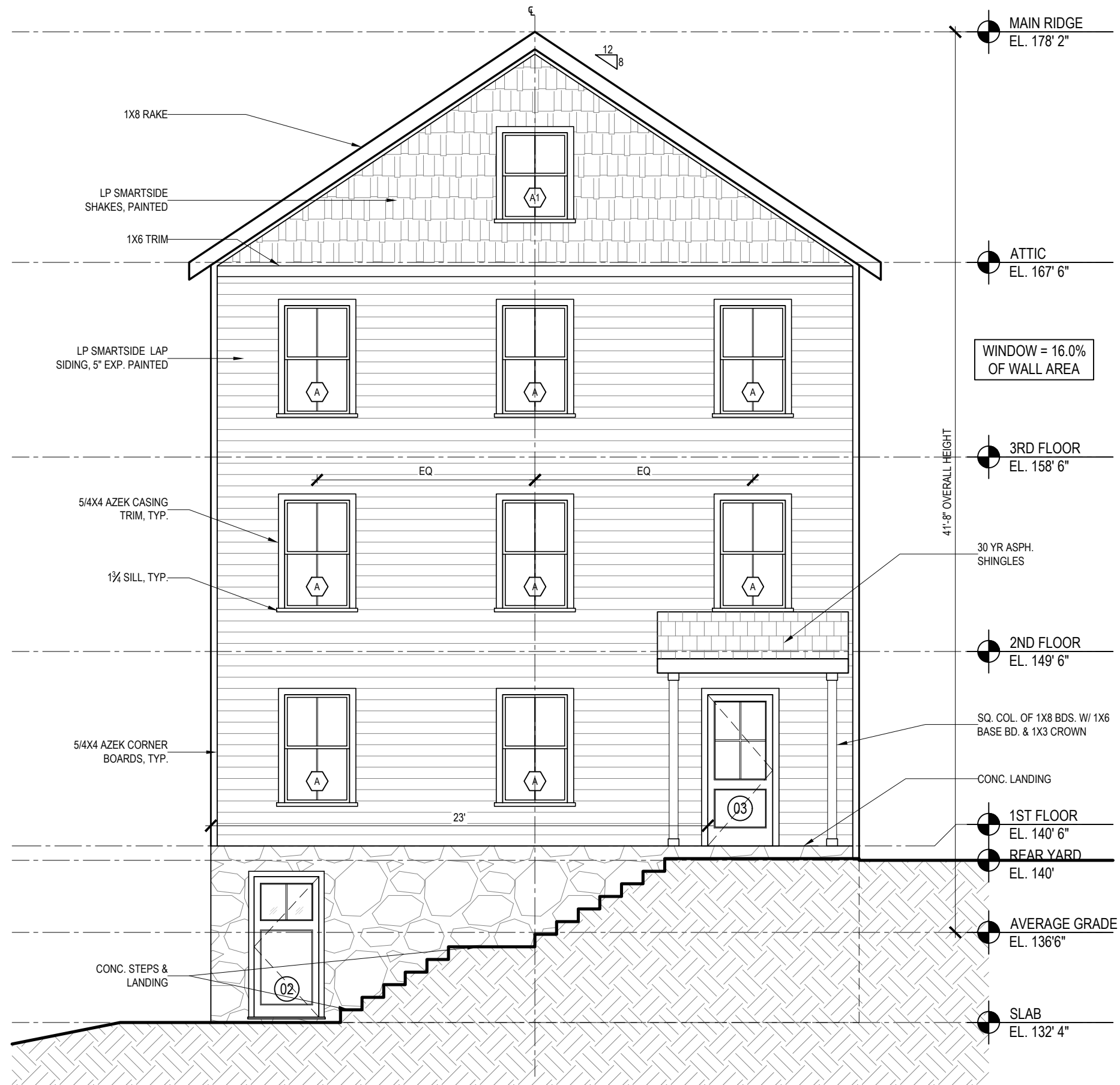
Scale: 1/4" = 1'-0"



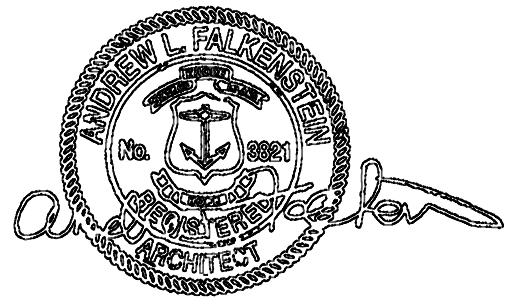


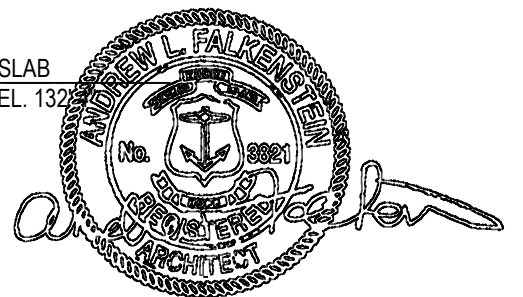
1 WEST ELEVATION
Scale: 1/4" = 1'-0"





1 NORTH ELEVATION
Scale: 1/4" = 1'-0"





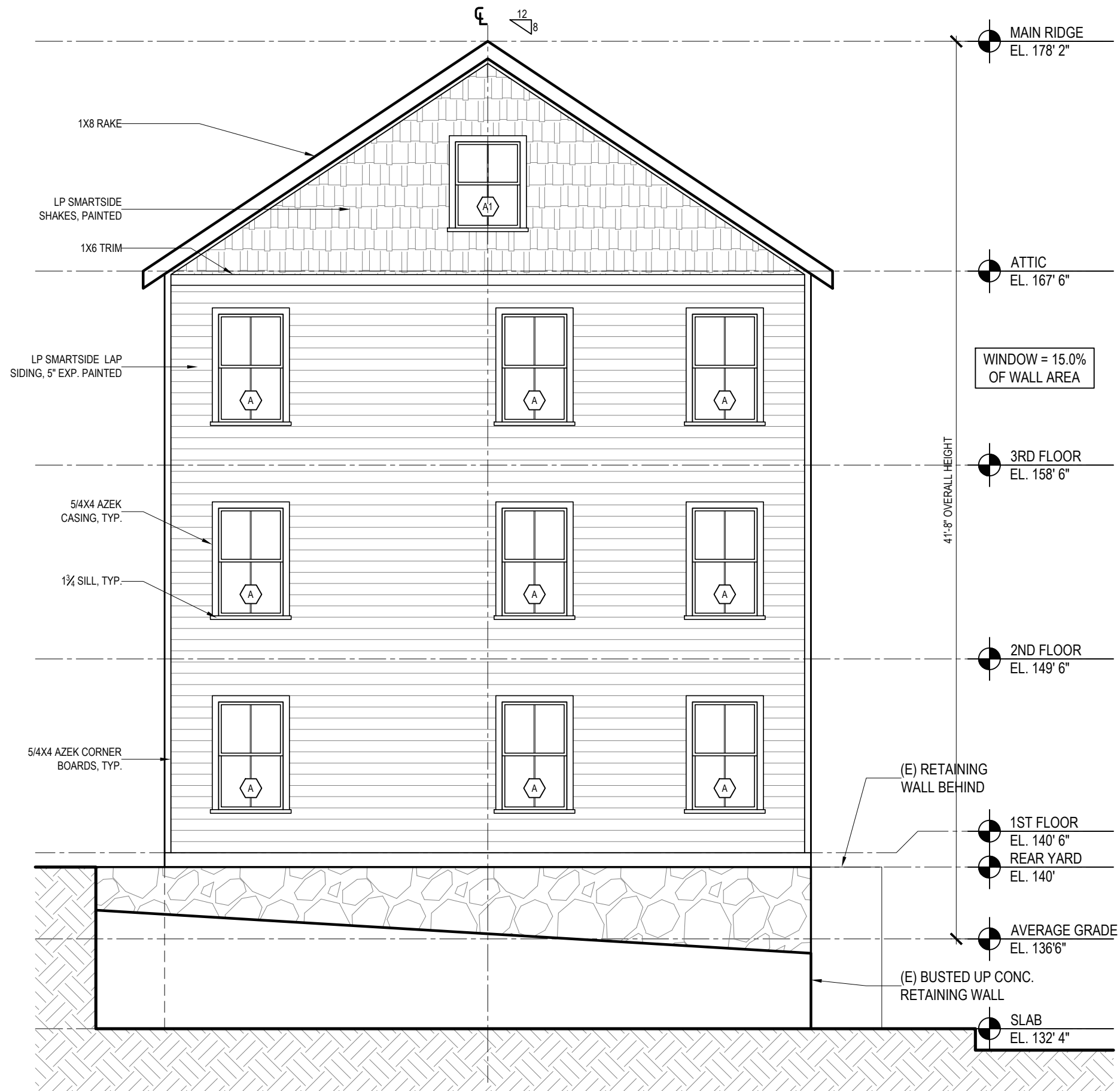
CONCISE DESIGN
7 KENT STREET
BROOKLINE, MA 02445
TELEPHONE: 617-285-0872

JOB: 2408
SCALE: 3/16" = 1'-0"
DATE: 07.07.2026
04.03.2025
08.18.2025
REVISED

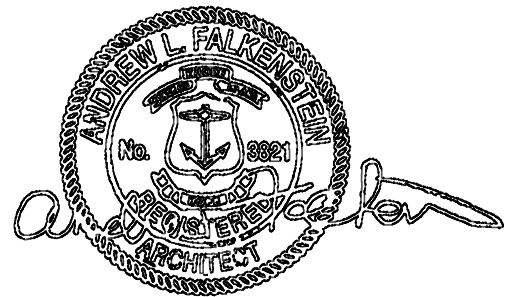
48 COVELL STREET
PROVIDENCE, RI

EAST ELEVATIONS

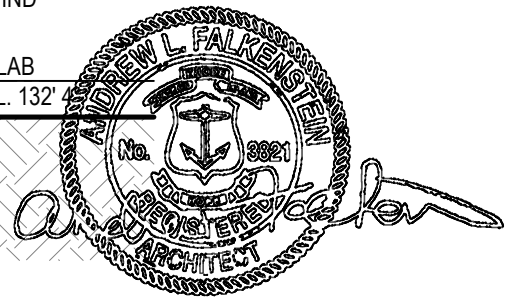
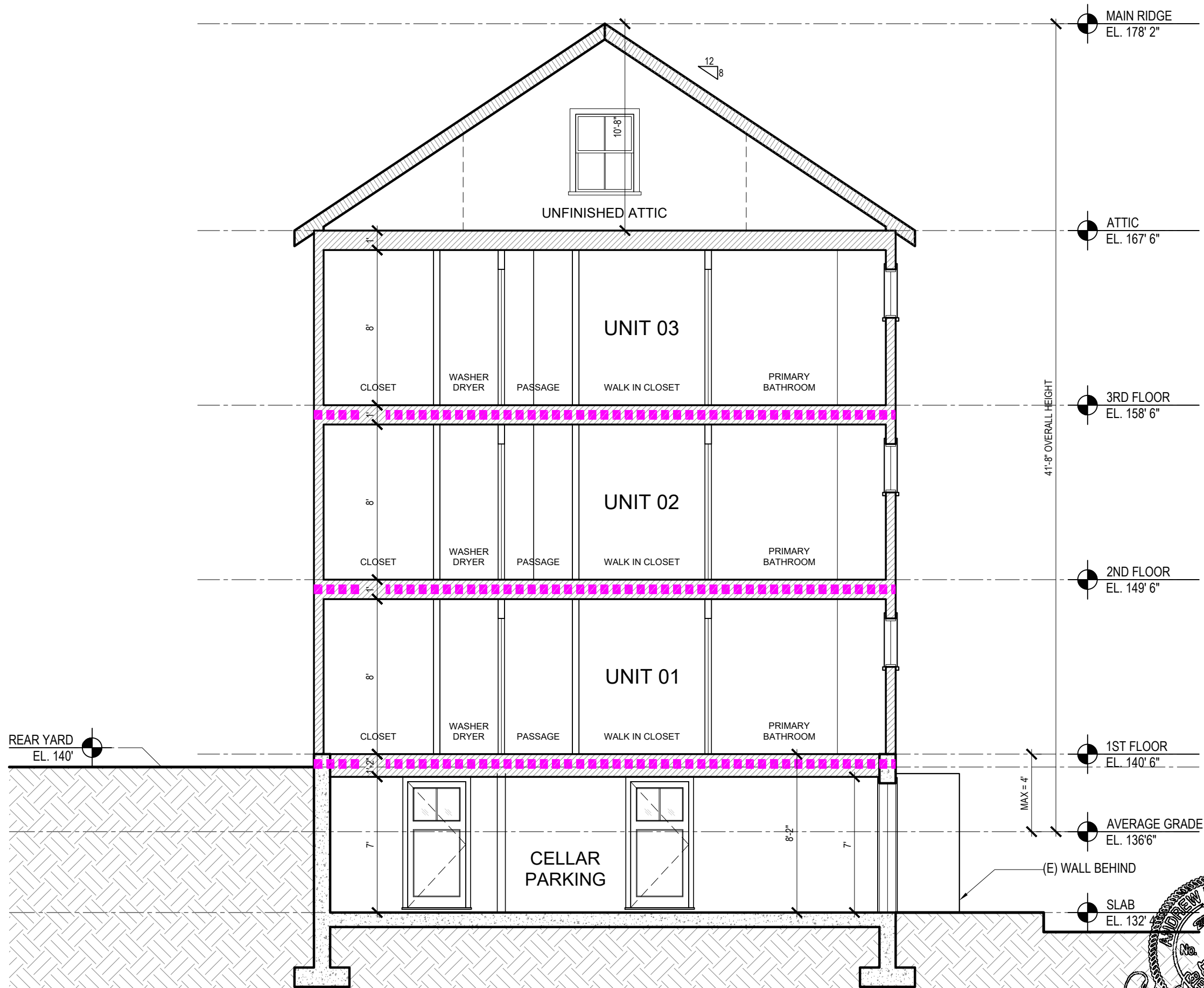
A2.3



1 SOUTH ELEVATION
Scale: 1/4" = 1'-0"



CONCISE DESIGN	
7 KENT STREET BROOKLINE, MA 02445 TELEPHONE: 617-285-0872	
JOB: 2408	SCALE: 3/16" = 1'-0"
DATE: 07.07.2026	DATE: 04.03.2025
REVISED	08.18.2025
48 COVELL STREET PROVIDENCE, RI	
SOUTH ELEVATIONS	
A2.4	

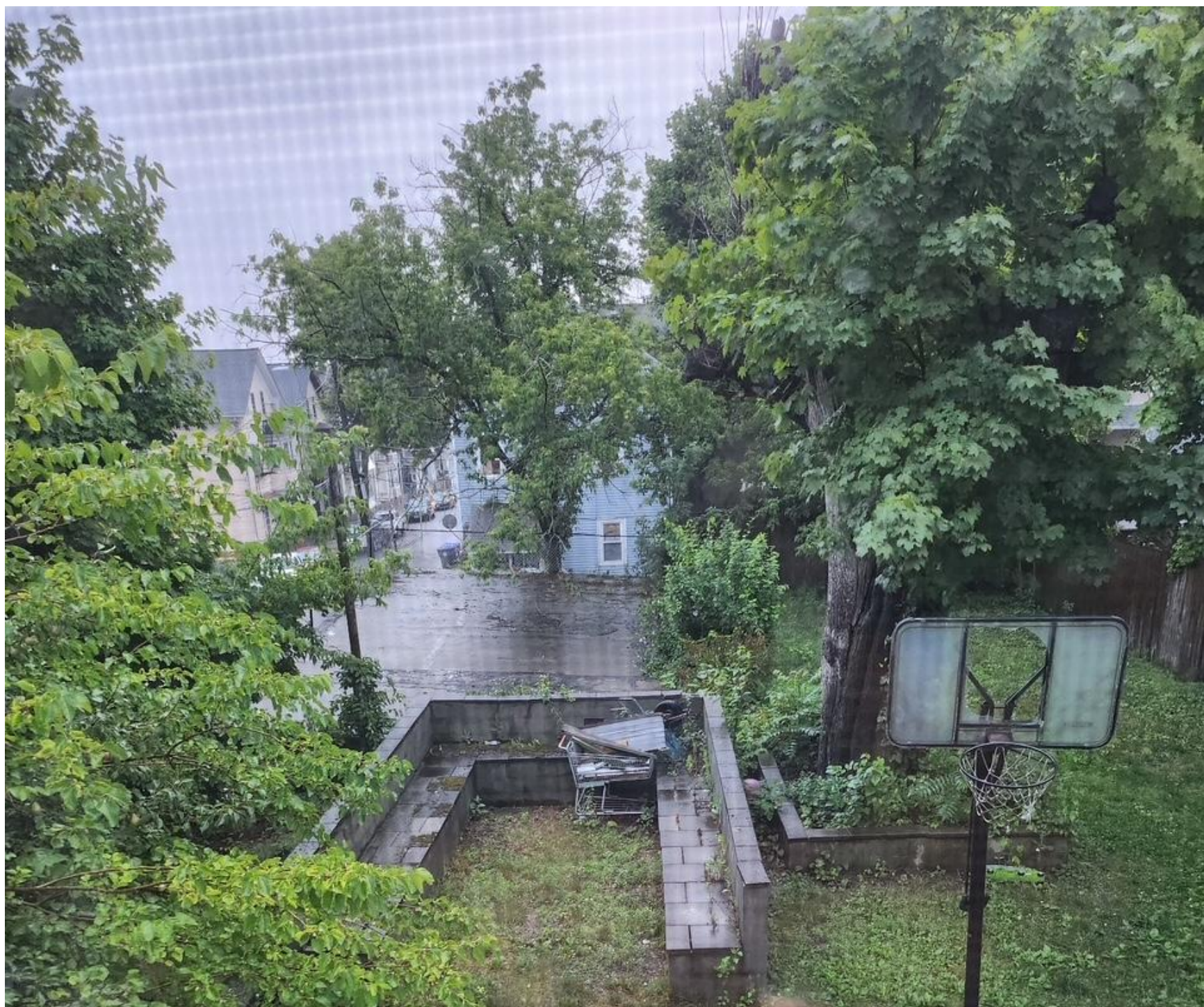


JOB: 2408
SCALE: 3/16" = 1'-0"
DATE: 07.07.2026
04.03.2025
08.18.2025
REVISED



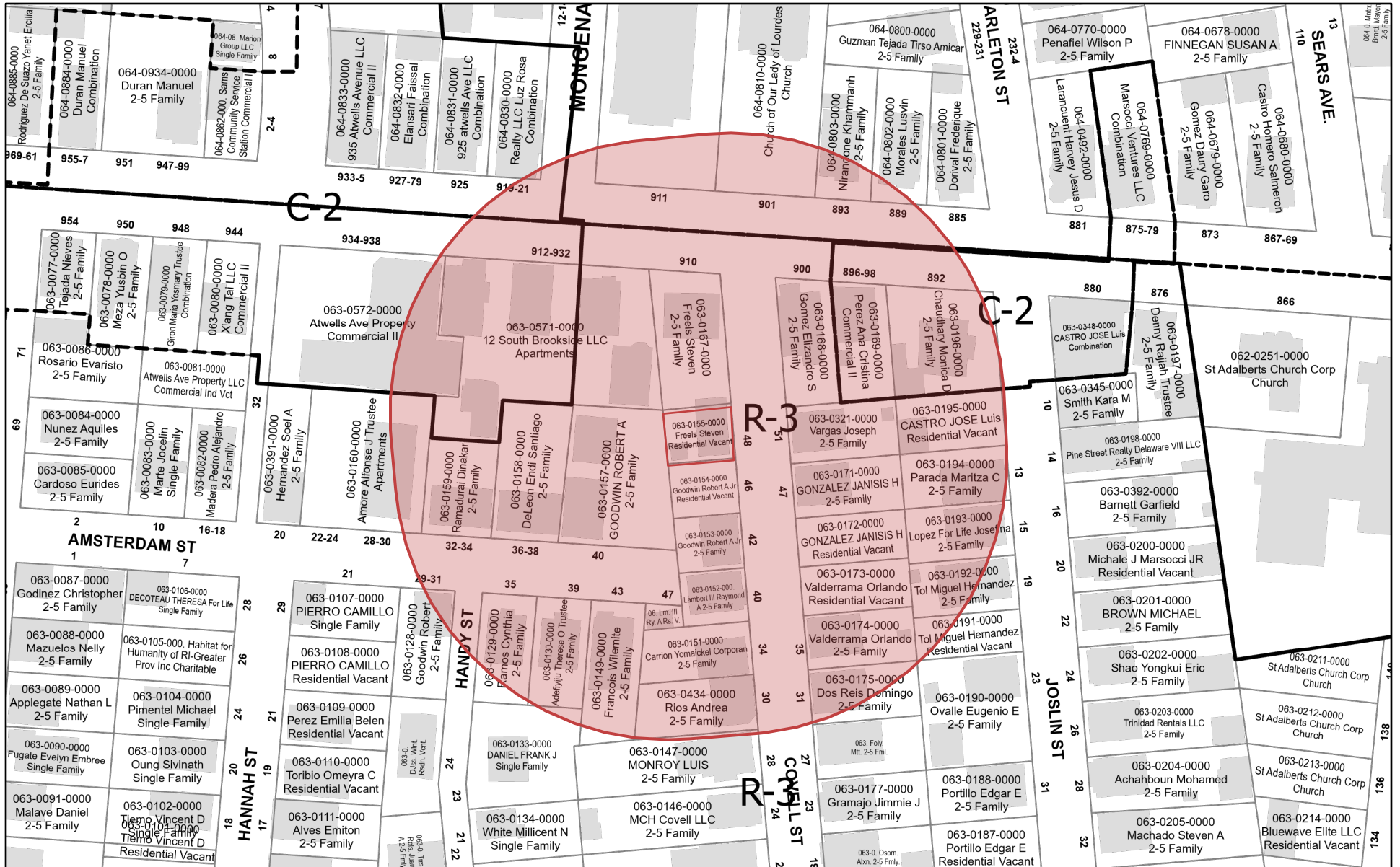




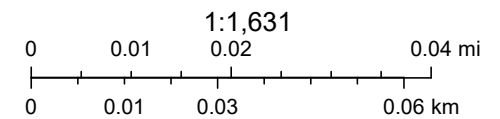




Radius Map



7/13/2026, 12:37:34 PM





Quitclaim Deed

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, (the "Grantor") with an address 7301 BAYMEADOWS WAY, JACKSONVILLE, FL 32256, for consideration of \$60,000.00 (Sixty Thousand Dollars and no Cents) paid, grants to STEVEN FREELS (the "Grantee") with an address of 16 HIGHLAND PARK AVE., BOSTON, MA 02119, with quitclaim covenants,

All of the lots, tracts or parcels of land described on Exhibit "A" attached hereto and incorporated herein by reference, with all of the buildings and improvements thereon, subject to the matters set forth on Exhibit "B" attached hereto and incorporated herein by reference.

[[THE FOLLOWING STATEMENT SHOULD BE INCLUDED ONLY IF THE SELLER QUALIFIES FOR AN EXEMPTION FROM THE NONRESIDENT WITHHOLDING REQUIREMENT] No withholding is required under Section 44-30-71.3 of the Rhode Island General Laws of 1956, as amended, insofar as the Grantor is [INCLUDE ONLY THE APPLICABLE EXEMPTION LISTED IN A-F: (a) a corporation incorporated in the State of Rhode Island; (b) a corporation authorized to do business in Rhode Island by the Secretary of State; (c) (if Grantor is an LLC taxed as a corporation) a limited liability company formed pursuant to Chapter 7-16 of the Rhode Island General Laws of 1956, as amended; or (d) (if Grantor is an LLC taxed as a corporation) a limited liability authorized to do business in Rhode Island by the Secretary of State; (e) (if Grantor is an LLC taxed as a partnership) a limited liability company in which all members are residents; or (f) a partnership in which all partners are residents.]]

X Grantor is a National Banking Association, an entity exempt from 44-30-71.3

240-15
10-31-12
JP

048364

RECEIVED
REAL ESTATE CONVEYANCE DIV



Legal Description
Exhibit A

Those certain lots or parcels of land with the buildings and improvements thereon located on the southerly side of Atwells Avenue and the westerly side of Covell Street in the City and County of Providence, State of Rhode Island, laid out and designated as lots 57 and 58 on that certain plat of land entitled: "Map of house lots at Mt Pleasant N. Providence belonging to L.D. Millard Surveyed and drawn by Wm. S. Haines October 24, 1863", which said plat is recorded with the Land Evidence Records in the City of Providence on Plat Card 339.

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road,
Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170
Commitment Number: 11NL46080

Property Address:

710 Atwells Ave
Providence RI 02908



Exhibit B
Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

IN WITNESS WHEREOF, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, BY
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION,
has executed this deed by its duly authorized officer this 22 day of October,
2012.

GRANTOR:

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

By: [Signature] 10/22/12

Name: April Lyn Savitch

Title: Vice President

See Attached
Notary Acknowledgement

State of _____

County of _____

(N)

In _____ [INSERT NAME OF CITY] on this ____ day of _____, 2012, before
me, the undersigned notary public, personally appeared _____ [INSERT
NAME OF SIGNER], _____ [INSERT TITLE OF SIGNER] of JPMORGAN
CHASE BANK, NATIONAL ASSOCIATION, proved to me through satisfactory evidence of
identification or to me known and known by me to be the person whose name is signed on the
preceding page, and acknowledged said instrument, by him so executed, to be his free act and
deed in his said capacity, and the free act and deed of JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION.

Grantee
Address -

STEVEN FREELS

14 HIGHLAND PARK AVE., BOSTON, MA 07119

(Print or type: name and address of grantee)

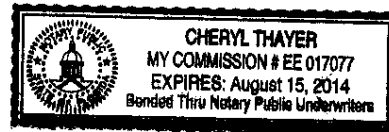
①

Notary Acknowledgement

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this October 22, 2012, by April Lyn Savitch, the Vice President of JPMorgan Chase Bank, NA, a United States corporation, on behalf of the corporation. He/she is personally known to me.



X Chayer

Notary Public

(seal)

Cheryl Thayer

Printed Name: _____

RECEIVED:

Providence
Received for Record
Oct 31, 2012 at 12:46:01P
Document Num: 00051077
John A. Murphy
Recorder of Deeds