

## CITY OF PROVIDENCE

INSPECTION & STANDARDS  
RECEIVED

## BUILDING BOARD OF REVIEW

MAR 17 2021

Date: 02/05/21

To the Building Board of Review:

Petition for variation or modification of the application of certain provisions of the Rhode Island State Building Code:

Owner: Theron Properties, LLC Tel. No. \_\_\_\_\_

Address: 61 Tell St, Providence, RI Zip Code 0290

Applicant: Michael McVickers Tel. No. \_\_\_\_\_

Address: 61 Tell St, Providence, RI Zip Code 0290

Lessee: \_\_\_\_\_ Tel. No. \_\_\_\_\_

Address: \_\_\_\_\_ Zip Code \_\_\_\_\_

1. Location of subject property: 61 Tell St

2. Assessor's Plat(s) 33 Lot(s) 55

3. Dimensions: Lot # \_\_\_\_\_ frontage 40' depth 80 area 3200 sq. ft.

Lot # \_\_\_\_\_ frontage \_\_\_\_\_ depth \_\_\_\_\_ area \_\_\_\_\_ sq. ft.

Lot # \_\_\_\_\_ frontage \_\_\_\_\_ depth \_\_\_\_\_ area \_\_\_\_\_ sq. ft.

4. Zoning District(s): R-3, Overlay District: \_\_\_\_\_

5. Present Use of Premises (each lot): Vacant + 2 Family

6. Legal Use of Premises as recorded in the Department of Inspection & Standards:  
mercantile ( vacant ) + 2 family

7. Proposed Use of Premises 3 Family

8. Type of Construction VB

9. Are the Premises located within the Historic District: Yes ☐ No ☒

If yes, have the plans been approved by the Providence Historic District Commission?

Yes ☐ No ☒

10. Are there outstanding violations concerning the:

☐ RI State Building Code☐ Zoning Ordinance☐ Housing Code


Revised 1/07

See Attached List of Variations.

See Attached Explanations.

Signature(s) of Property Owner(s):

Signature of Property Owner(s):



\_\_\_\_\_

*Allen*

\_\_\_\_\_

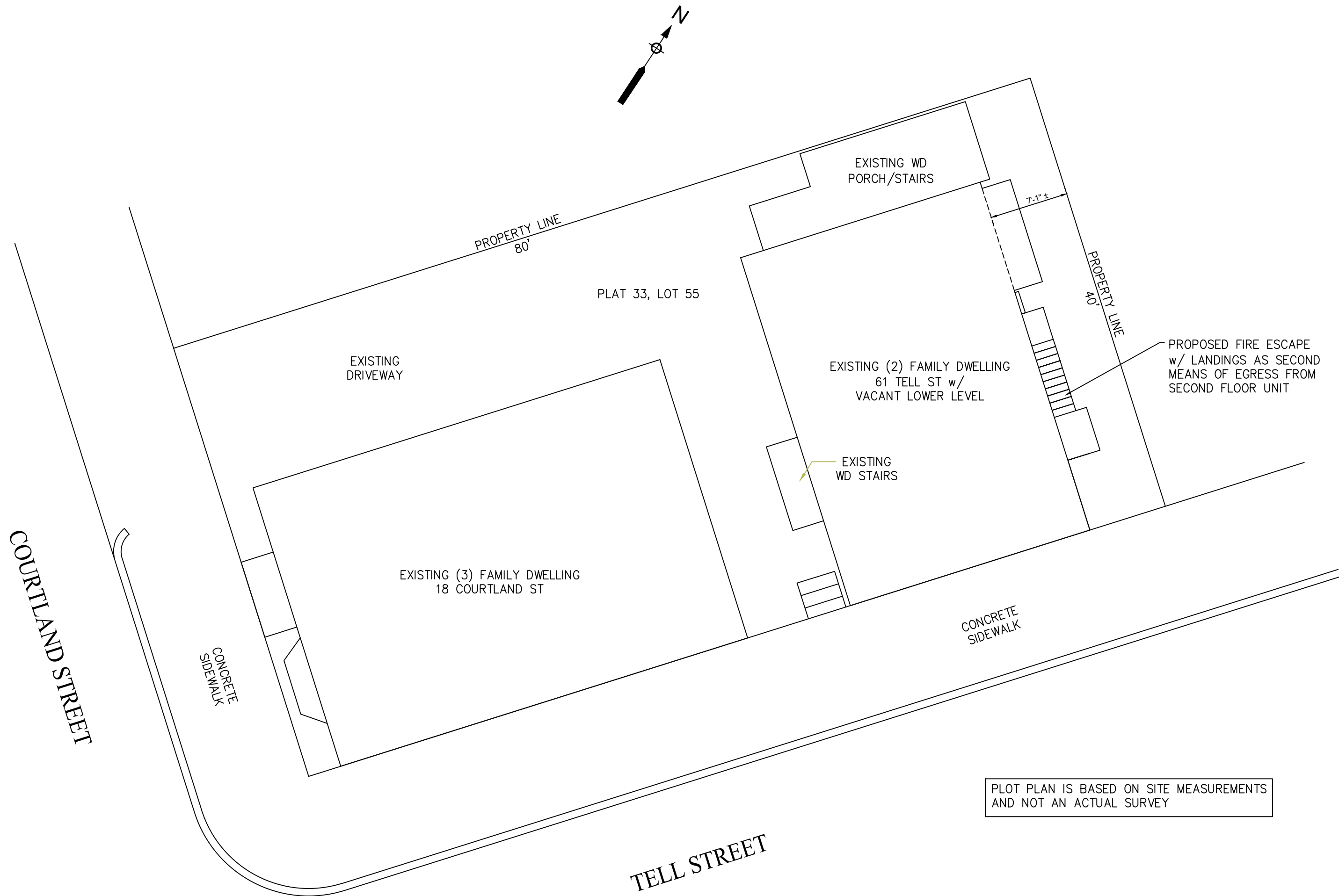
Revised 1/07

**List of Variances for 61 Tell St, providence, RI**

- 1. Section 903.2.8 – Automatic Sprinklers**
- 2. Table 1006.3.2 (1) – Stories w/ one exit**

**Explanations of Variances**

- 1. Relief is sought from the sprinklers Requirements for this VB , 2 story building due to the change of use at the lower level from vacant mercantile Use into a single dwelling unit, making the total # of unit as 3 Family Dwelling ,(R-2) Use group. The existing 2 Family units above the lower level to remain and have 2 remote exits, and especially the 2<sup>nd</sup> floor where a new compliant firescape will be erected for a safer second exiting. Smoke detectors will be introduced at all the units. A one hour rated separation will provided between The lower level new unit and the first floor.**
- 2. Relief is sought from the number of exits at the lower level new occupancy, due to the provision of one exit door that discharges directly to the street It is a hardship to provide a remote second exit due to grade higher elevations At the sides and the rear of this building. The lower level floor area is 672 sq. ft., and can sustain no more than 3 occupants.  
As a tradeoff, a Limited Sprinkler protection will be provided and tied to the Domestic water system, with a maximum of 6 heads as permitted by the RI State Building Code.**



PROPOSED LOWER LEVEL NEW USE AT  
62 TELL STREET  
PROVIDENCE, RHODE ISLAND

DRAWN BY:  
MGL

CHECKED BY:  
RJL

LOQA ENGINEERS, LLC  
CONSULTING ENGINEERS  
49 BATCHELLER AVENUE  
PROVIDENCE, RI 02904  
rjloqa@verizon.net

FOR ENGINEERING ONLY

SCALE:  
AS NOTED

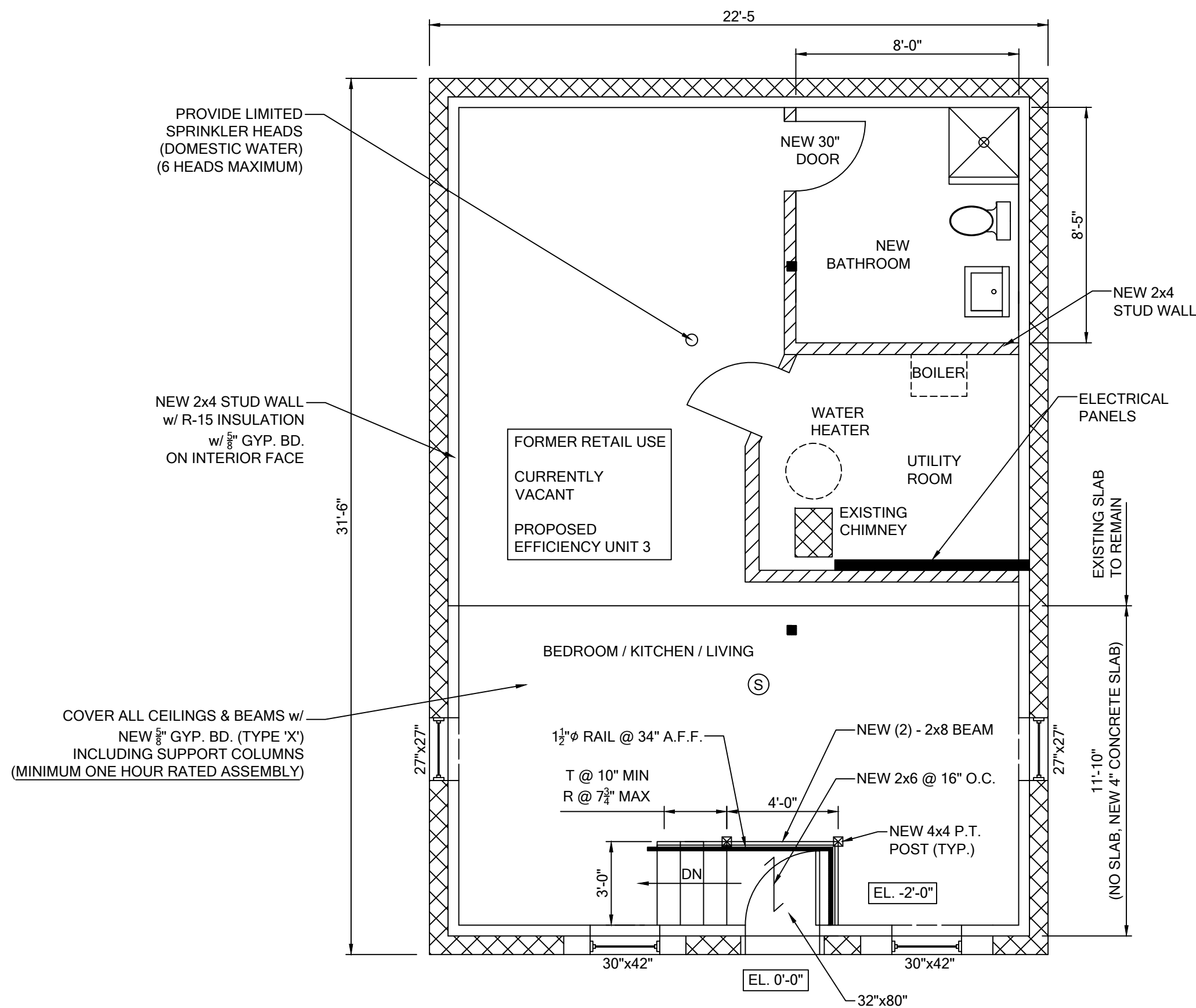
CONTENTS:  
PLOT PLAN

DATE:  
FEBRUARY 2021

SHEET NO:

C100

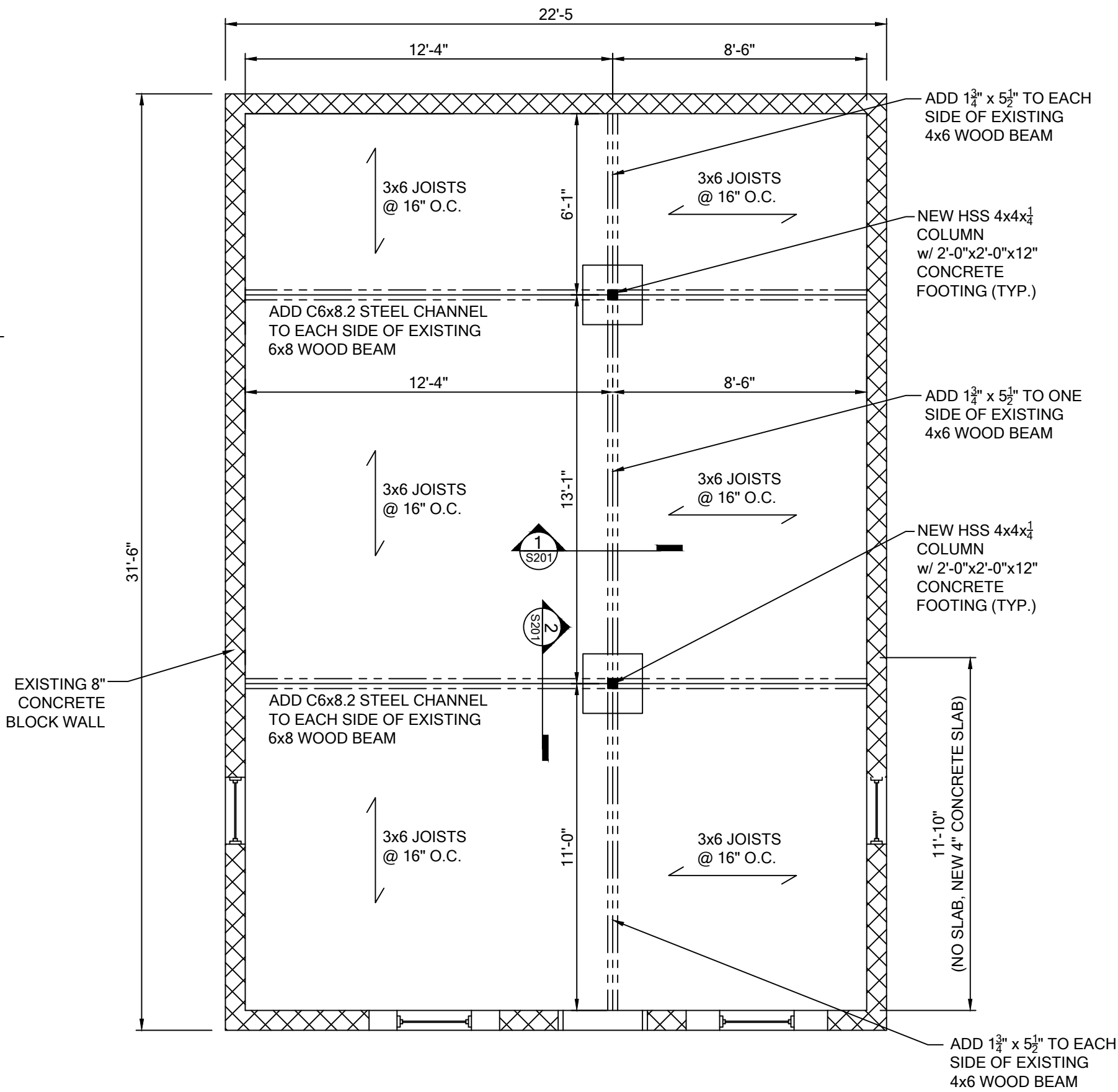
- CONTRACTOR TO VERIFY MEASUREMENTS & DIMENSIONS PRIOR TO WORK
- ALL WORK MUST BE IN COMPLIANCE w/ THE RI STATE BUILDING CODE / 2019



PROPOSED LOWER LEVEL FLOOR PLAN

SCALE:  $\frac{1}{4}$ " = 1'-0"

- COVER CEILING w/ NEW  $\frac{5}{8}$ " GYP. BD. TYPE 'X' INCLUDING NEW COLUMNS.
- (S) - SMOKE DETECTOR, HARDWIRED
- NEW 2x4 STUDS @ 16" O.C. w/  $\frac{5}{8}$ " GYP. BD. EACH SIDE



PROPOSED FIRST FLOOR FRAMING PLAN

SCALE:  $\frac{1}{4}$ " = 1'-0"

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SCALE:  
AS NOTED

CONTENTS:  
FLOOR  
PLAN

DATE:  
FEBRUARY 2021

SHEET NO:

S100

PROPOSED LOWER LEVEL NEW USE AT  
61 TELL STREET  
PROVIDENCE, RHODE ISLAND

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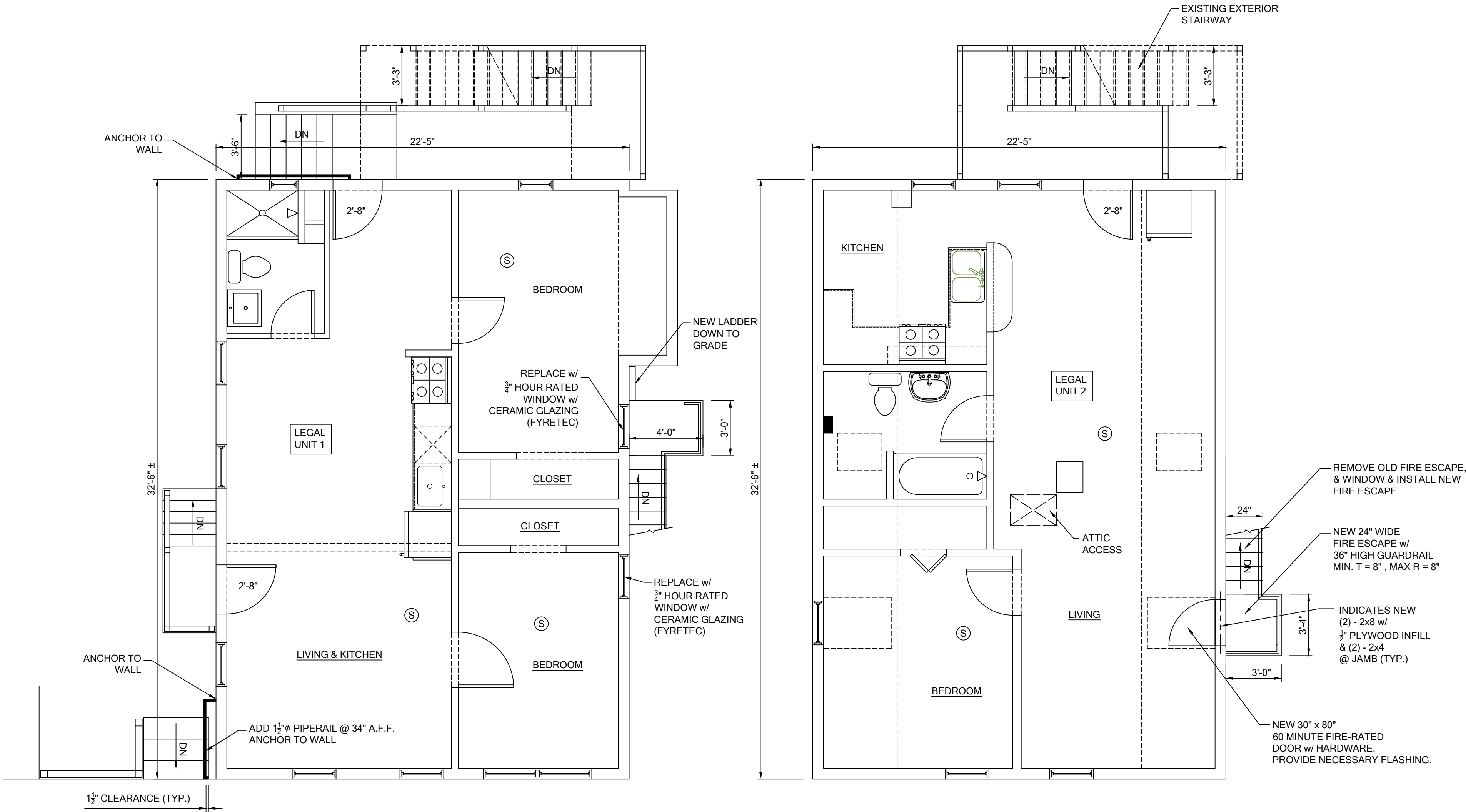
SCALE:  
AS NOTED

CONTENTS:  
FLOOR  
PLAN

DATE:  
FEBRUARY 2021

SHEET NO:

S101





**PROPOSED RIGHT SIDE ELEVATION**  
SCALE:  $\frac{1}{4}" = 1'-0"$

**PROPOSED LOWER LEVEL NEW USE AT  
62 TELL STREET  
PROVIDENCE, RHODE ISLAND**

DRAWN BY:  
**MGL**  
CHECKED BY:  
**RJL**

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SCALE:  
AS NOTED

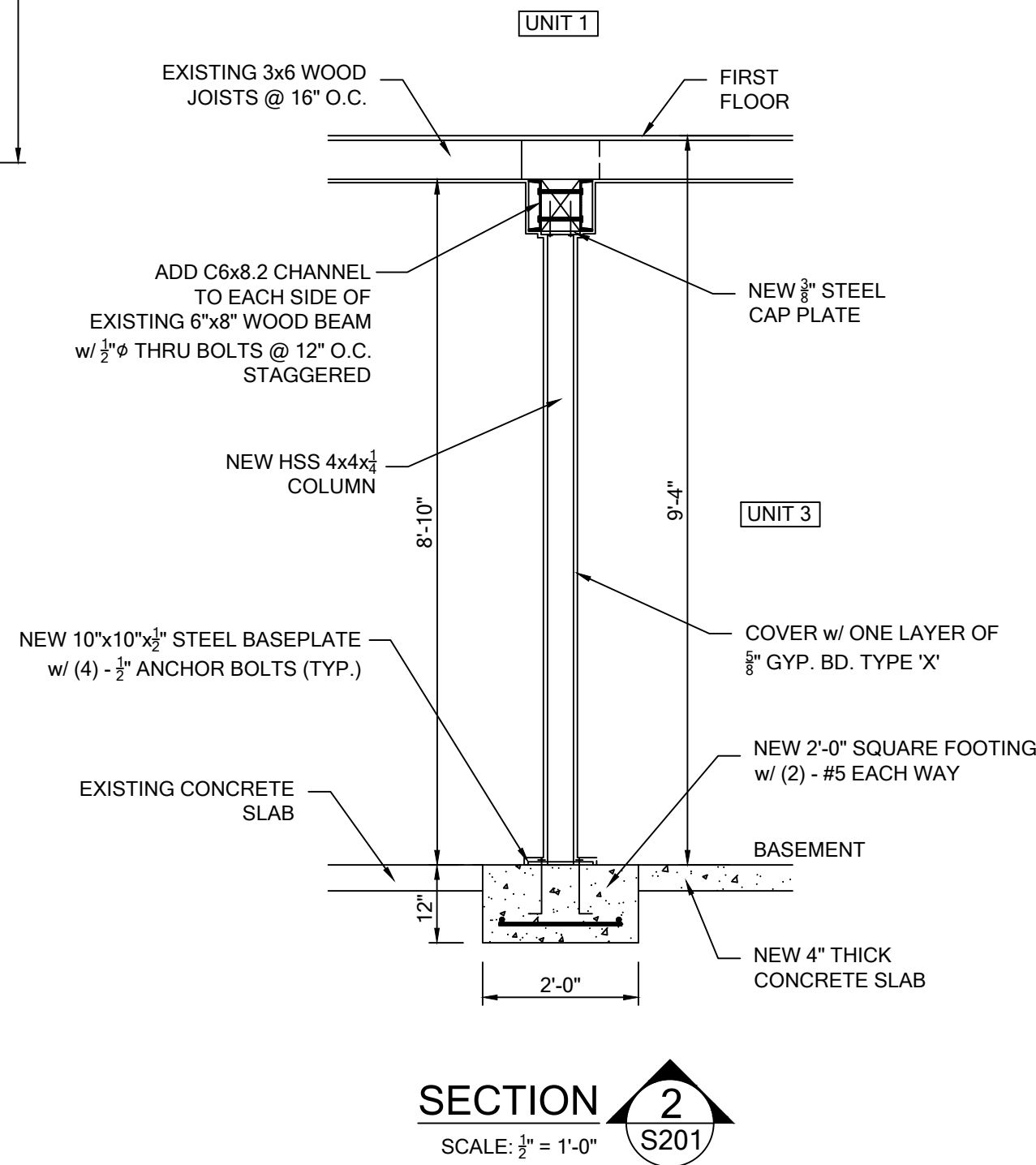
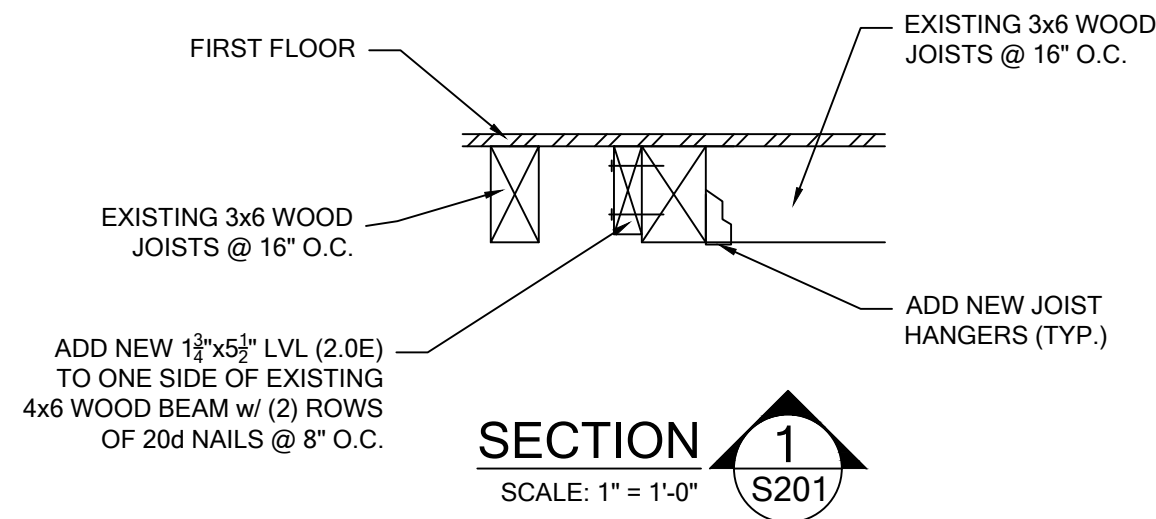
CONTENTS:  
**ELEVATION  
& SECTION**

DATE:  
FEBRUARY 2021

SHEET NO:  
**S200**



PROPOSED FRONT ELEVATION  
SCALE:  $\frac{1}{4}" = 1'-0"$



PROPOSED LOWER LEVEL NEW USE AT  
61 TELL STREET  
PROVIDENCE, RHODE ISLAND

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MGL  
CHECKED BY:  
RJL

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PROVIDENCE, RI 02904  
rjloqa@verizon.net

FOR ENGINEERING ONLY

SCALE:  
AS NOTED

CONTENTS:  
ELEVATION  
& SECTION

DATE:  
FEBRUARY 2021

SHEET NO:  
S201