

FEB 03 2021

CITY OF PROVIDENCE  
ZONING BOARD OF REVIEW

APPLICATION FOR VARIANCE OR SPECIAL USE PERMIT

Check Each Type Zoning Relief Sought:

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:** Scott Aceto

Address 152 Locust Glen Dr. Cranston

Zip Code 02921

E-mail scott@riisere.com

Phone 401 464 2617

*Home/Office*

401 464 2617

*Mobile (Cell)*

**Owner:** Scott Aceto

Address 152 Locust Glen Dr. Cranston

Zip Code 02921

E-mail scott@riisere.com

Phone 401 464 2617

*Home/Office*

401 464 2617

*Mobile (Cell)*

**Lessee:** \_\_\_\_\_

Address \_\_\_\_\_

Zip Code \_\_\_\_\_

E-mail \_\_\_\_\_

Phone: \_\_\_\_\_

*Home/Office*

\_\_\_\_\_

*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:** 8 Gotham Court (aka 283 Carpenter St.)  
*Street Address*

2. **Zoning District(s):** R3  
**Special purpose or overlay district(s):** \_\_\_\_\_

3a. **Date owner purchased the Property:** December 4, 2019

3b. **Month/year of lessee's occupancy:** \_\_\_\_\_

3. Dimensions of each lot:

Lot #	385	Frontage	47.12	depth	100.3	Total area	4726.14	sq. ft.
Lot #	458	Frontage	38	depth	53	Total area	2223	sq. ft.
Lot #		Frontage		depth		Total area		sq. ft.

4. Size of each structure located on the Property:

Principal Structure:	Total gross square footage	4408
283 Carpenter - Footprint	864	Height 30
		Floors 3
8 Gotham Ct - Existing Footprint = 0 (vacant lot).		
Accessory Structure:	Total gross square footage	
Footprint	Height	Floors

5. Size of proposed structure(s):	Total gross square footage:	
8 Gotham Ct Footprint	1,152	Height 34'10
		Floors 2

283 Carpenter - No Changes to be made to this structure

6a. Existing Lot coverage: (include all buildings, decks, etc.) 864 42%

6b. Proposed Lot coverage: (include new construction) 1,152 sq ft (24%)

7a. Present Use of Property (each lot/structure):

Lot 458 - 2 Family Dwelling & Lot 385 - Vacant Lot

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

Lot 458 - 2 Family Dwelling & Lot 385 - Vacant Lot

8. Proposed Use of Property (each lot/structure):

Lot 458 - 2 Family Dwelling & Lot 385 - 2 Family Dwelling

9. Number of Current Parking Spaces: NA

10. Describe the proposed construction or alterations (each lot/structure):

propose construction of a new two family dwelling to be built in compliance with the Providence Zoning Ordinance and RI State Building Code.

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:

2003 E	Merger of Substandard Lots of Record

**13. Explain the changes proposed for the Property.**

Upon the approval. the property will change from a vacant parcel into a two family dwelling.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*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.*

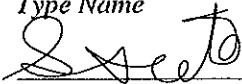
*The undersigned further acknowledge(s) that the statements herein and in any attachments or appendices are true and accurate, and that providing a false statement in this application may be subject to criminal and/or civil penalties as provided by law, including prosecution under the State and Municipal False Claims Acts. Owner(s)/Applicant(s) are jointly responsible with their attorneys for any false statements.*

**Owner(s):**

**Applicant(s):**

Scott Aceto

Type Name



Signature

\_\_\_\_\_  
Type Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Type Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
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?**  
Section 2003 E Merger of Substandard lots creates a hardship by limiting or restricting the use of an otherwise conforming parcel of land.
2. **Specify any and all unique characteristics of the land or structure that cause the hardship?**  
The unique characteristic is the merger itself. The existing structure on the small abutting parcel creates a restricted use of the larger otherwise compliant lot.
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 X
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.

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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.**

The primary reason for seeking a variance is to provide housing on a vacant parcel of land which complies with the intended use except for the section 2003 E of the Zoning Regulations.

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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).**

The least relief sought is that of the conforming intended and permitted use of the vacant parcel.

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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.**

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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.**

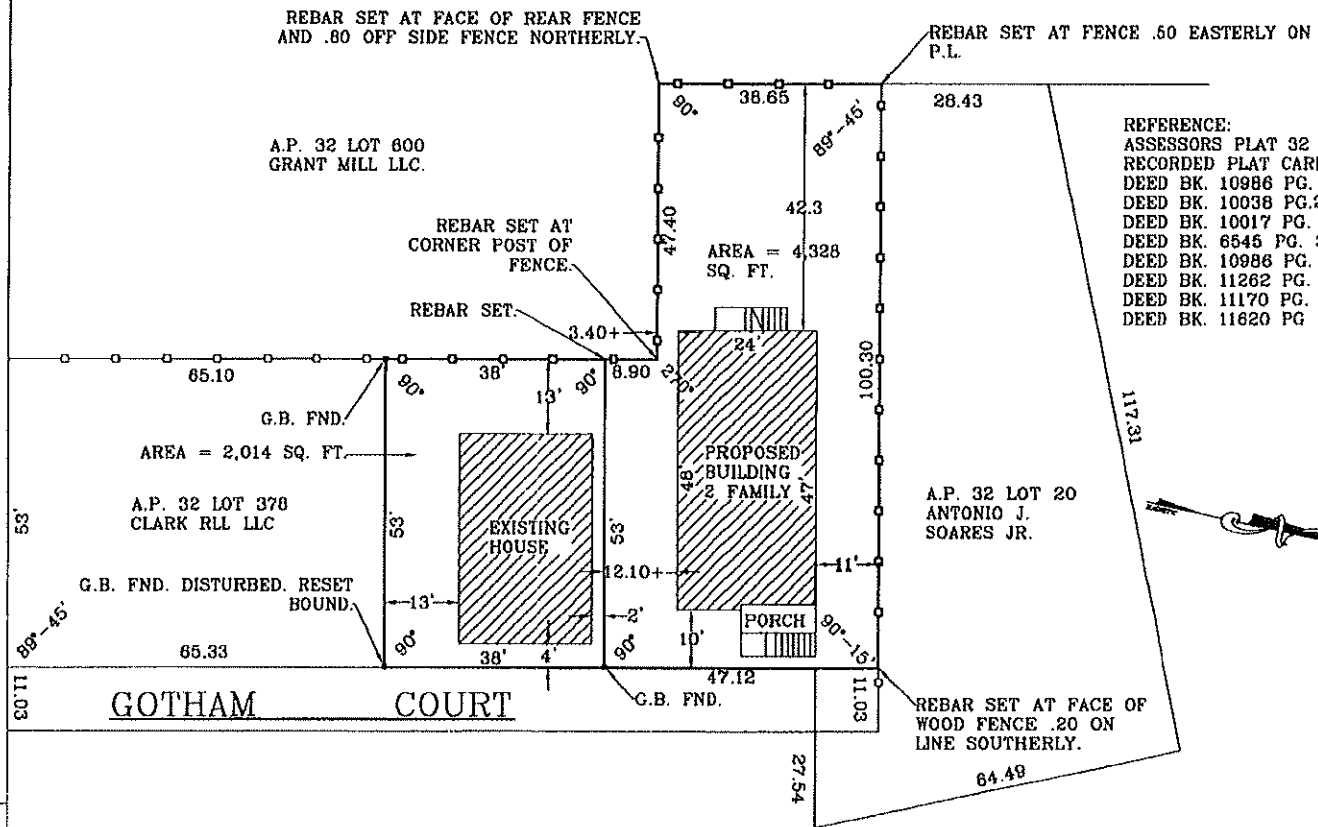
Should a variance not be granted, the impact of a vacant unused parcel can have on the surrounding properties can be harmful with the potential of illegal dumping creating an undue hardship to care for a vacant parcel causing more than a mere inconvenience.

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CARPENTER STREET

40.0



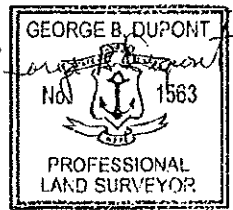
REFERENCE:  
 ASSESSORS PLAT 32  
 RECORDED PLAT CARD 879  
 DEED BK. 10986 PG. 201  
 DEED BK. 10038 PG.261  
 DEED BK. 10017 PG. 160  
 DEED BK. 6545 PG. 338  
 DEED BK. 10986 PG. 201  
 DEED BK. 11262 PG. 34  
 DEED BK. 11170 PG. 131  
 DEED BK. 11620 PG 298

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON JANUARY 1, 2016, AS FOLLOWS:

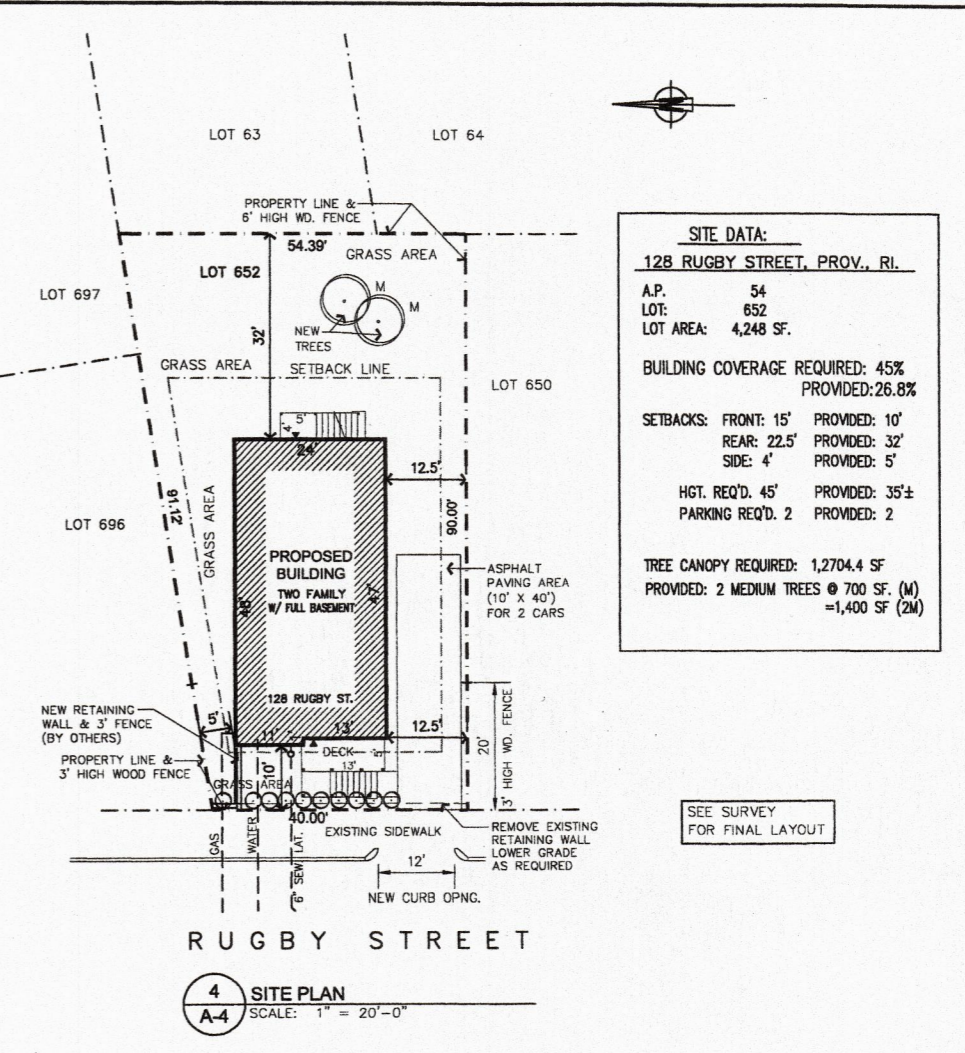
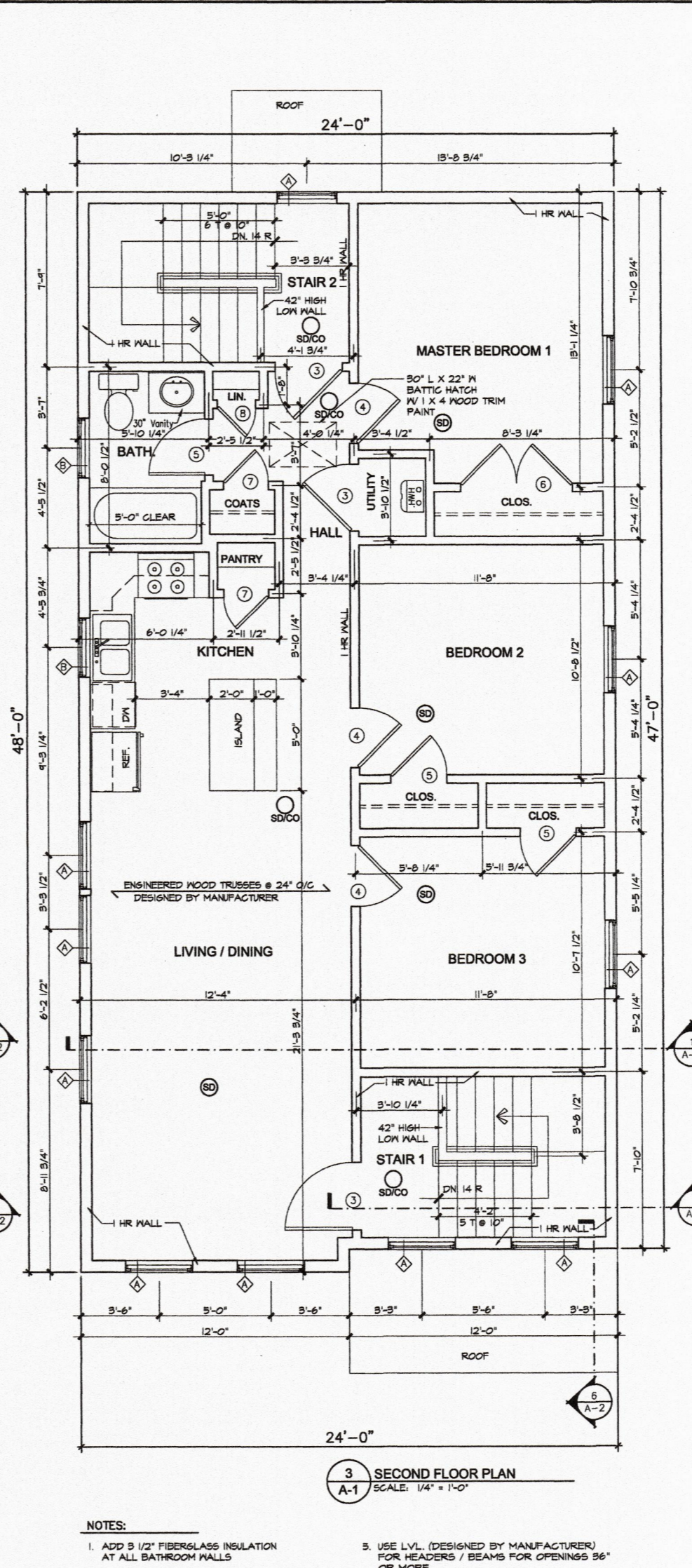
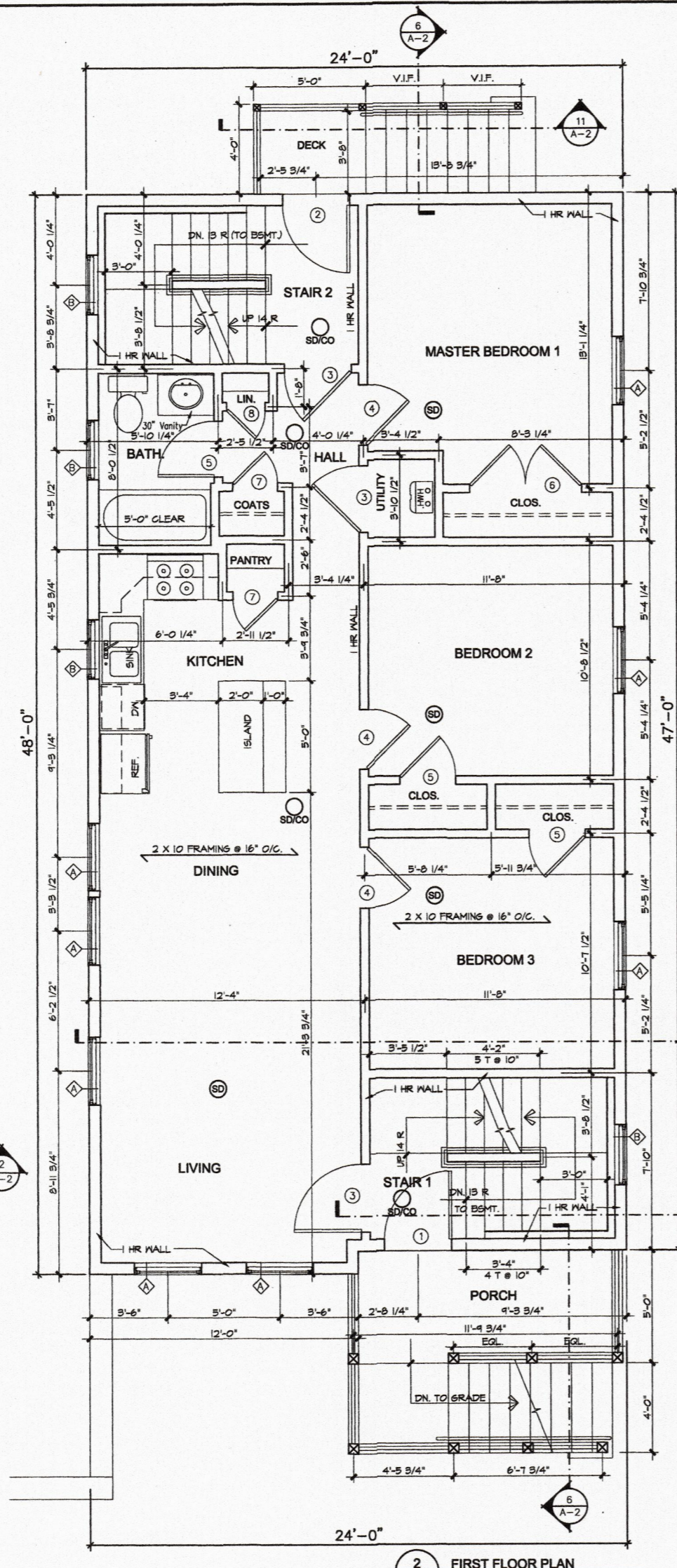
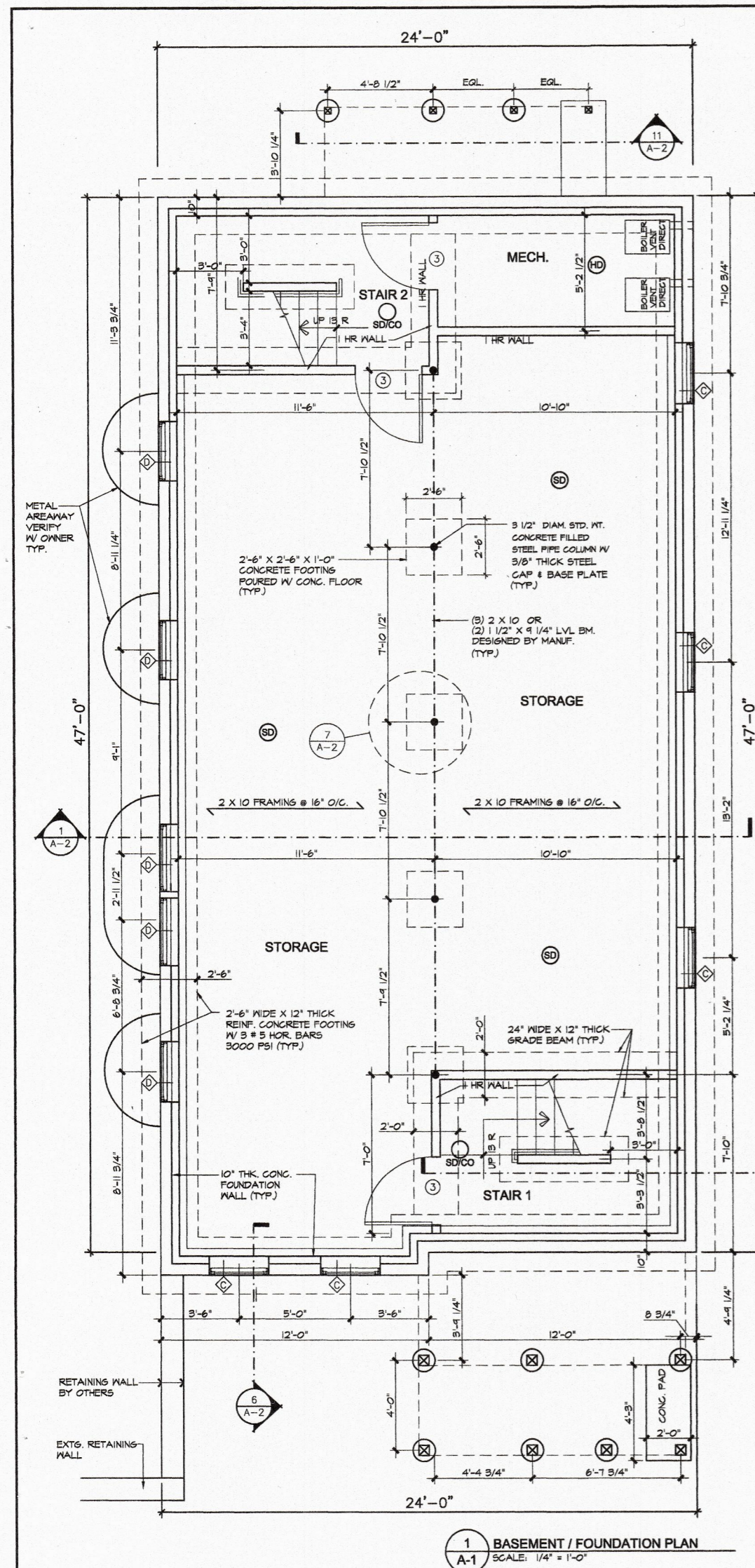
TYPE OF BOUNDARY SURVEY LIMITED CONTENT BOUNDARY SURVEY MEASUREMENT SPECIFICATION

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS TO ESTABLISH THE PERIMETER OF THE BOUNDARY

*George B. Dupont* 12/16/19  
 GEORGE B. DUPONT P.L.S. / 1563 1050 MAIN STREET, EAST GREENWICH RI 02818 (401) 208-1275

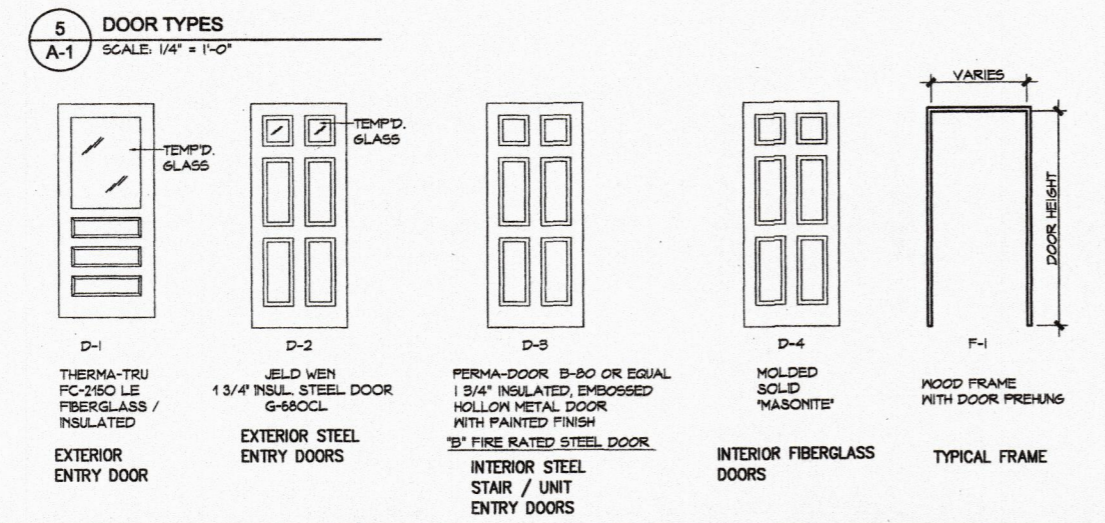


GEORGE B. DUPONT P.L.S.				
PROPOSED 2 FAMILY DWELLING				
SURVEY AND PLOT PLAN				
DRAWN BY	APPROVED BY	APPROVED DATE	DATE	SCALE
STEPHEN WILDENHAIN			12/16/19	1" = 20'-0"
8 GOTHAM COURT			OWNER	
PROVIDENCE, RI			VINCENT MANN	
ASSESSORS PLAT 32			EDITION	SHEET
LOT'S 385 AND 458			1	1 OF 1

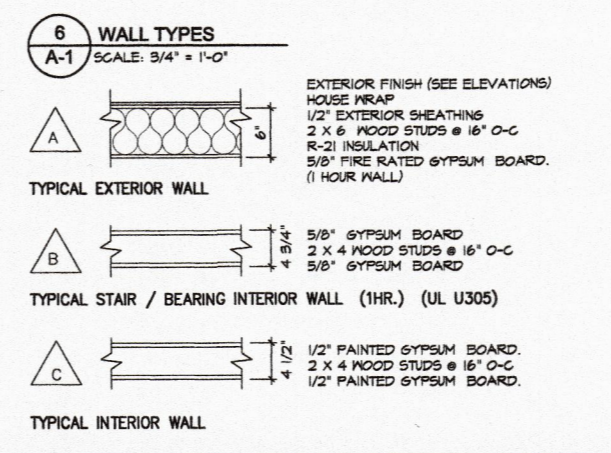


**SITE DATA:**  
128 RUGBY STREET, PROV., RI.  
A.P. 54  
LOT: 852  
LOT AREA: 4,248 SF.  
BUILDING COVERAGE REQUIRED: 45%  
PROVIDED: 26.8%  
SETBACKS: FRONT: 15' PROVIDED: 10'  
REAR: 22.5' PROVIDED: 32'  
SIDE: 4' PROVIDED: 5'  
HOT. REVD. 45' PROVIDED: 35.5'  
PARKING REVD. 2 PROVIDED: 2  
TREE CANOPY REQUIRED: 1,270.4 SF  
PROVIDED: 2 MEDIUM TREES @ 700 SF (M)  
=1,400 SF (2M)

No.	SIZE	TYPES	FRAME	HWDR.	REMARK
1	3'-0" X 6'-0" X 1 3/4"	D-1	F-1		
2	3'-0" X 6'-0" X 1 3/4"	D-2	F-1		
3	3'-0" X 6'-0" X 1 3/4"	D-3	F-1		
4	2'-0" X 6'-0" X 1 3/8"	D-4	F-1		
5	2'-0" X 6'-0" X 1 3/8"	D-4	F-1		
6	2'-2"-0" X 6'-0" X 1 3/8"	D-4	F-1		
7	2'-0" X 6'-0" X 1 3/8"	D-4	F-1		
8	1'-0" X 6'-0" X 1 3/8"	D-4	F-1		



- NOTES:**
- ADD 3/2" FIBERGLASS INSULATION AT ALL BATHROOM WALLS
  - USE 1/2" BLUE BOARD IN PLACE OF GYP BOARD AT ALL BATHROOM LOCATIONS
  - PROVIDE 2 X 6 BLOCKING BEHIND DOOR SWINGS FOR DOOR STOPS LOCATIONS
  - PROVIDE BLOCKING AT ALL TOILET WASTE LOCATIONS
  - USE LVL (DESIGNED BY MANUFACTURER) FOR HEADERS / BEAMS FOR OPENINGS 96" OR MORE
  - TRUSS / JOIST MANUFACTURER SHALL SUBMIT CALCULATIONS FOR THE DESIGN OF THE TRUSS & LVL, SEALED BY A REGISTERED STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION



- SOIL BEARING / CONCRETE NOTES:**
- ALLOWABLE SOIL BEARING CAPACITY ASSIGNED AT 3000 P.S.F. THE CONTRACTOR & OWNER SHALL VERIFY THIS AS THE ACTUAL MINIMUM CAPACITY AT EXCAVATION. TEST FITS WILL BE MADE AT CONSTRUCTION THE FINAL FOOTING DESIGN MAY BE MODIFIED AT THIS TIME.
  - CONCRETE SHALL ATTAIN THE FOLLOWING ULTIMATE 28 DAY COMPRESSIVE STRENGTH: (3000 P.S.I. FOR WALL & FOOTINGS 3500 P.S.I. FOR SLABS)
  - CONCRETE POURS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE LATEST A.C.I. RECOMMENDATIONS.
  - REINFORCING STEEL SHALL CONFORM TO ASTM A 615-65 GRADE 60
  - EXPANSION TYPE ANCHOR BOLTS SHALL PROVIDE A MINIMUM 5480# WORKING STRENGTH IN SHEAR & 3225# IN PULL OUT PER BOLT IN 4000 P.S.I. CONCRETE
  - BOTTOM OF FOUNDATION TO BE 3/8" BELOW FROST LINE. 42" MINIMUM BELOW GRADE

- FRAMING:**
- ALL ROOF FRAMING MEMBERS TO BE PREFABRICATED ROOF TRUSSES DESIGNED AND SPACED BY TRUSS MANUFACTURER (24" O.C. MAX) U.N.O.
  - ATTACH ALL ROOF TRUSSES TO DOUBLE TOP PLATES & EXTERIOR AND INTERIOR BEARING WALLS WITH SIMPSON 102 HERRICANE UPLIFT ANCHORS PER TRUSS MANUFACTURER'S RECOMMENDATIONS.
  - TYPICAL ROOF SHEATHING TO BE 1/2" CDX PLYWOOD WITH CLIPS.
  - ALL EXTERIOR BEARING WALLS TO BE 2x6 SPPF @ 16" O.C.
  - ALL NON-BEARING INTERIOR WALLS TO BE 1/2" (MIN) APA RATED PLYWOOD ON OUTSIDE FACE OF EXTERIOR WALLS. FACE GRAIN SHALL BE ORIENTED

NO.	DATE	REVISIONS

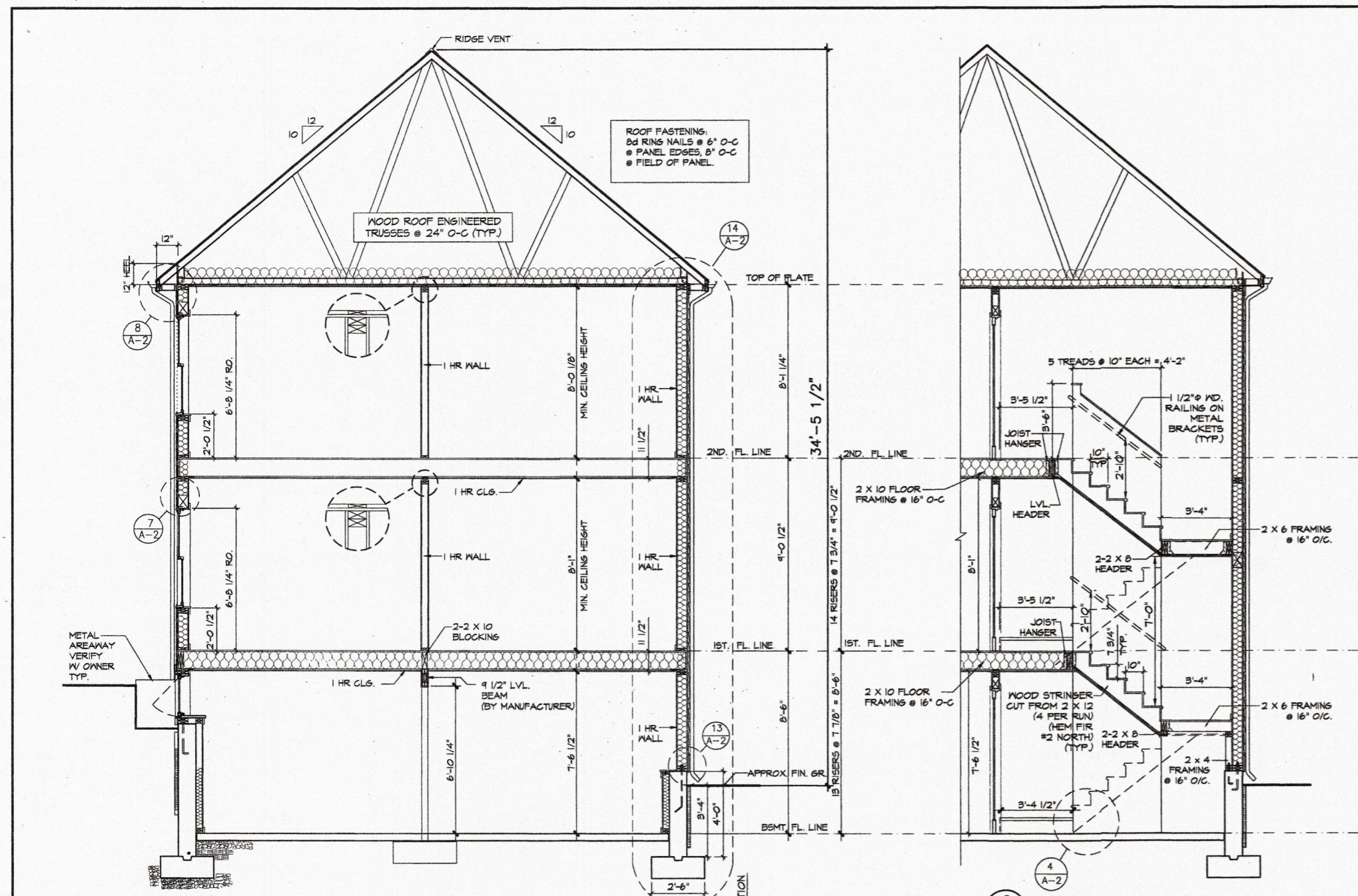
**e.a. design ltd**  
design planning interiors  
570 Broad Street  
Providence, RI 02907  
Tel: 401-580-6800  
eadesignltd@yahoo.com

Proposed Building  
**8 Gortham Court**  
Assessors Plat 32  
Lots 385 and 458  
Providence, RI

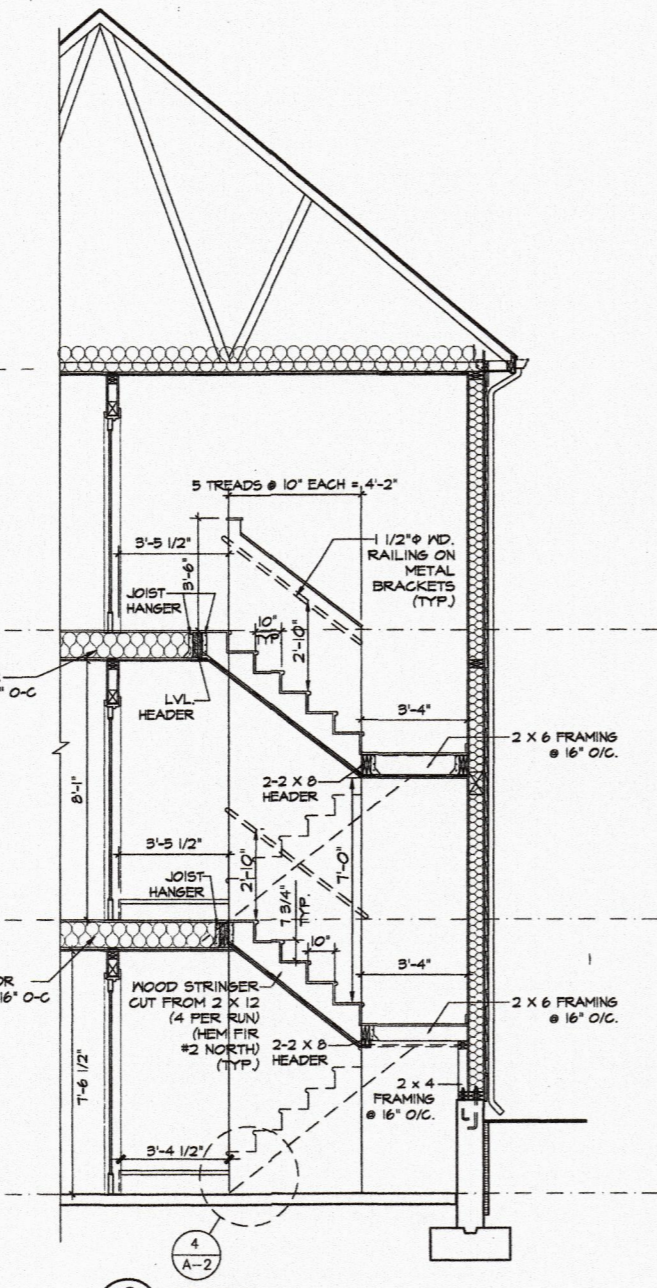
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Design:	M.E.E.
Drawn:	M.E.E.
Checked:	
Date:	8-29-2019
Construction:	<input checked="" type="checkbox"/> FOR <input type="checkbox"/> NOT FOR

**A-1**  
FLOOR PLANS  
WALL TYPES  
DOOR SCHEDULES  
SITE PLAN & NOTES  
Layers: Sheet\_of\_3

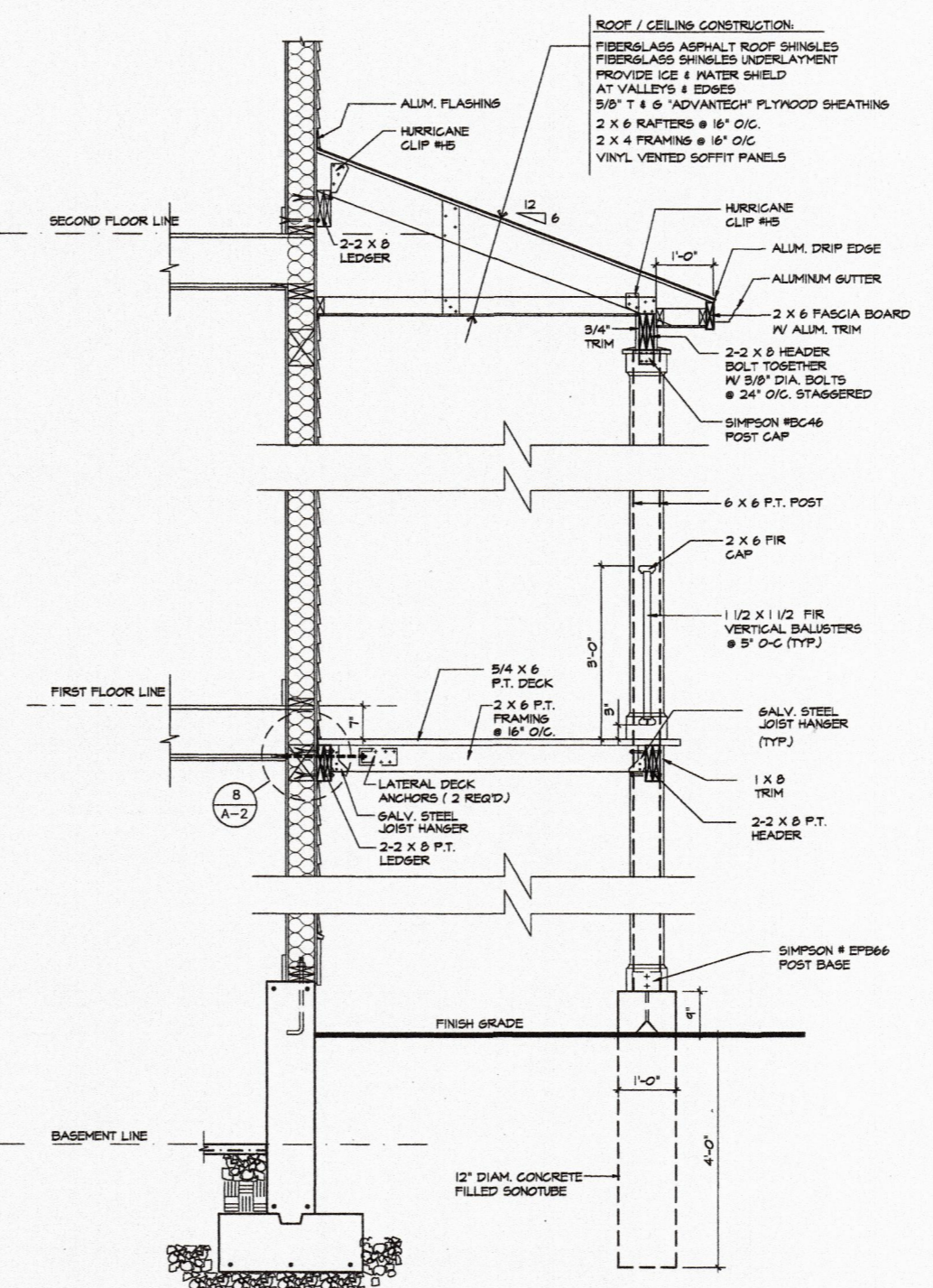
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1 TYPICAL SECTION  
A-2 SCALE: 1/4" = 1'-0"



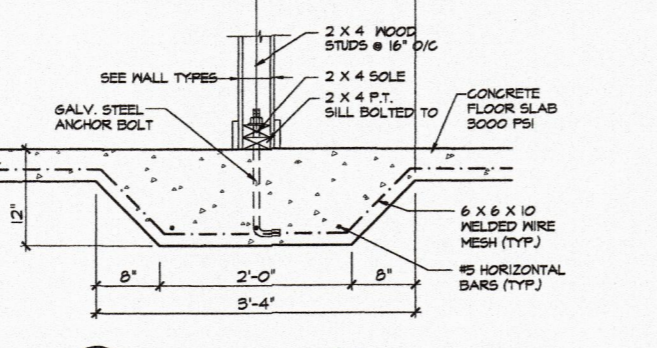
2 SECTION  
A-2 SCALE: 1/4" = 1'-0"



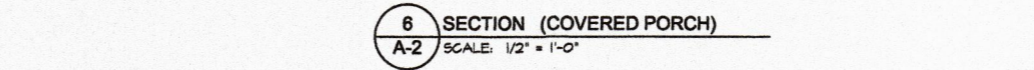
3 RAKE DETAIL  
A-2 SCALE: 3/4" = 1'-0"



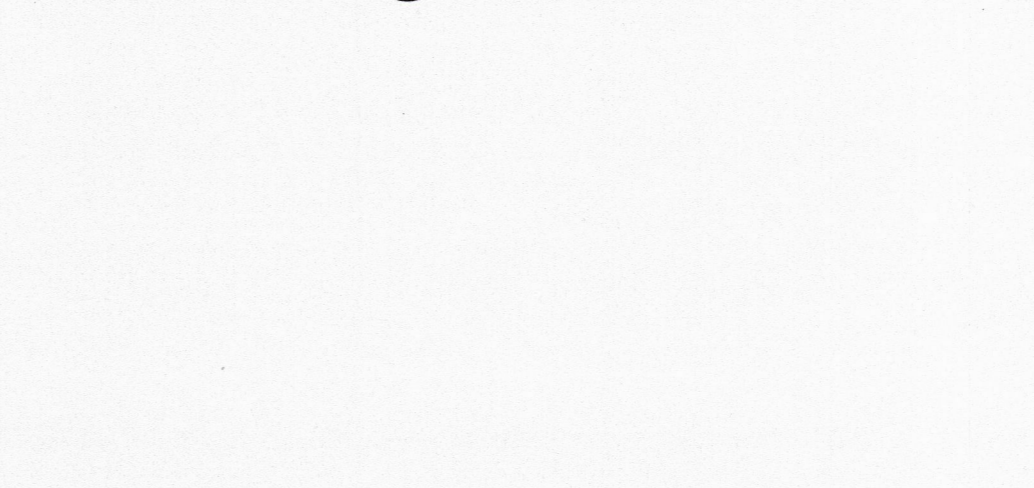
4 TYPICAL STAIR DETAIL  
A-2 SCALE: 3/4" = 1'-0"



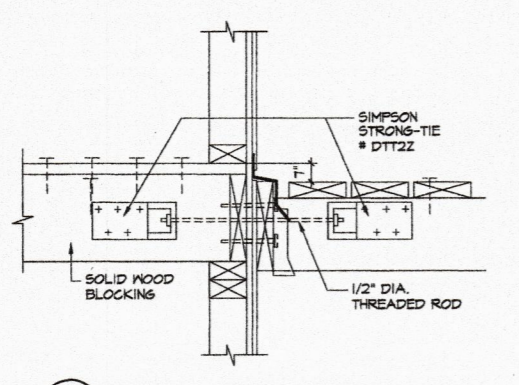
5 DETAIL OF GRADE BEAM  
A-2 SCALE: 3/4" = 1'-0"



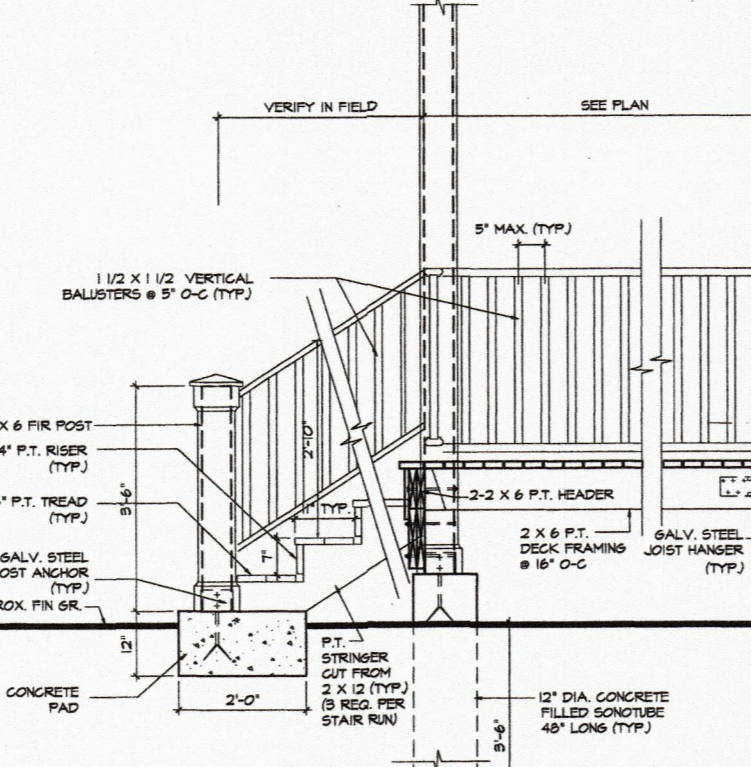
6 SECTION (COVERED PORCH)  
A-2 SCALE: 1/2" = 1'-0"



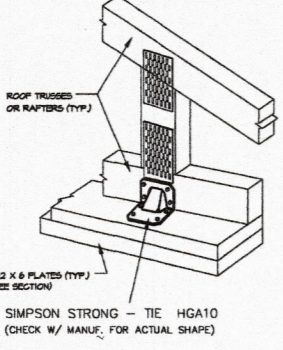
7 TYP. COLUMN DETAIL  
A-2 SCALE: 1/2" = 1'-0"



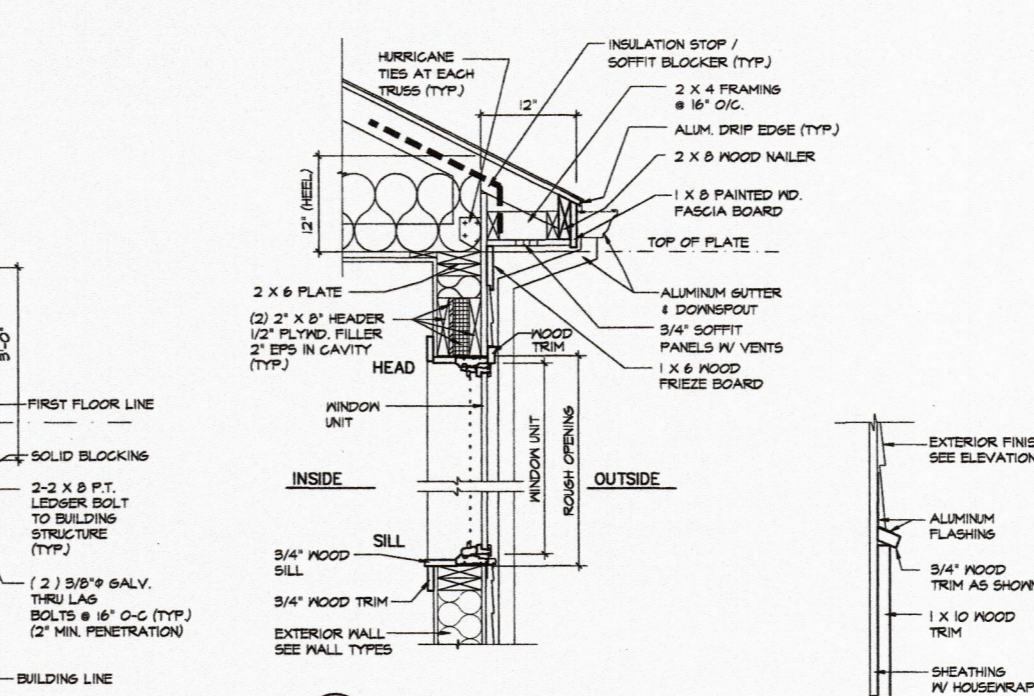
8 LATERAL LOAD DECK ATTACHMENT  
A-2 N.T.S. - PORCH / DECK -



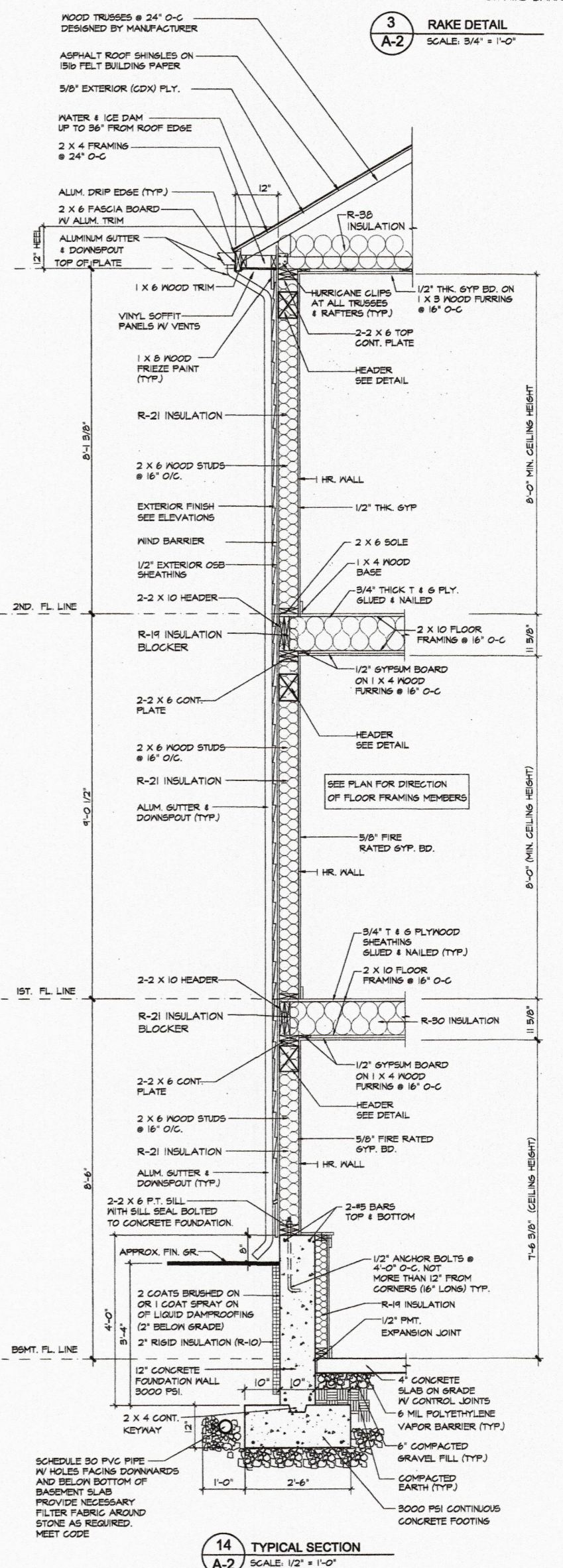
9 DETAIL - HURRICANE TIES  
A-2 NOT TO SCALE



10 DETAIL - HURRICANE TIES  
A-2 NOT TO SCALE



11 DECK / PORCH DETAIL  
A-2 SCALE: 1/2" = 1'-0"



12 HEADER / EAVE DETAIL  
A-2 SCALE: 3/4" = 1'-0"



13 DETAIL - WATER TABLE  
A-2 SCALE: 1/2" = 1'-0"



14 TYPICAL SECTION  
A-2 SCALE: 1/2" = 1'-0"

NO.	DATE	REVISIONS

**e.a. design ltd**  
design · planning · interiors  
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Tel: 401-580-6800  
eadesignltd@yahoo.com

Proposed Building

Proposed Building

Proposed Building

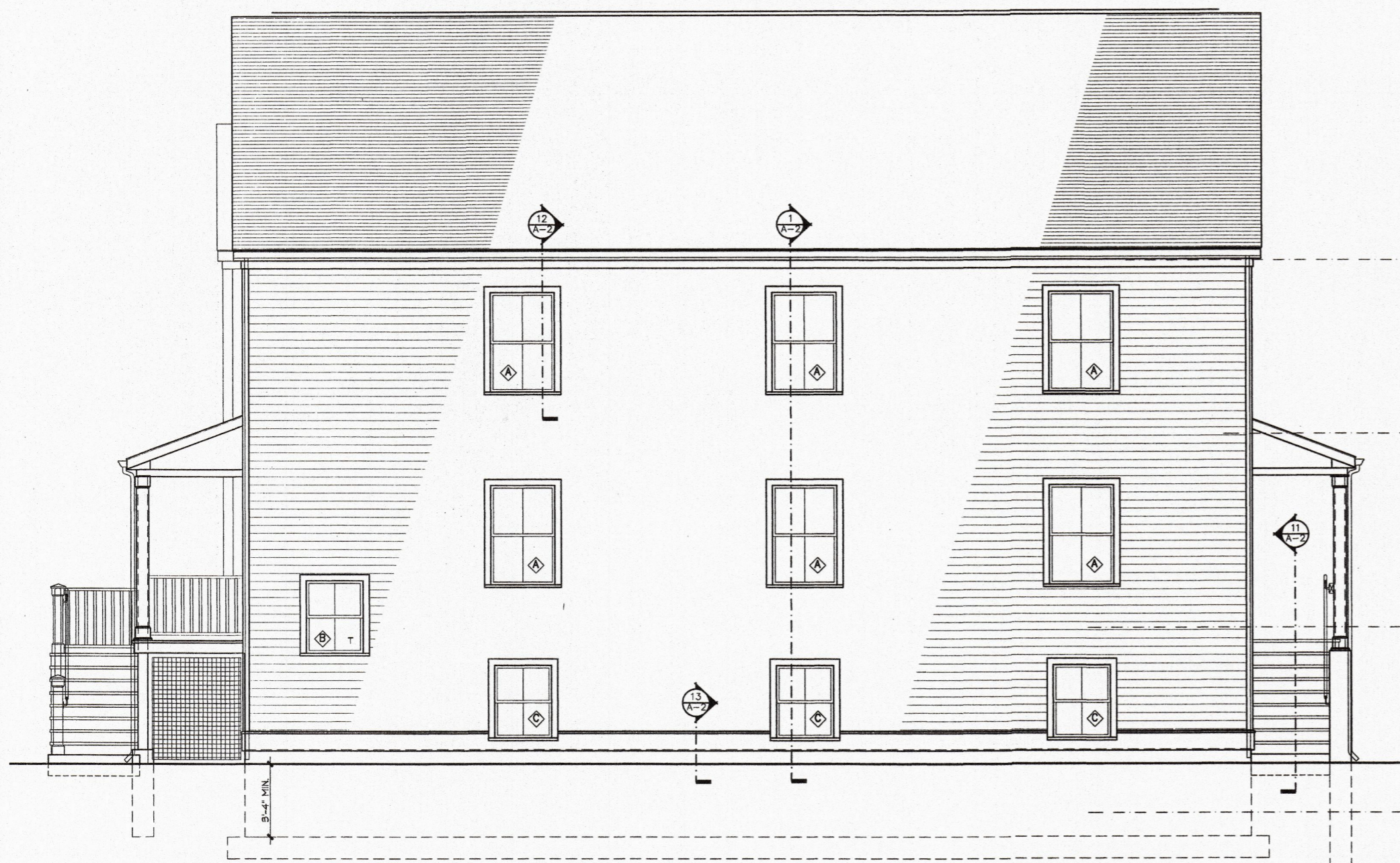
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**Lots 385 and 458**  
**Providence, RI**

Scale:	AS NOTED
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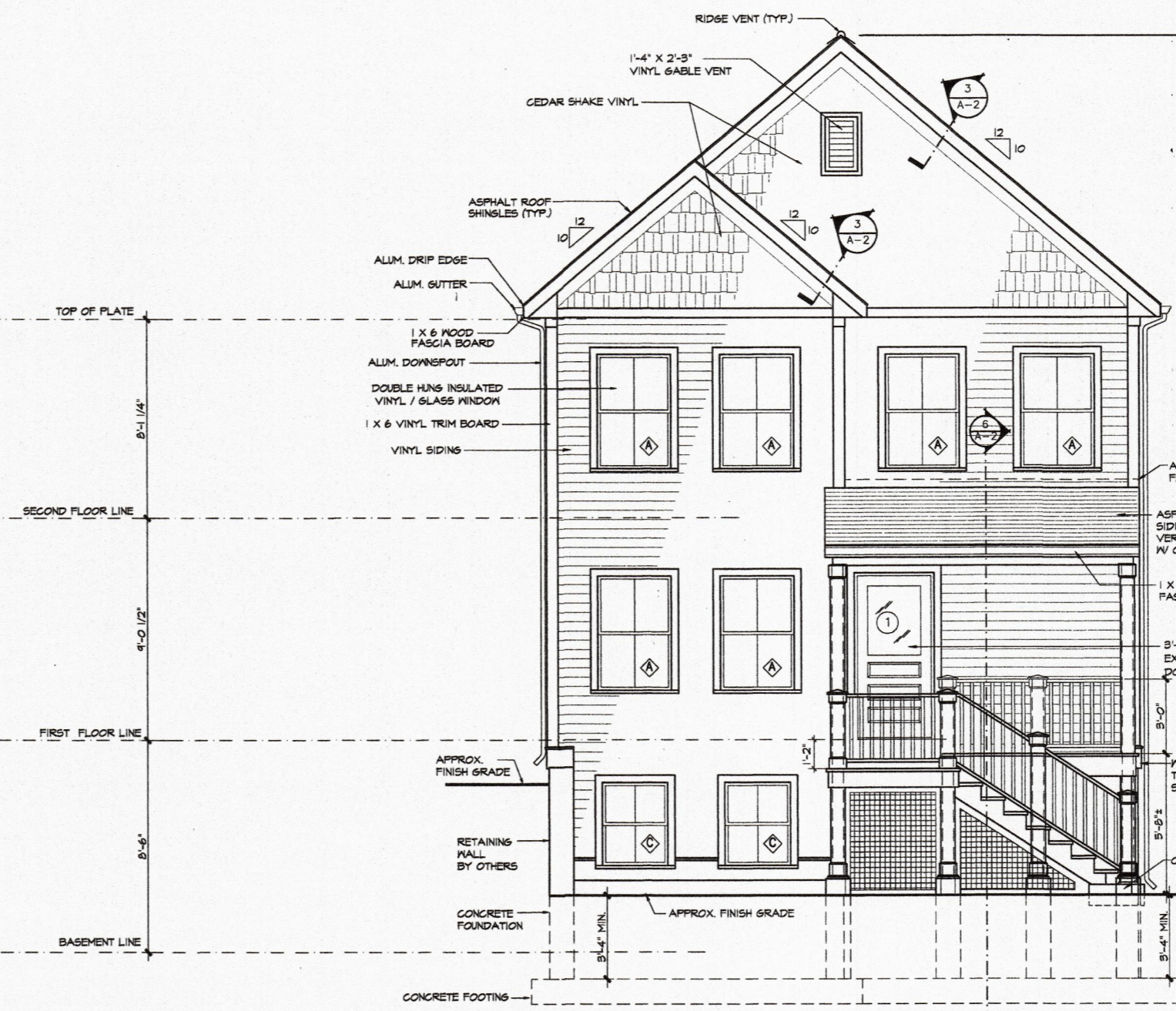
**A-2**  
SECTIONS  
DETAILS  
GENERAL NOTES

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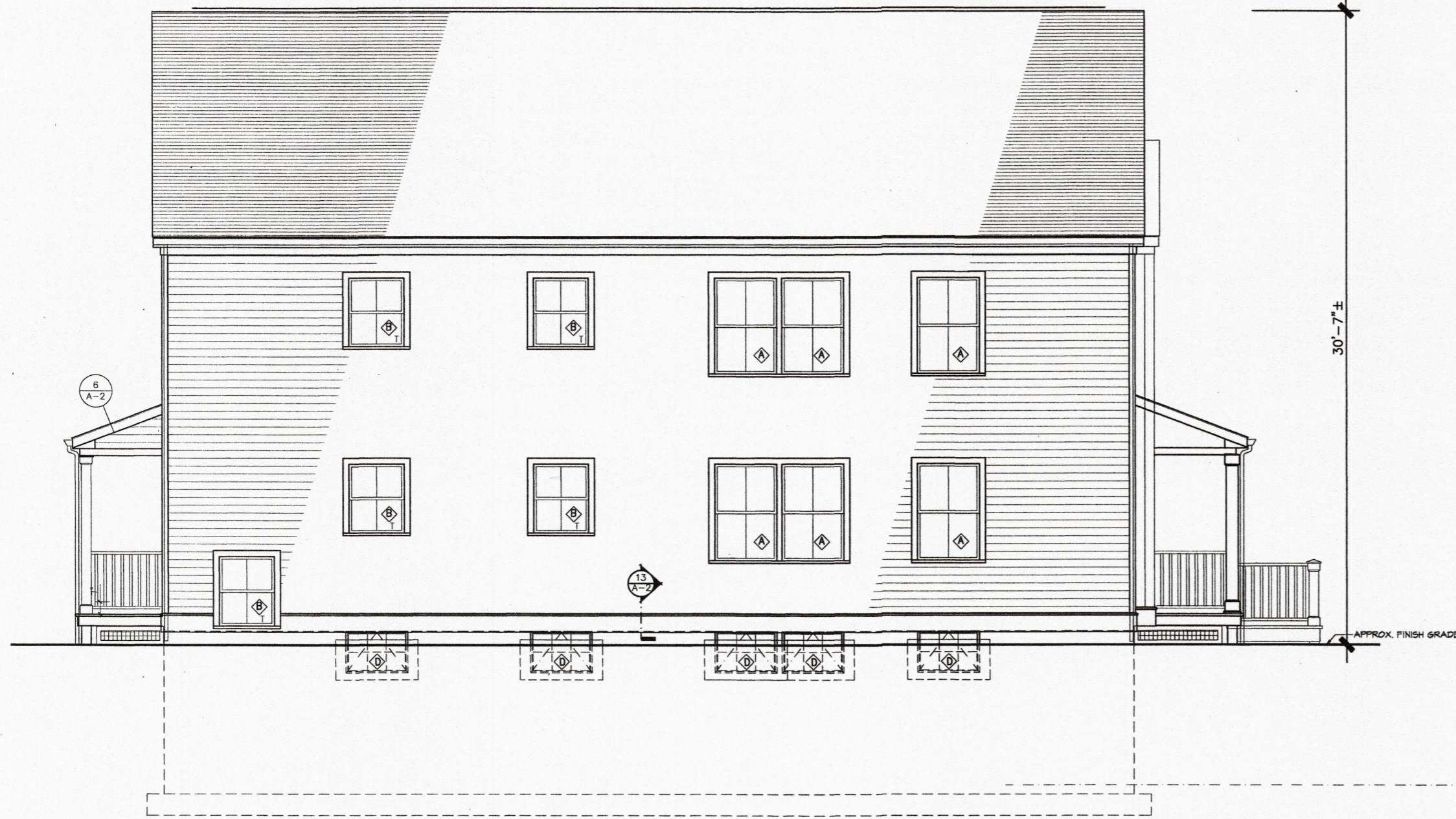




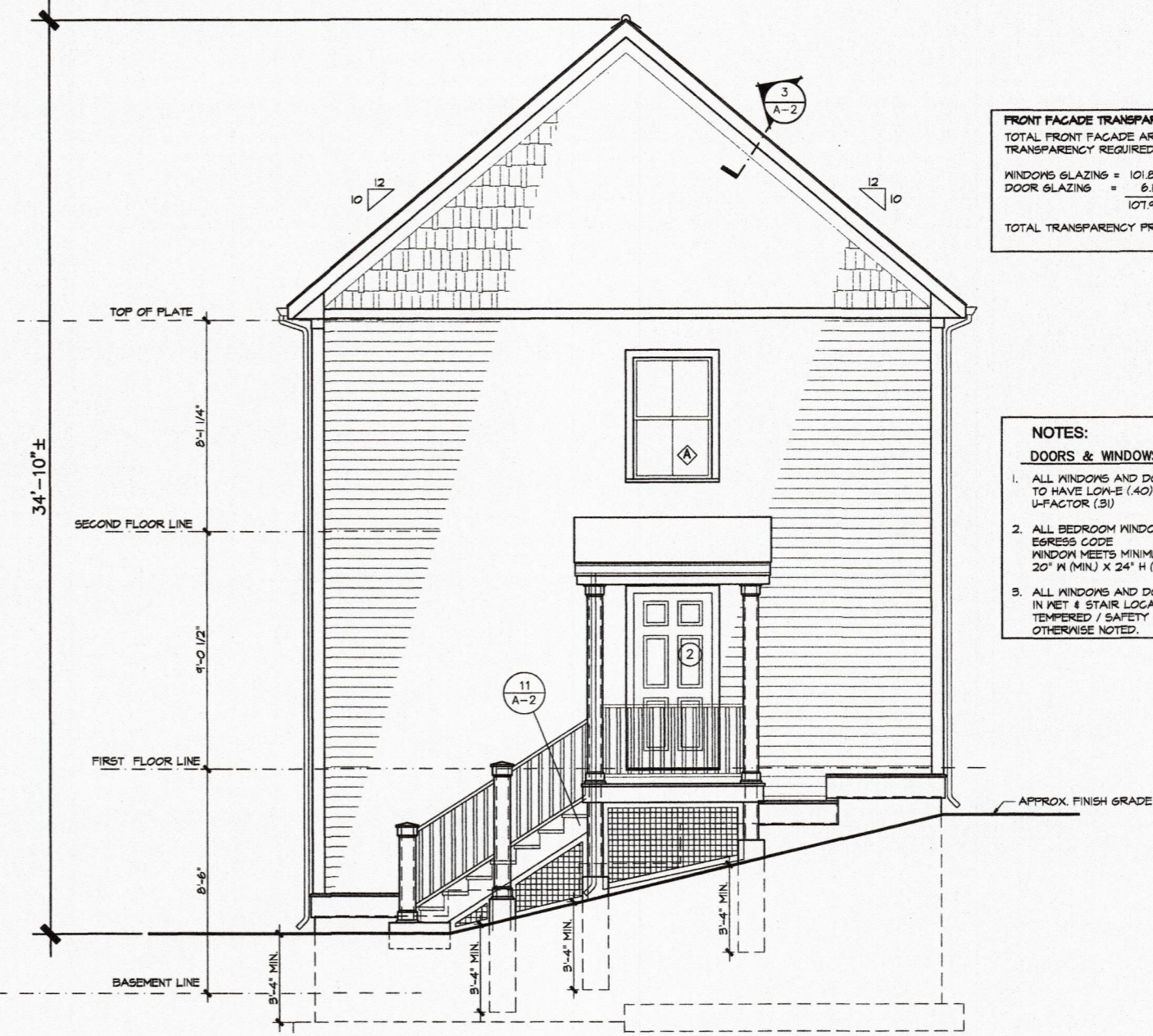
1 RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



2 FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

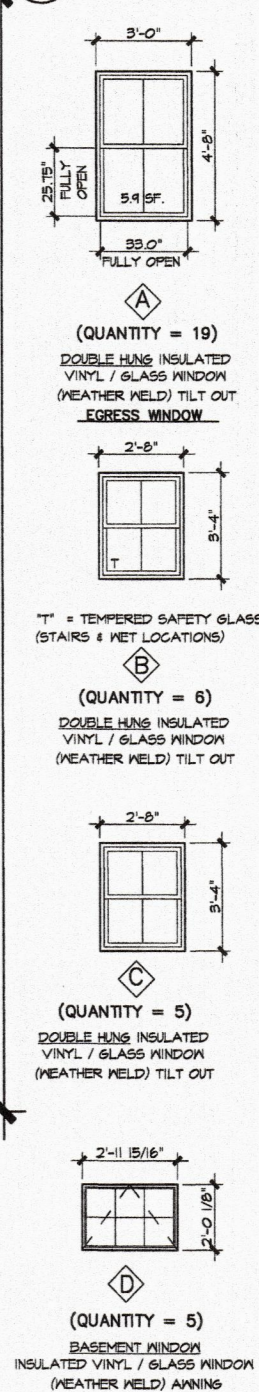


3 LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



4 REAR ELEVATION  
SCALE: 1/4" = 1'-0"

5 WINDOW TYPES  
SCALE: 1/4" = 1'-0"



FRONT FACADE TRANSPARENCY CALCULATION  
TOTAL FRONT FACADE AREA = 712 SF  
TRANSPARENCY REQUIRED (50%) = 356 SF  
WINDOWS GLAZING = 101.84 SF  
DOOR GLAZING = 8.14 SF  
TOTAL TRANSPARENCY PROVIDED = 109.98 SF (15.4% OK)

NOTES:  
DOORS & WINDOWS GLAZING  
1. ALL WINDOWS AND DOORS GLAZING TO HAVE LOW-E (40) VALUE GLASS UNFACTOR (BU)  
2. ALL BEDROOM WINDOWS TO MEET ENERGY CODE WINDOW MEETS MINIMUM OPENING: 20" MIN. X 24" MIN. (8.1 SF)  
3. ALL WINDOWS AND DOORS GLAZING IN WET & STAIR LOCATIONS TO HAVE TEMPERED / SAFETY GLAZING UNLESS OTHERWISE NOTED.

REVISIONS	NO.	DATE	REVISIONS

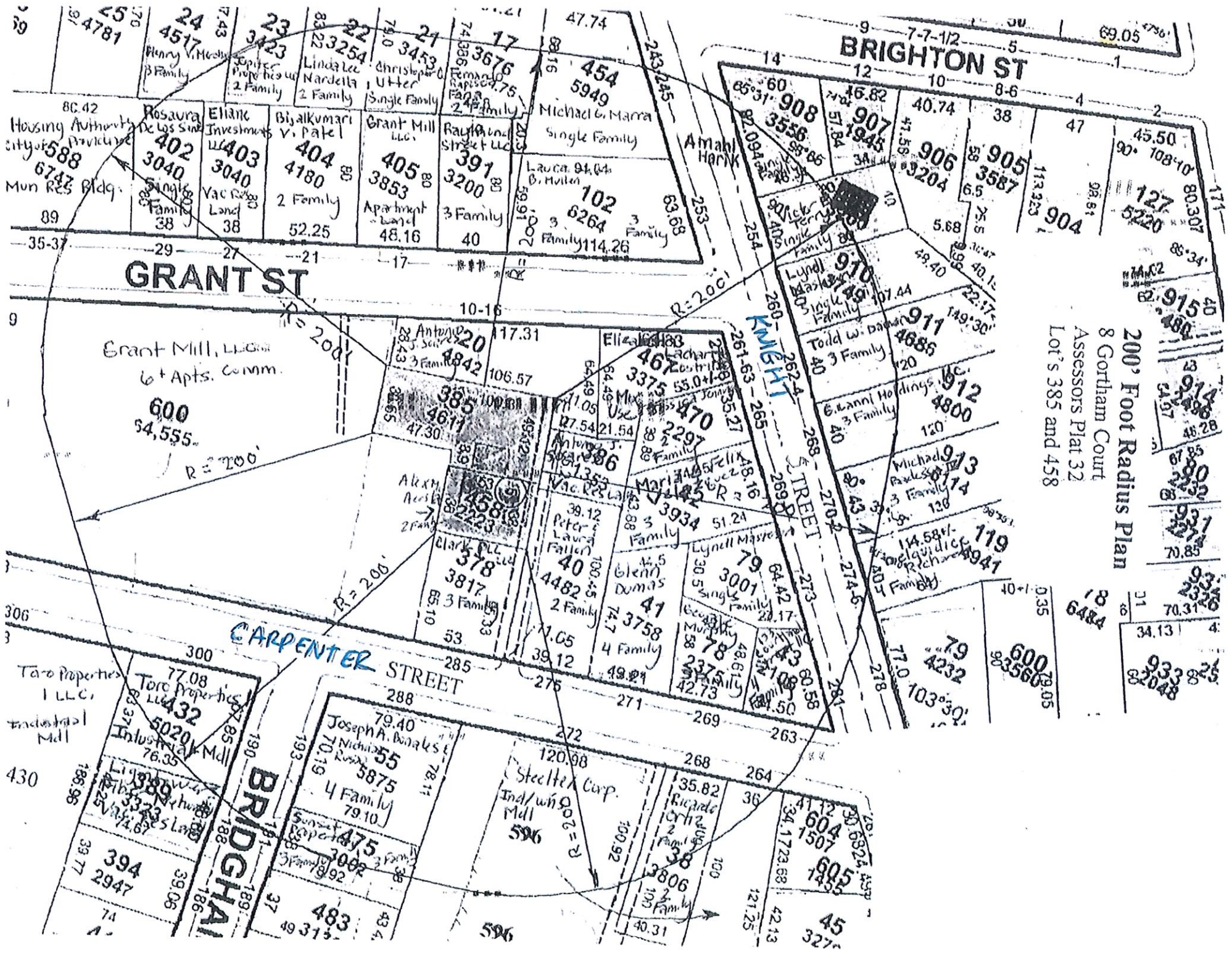
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Proposed Building  
  
**8 Gortham Court**  
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Design:	M.E.E.
Drawn:	M.E.E.
Checked:	
Date:	8-29-2019
Construction:	<input checked="" type="checkbox"/> FOR <input type="checkbox"/> NOT FOR

**A-3**  
EXTERIOR ELEVATIONS  
WINDOW SCHEDULES  
NOTES  
Layers: Sheet\_3of\_3

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**200' Foot Radius Plan**  
 8 Gortham Court  
 Assessors Plat 32  
 Lot's 385 and 458

6484

**GRANT ST**

**BRIGHTON ST**

**CARPENTER STREET**

**BRIDGHAM**

Grant Mill, LLC  
 6 Apts. Comm.  
**600**  
 54,555  
 R = 200'

Toro Properties LLC  
 Industrial Mdl  
**5020**  
 76.35

Lynell Massey  
 Vac Res Land  
**389**  
 74.67

Lynell Massey  
 Vac Res Land  
**394**  
 39.06

Joseph A. Donales  
 Nicholas Russo  
 4 Family  
**5875**  
 79.10

Sunset Paper  
 3 Family  
**475**  
 79.92

Steeltek Corp.  
 Ind/w/ho  
**596**  
 100.92

Ricardo  
 Ind  
**3806**  
 100.92

604  
 1507  
**605**  
 1723.88

45  
 327



















