

CITY OF PROVIDENCE  
ZONING BOARD OF REVIEW

INSPECTION & STANDARDS  
RECEIVED

APR 17 2025

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 Variance

\*\* Attach APPENDIX B to apply for a Special Use Permit

If a section of the application is not applicable, please indicate this by using N/A in that field.

Applicant: Steven Freels

Applicant Mailing Address

Email: stevenfreels2013@gmail.com

Street: 253 Hyde Park Ave

Phone: 609-675-4707

City, State, Zip: Boston, MA 02136

Owner: Steven Freels

Owner Mailing Address

Email: stevenfreels2013@gmail.com

Street: 253 Hyde Park Ave

Phone: 609-675-4704

City, State, Zip: Boston, MA 02136

Lessee: N/A

Lessee Mailing Address

Email: \_\_\_\_\_

Street: \_\_\_\_\_

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

City, State, Zip: \_\_\_\_\_

Attorney: N/A

Attorney Mailing Address

Email: \_\_\_\_\_

Street: \_\_\_\_\_

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

City, State, Zip: \_\_\_\_\_

Does the proposal require review by any of the following:

☐  
☐  
☐  
☐

Downtown Design Review Committee

I-195 Redevelopment District Commission

Capital Center Commission

Historic District Commission

1. Street Address of Subject Property: 910 Atwells Ave, Providence, MA 02909

Plat and Lot Numbers of Subject Property: 63 0167 (910 Atwells Ave)

2. Base Zoning District(s): R-3  
Overlay District(s): N/A

3a. Date owner purchased the Property: August 29, 2013

3b. Month/year of lessee's occupancy: N/A

4. Dimensions of each lot:

Lot # <u>63 0167</u>	Width <u>51.67'/49.57'</u>	Depth <u>95.70'/91.02'</u>	Total area <u>4,762</u> sq. ft.
Lot # <u>06 155</u>	Width <u>49.57'/48.95'</u>	Depth <u>40'</u>	Total area <u>1,970</u> sq. ft.
Lot # _____	Width _____	Depth _____	Total area _____ sq. ft.
Lot # _____	Width _____	Depth _____	Total area _____ sq. ft.

5a. Size of existing structure(s) located on the Property:

Principal Structure:

Area of Footprint 1393 SF  
Overall Height 37.5'  
# of Stories 2.5'

Accessory Structure:

Area of Footprint N/A  
Overall Height N/A  
# of Stories N/A

5b. Size of proposed structure(s) located on the Property:

Principal Structure:

Area of Footprint Unchanged  
Overall Height Unchanged  
# of Stories Unchanged

Accessory Structure:

Area of Footprint N/A  
Overall Height N/A  
# of Stories N/A

6a. Existing Lot Coverage:

Building Coverage (area of all roofed structures) 1393 SF/ 4762 SF = 29.25%  
Total Impervious Coverage Area (area of all roofed structures and impervious surfaces) 3711 SF = 77.85%  
Rear Yard Impervious Coverage (area of structures and impervious surface in rear yard) 63.35%  
Front Yard Impervious Coverage (area of structures and impervious surface in front yard) 58.35%

6b. Proposed Lot Coverage:

Building Coverage (area of all roofed structures) 1393 SF/ 4,250 SF = 32.28%  
Total Impervious Coverage Area (area of all roofed structures and impervious surfaces) 59.41% = 2,525SF  
Rear Yard Impervious Coverage (area of structures and impervious surface in rear yard) 33.80%  
Front Yard Impervious Coverage (area of structures and impervious surface in front yard) 28.98%

7a. Present Zoning Use of the Property: Residential

7b. Legal Zoning Use of the Property as recorded in the Dept. of Inspection & Standards:  
Residential

8. Proposed Zoning Use of the Property: Residential

9. Number of Parking Spaces:

# of existing spaces 2 (tandem) # of proposed spaces 2 (tandem)

10. Are there outstanding violations concerning the Property under any of the following:  
\_\_\_\_ Zoning Ordinance \_\_\_\_ RI State Building or Property Maintenance Code(s)

11a. List all Zoning Ordinance Sections from which a variance is sought:

<u>Section Number</u>	<u>Section Title + Quantity of relief, if applicable (eg. 4' setback where 6' required)</u>
Table 4-1	Dimensional variance (lot area reduction)
_____	_____
_____	_____
_____	_____

11b. Identify the section(s) of the Zoning Ordinance that provide for the special use permit, and list all section(s) which provide Use Standards for the proposed Special Use(s):

<u>Section Number</u>	<u>Section Title</u>
N/A	_____
_____	_____

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

Transfer 532 SF from 910 Atwells Ave (Lot 167) to 48 Covell St (Lot 155) in order to construct residential building on 48 Covell St.

\_\_\_\_\_

*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. As indicated on the instructions page, this application may not be signed by an attorney on behalf of their client(s).*

Owner(s):

Steven Freels

Type Name

Steven Freels

Signature

Type Name

Signature

Applicant(s):

Steven Freels

Type Name

Steven Freels

Signature

Type Name

Signature

*All applicable requirements listed and described on the Instruction Sheet shall be met or this application will not be considered complete.*

## APPENDIX A

### APPLICATION FOR VARIANCE(S)

Rhode Island General Laws § 45-24-41(d) and (e) require 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(a)(16);
2. That the hardship is not the result of any prior action of the applicant;
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; and
4. (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, meaning that the relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted.

Please provide the following information:

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

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2. Specify all unique characteristics of the land or structure that cause the hardship:  
Smaller size size lot relative to current zoning requirement. Unique grade change with the adjacent lot.

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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 X No       

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

Application (administrative modification) to transfer SF to lot 155 (April/May 2025)

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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:

N/A

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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:

Adjacent lot 155 (also owned by lot 167 owner) is currently zoned R-3 but it needs lot 167 to transfer SF to it to make build feasible. Granting relief will have no substantial detriment to the neighborhood and benefits would include removal/replacement of existing garage in poor repair.

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**IF MORE ROOM IS NEEDED TO ANSWER ANY OF THE ABOVE QUESTIONS, PLEASE SUBMIT AN  
ADDENDUM TO THIS APPENDIX WITH COMPLETE RESPONSES.**



ZONING CRITERIA			
ZONING DISTRICT	R3	NEW	EXISTING
MINIMUM LOT AREA	5,000 S.F.	50'	NONE
MINIMUM LOT WIDTH	50'	SEE SECTION	402.B
MINIMUM FRONT YARD SETBACK	6'	6'	6'
MINIMUM SIDE YARD SETBACK	30'	30'	30'
MINIMUM REAR YARD SETBACK	45'	45'	45'
MAXIMUM BUILDING COVERAGE	45%	45%	45%
MAXIMUM BUILDING HEIGHT	45'/32'	45'/32'	45'/32'

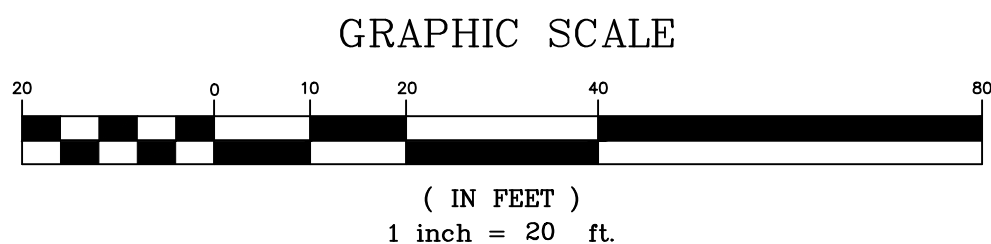
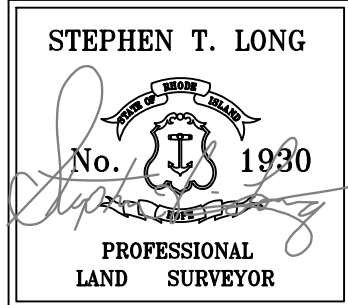
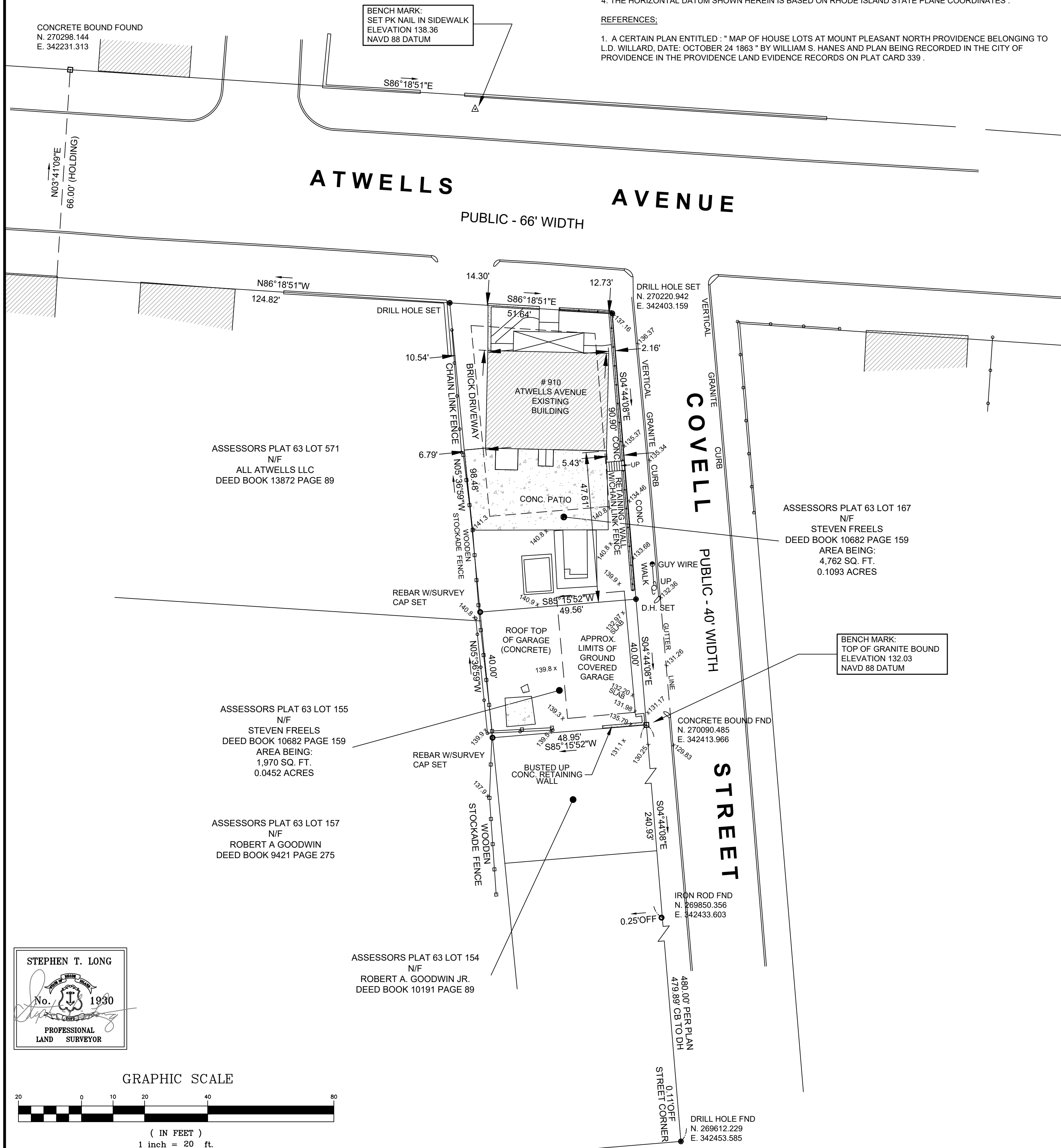
ZONING CRITERIA			
ZONING DISTRICT	R3	LOT 167 (EX)	LOT 155 (EX)
MAX. IMPERVIOUS COVERAGE FRONT	33%	58.35%	
MAX. IMPERVIOUS COVERAGE REAR	50%	57.57%	
TOTAL MAX. IMPERVIOUS COVERAGE	65%	72.85%	
TOTAL PERVIOUS SURFACE COVERAGE	1000 SF	1278.75 SF	1100.67 SF

#### GENERAL NOTES:

1. THIS SITE LIES WITHIN A ZONE X AREA FLOOD PLAIN AS SHOWN ON THE FIRM MAP FOR THE CITY OF PROVIDENCE, RHODE ISLAND COMMUNITY PANEL NUMBER 44007C0304J, MAP DATED OCTOBER 02 2015.
2. THERE ARE NO KNOWN EASEMENTS OR RIGHTS OF WAY WITHIN OR ADJACENT TO THIS PARCEL UNLESS OTHERWISE SHOWN.
3. THERE ARE NO KNOWN HISTORIC CEMETERIES WITHIN OR IMMEDIATELY ADJACENT TO THIS PARCEL UNLESS OTHERWISE SHOWN.
4. THE HORIZONTAL DATUM SHOWN HEREIN IS BASED ON RHODE ISLAND STATE PLANE COORDINATES.

#### REFERENCES:

1. A CERTAIN PLAN ENTITLED: "MAP OF HOUSE LOTS AT MOUNT PLEASANT NORTH PROVIDENCE BELONGING TO L.D. WILLARD, DATE: OCTOBER 24 1863" BY WILLIAM S. HANES AND PLAN BEING RECORDED IN THE CITY OF PROVIDENCE IN THE PROVIDENCE LAND EVIDENCE RECORDS ON PLAT CARD 339.



THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATIONS FOR PROFESSIONAL LAND SURVEYORS NOVEMBER 26, 2015 AS FOLLOWS:

TYPE OF SURVEY: LIMITED CONTENT BOUNDARY SURVEY  
MEASUREMENT SPECIFICATION: CLASS 1 STANDARD

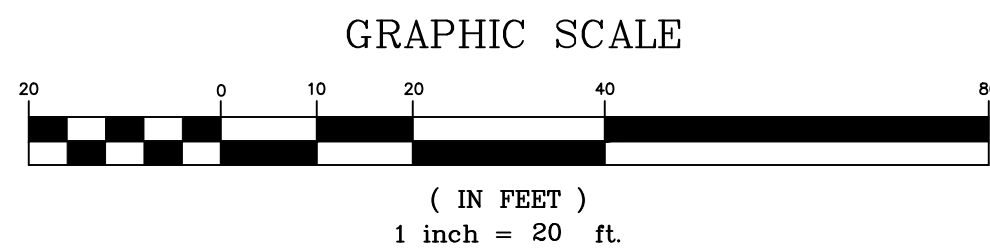
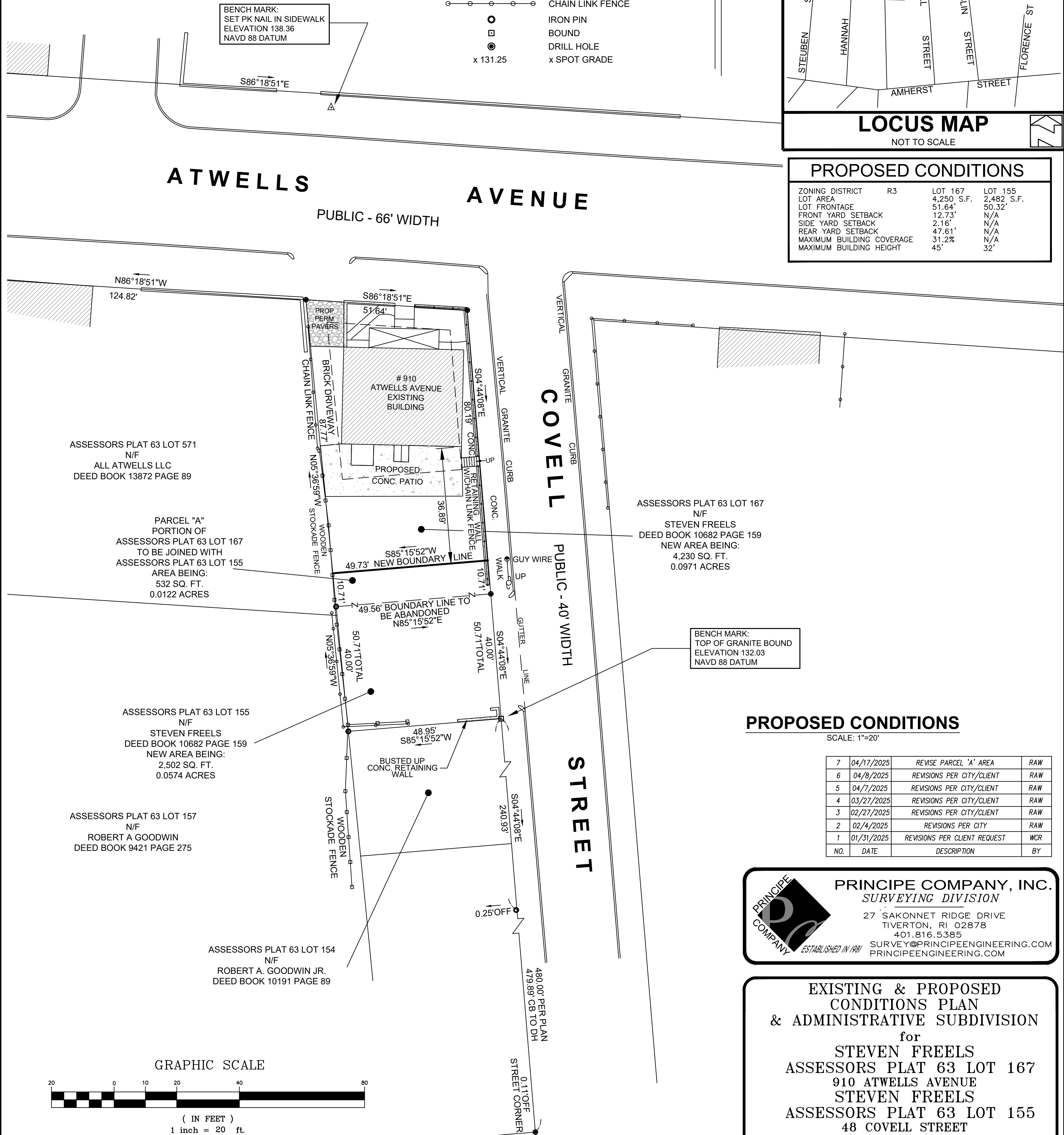
PURPOSE OF SURVEY: EXISTING / PROPOSED CONDITIONS / ADMINISTRATIVE SUBDIVISION PLAN

BY: *Stephen T. Long* DATE: 4/17/2025  
STEPHEN T. LONG, PLS NO. 1930

ZONING CRITERIA			
ZONING DISTRICT	R3	LOT 167 (PROP)	LOT 155 (PROP)
MAX. IMPERVIOUS COVERAGE FRONT	33%	28.98%	
MAX. IMPERVIOUS COVERAGE REAR	50%	40.65%	
TOTAL MAX. IMPERVIOUS COVERAGE	65%	63.05%	
TOTAL PERVIOUS SURFACE COVERAGE	1000 SF	1550.50 SF	1237 SF

#### LEGEND

- NOT TO SCALE
- BOUNDARY
  - ABUTTER
  - BUILDING ENVELOPE
  - BOUNDARY LINE TO BE ABANDONED
  - PROPOSED BOUNDARY
  - WOODEN STOCKADE FENCE
  - CHAIN LINK FENCE
  - IRON PIN
  - BOUND
  - DRILL HOLE
  - x SPOT GRADE

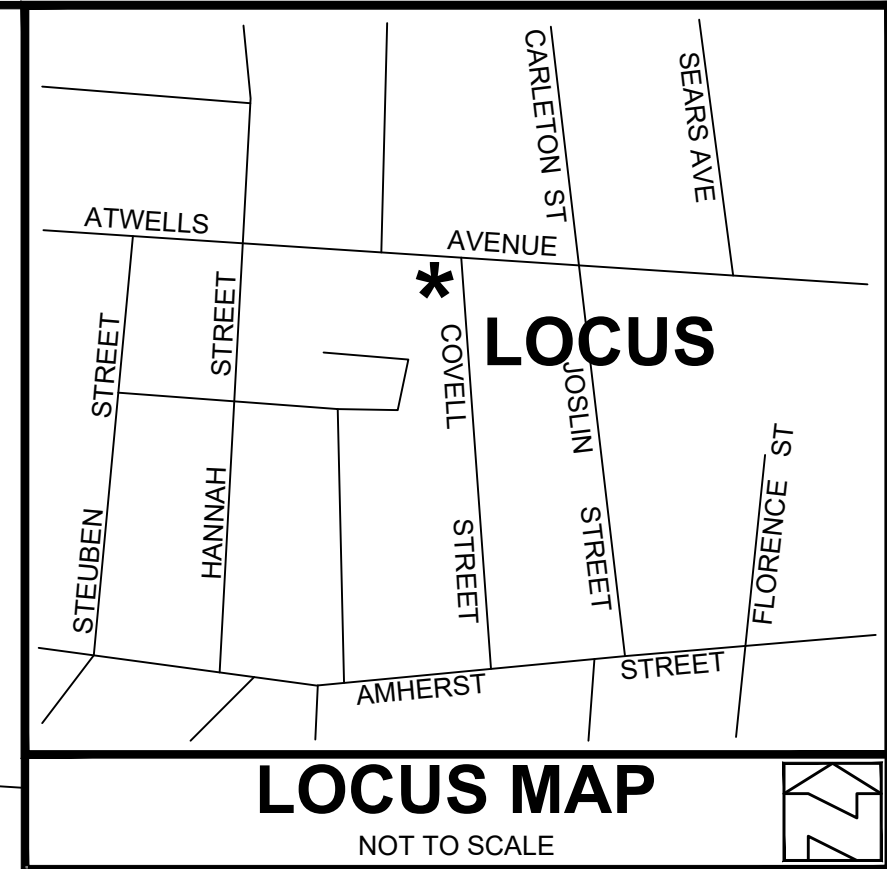


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PURPOSE OF SURVEY: EXISTING / PROPOSED CONDITIONS / ADMINISTRATIVE SUBDIVISION PLAN

BY: *Stephen T. Long* DATE: 4/17/2025  
STEPHEN T. LONG, PLS NO. 1930



PROPOSED CONDITIONS			
ZONING DISTRICT	R3	LOT 167	LOT 155
LOT AREA	4,250 S.F.	2,482 S.F.	
FRONT YARD SETBACK	51.64'	50.32'	
FRONT YARD SETBACK	12.73'	N/A	
SIDE YARD SETBACK	2.16'	N/A	
REAR YARD SETBACK	47.61'	N/A	
MAXIMUM BUILDING COVERAGE	31.2%	N/A	
MAXIMUM BUILDING HEIGHT	45'	32'	

#### PROPOSED CONDITIONS

SCALE: 1"=20'

NO.	DATE	DESCRIPTION	BY
7	04/17/2025	REVISE PARCEL "A" AREA	RAW
6	04/08/2025	REVISIONS PER CITY/CLIENT	RAW
5	04/07/2025	REVISIONS PER CITY/CLIENT	RAW
4	03/27/2025	REVISIONS PER CITY/CLIENT	RAW
3	02/27/2025	REVISIONS PER CITY/CLIENT	RAW
2	02/04/2025	REVISIONS PER CITY	RAW
1	01/31/2025	REVISIONS PER CLIENT REQUEST	WCR

**PRINCIPE COMPANY, INC.**  
SURVEYING DIVISION  
27 'SAKONNET RIDGE DRIVE  
TIVERTON, RI 02878  
401.816.5385  
SURVEY@PRINCIPEENGINEERING.COM  
PRINCIPEENGINEERING.COM

**EXISTING & PROPOSED  
CONDITIONS PLAN  
& ADMINISTRATIVE SUBDIVISION**  
for  
**STEVEN FREELS**  
**ASSESSORS PLAT 63 LOT 167**  
**910 ATWELLS AVENUE**  
**STEVEN FREELS**  
**ASSESSORS PLAT 63 LOT 155**  
**48 COVELL STREET**  
in  
**PROVIDENCE, RHODE ISLAND**

SCALE: 1"=20'		SHEET NO: 1 OF 1	
DRAWN BY: WCR	DESIGN BY:	CHECKED BY: STL	
DATE: DECEMBER 18, 2024		PROJECT NO.: SVY-2024-36	



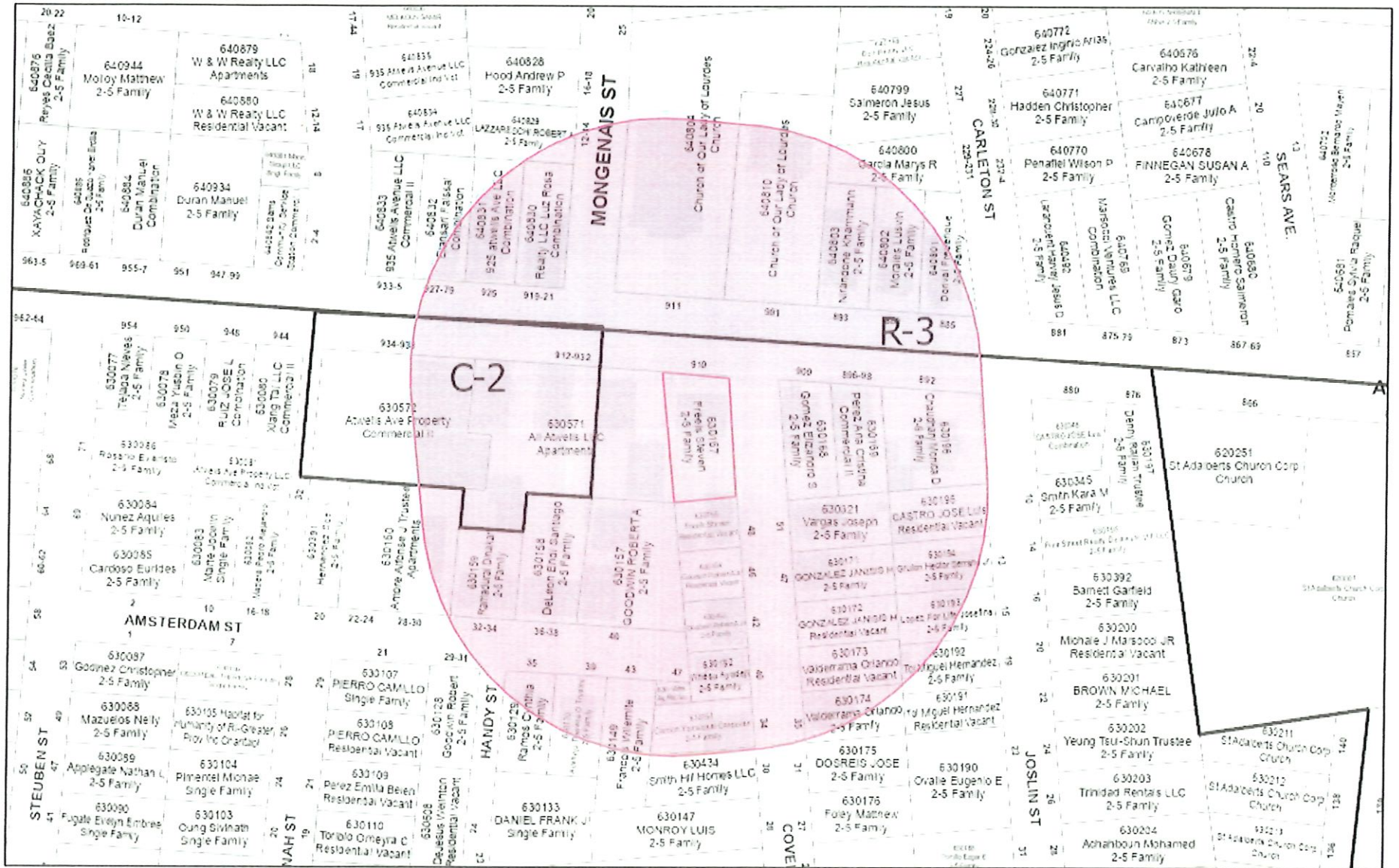








# 910 Atwells Ave 200' Radius Map



4/16/2025, 10:13:30 AM

