

MICHAEL C. McHUGH

Architectural Design/Construction Analysis/Expert Testimony

Real Estate Salesperson

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-CAREER PROFILE-

- Owner, MCM DESIGNS, an architectural design and consulting business, specializing in zoning code and building code issues since 2003, possessing over 40 years experience with code issues, and an in-depth knowledge of zoning codes, building codes and fire safety codes pertaining to all types of residential and commercial construction.
- Approved, accepted, and has given expert testimony as a Zoning and Land Use Expert in many cities and towns in Rhode Island and Southeastern Massachusetts, appearing before building boards, zoning boards and fire safety boards.
- Nationally certified as a Building Plans Examiner by the International Code Council (ICC); Building Officials and Code Administrators (B.O.C.A.); and the Southern Building Code Congress International (S.B.C.C.I.)
- Real Estate Salesperson presently associated with Peter Scotti and Associates.

-CITY OF PROVIDENCE, RHODE ISLAND- -DEPARTMENT OF INSPECTIONS AND STANDARDS (1975--2003)-

Twenty -eight (28) years in various capacities:

- Acting Chief of Structures and Zoning
 - Building Plans Examiner
 - Assistant Zoning Officer
 - Supervisor of Structures and Zoning

MEMBERSHIPS

- Rhode Island Building Officials Association (retired)
- International Code Council
- Building Officials and Code Administrators
- Southern Building Code Congress International
- Greater Providence Board of Realtors

CERTIFICATIONS

- Certified Building Inspector – State of Rhode Island
- Certified Building Plans Examiner – ICC, B.O.A.C. and S.B.C.C.I.
- Licensed Rhode Island Real Estate Salesperson

Zoning and Land Use Summary
187 Bucklin Street
Plat 43 Lot 487
Providence, RI

Owner: Daniel Suero & Eugenio Ovalle

Date: June 10, 2020

For: Providence Zoning Board of Review

Prepared by: Michael C. McHugh

I am here this evening concerning the property located at 187 Bucklin Street, Providence, RI. This property is further designated as Plat 43, Lot 487, and is presently zone R-3 and contains 2, 128 sq. ft. of land area. This lot is presently vacant.

We are here this evening to request a dimensional variance under section 2003.E (Merger of substandard lots of record.) The applicant is requesting that the lot of only 2,128 sq. ft. remain as a separate lot and not have to be merged into the two other small lots adjacent to it.

Although this lot is quite undersized, it appears that it was recorded as such and has been maintained this size through the years. There was also a three-family dwelling located on this lot. This three-family dwelling was demolished in 2009.

There are also two adjacent lots (Lots 486 and 470) which are also undersized lots of record. Both of these lots also appear to have been recorded as such and both contained houses which were demolished in 1970 and 2009.

See attached legal use records and demolition permits that were issued by the City of Providence concerning these properties.

There are quite a number of similar undersized lots in this general area, and, in fact, most lots in this area are undersized lots as per today's code requirements.

The two adjoining lots will be merged to create a new lot which will be developed for a new two-family dwelling. The remaining lot at 187 Bucklin street will remain as-is and will be utilized to build a one-family dwelling in the future.

In my opinion, the hardship from which the applicant seeks relief is due to the unique characteristics of the subject property and not to the general characteristics of the surrounding properties.

In my opinion, the requested dimensional 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.

In my opinion, the relief requested is the least relief necessary in order to utilize this legal non-conforming lot.

**DEMOLITION PERMIT
DEPARTMENT OF INSPECTION & STANDARDS**

DATE	9/14/09	PERMIT NO.	132
LOCATION	187 Bucklin St		
WARD	PLAT 43	LOT	487

BUILDER WRECKER	Noto Bros Inc
MATERIAL	wood
NATURE OF WORK	Demolition

NO. OF STORIES	2½
FORMER BUILDING USE	dwelling
INSURANCE BOND POSTED	

INSPECTOR OF BUILDINGS' DEPARTMENT

Date March 13, 1968
Location 87-89 Burnett St.
Ward 8 Plat 43 Lot 486
Owner Thomas Trainor - City
Architect E. Notorantonio
Builder E. Notorantonio
Material wood
Nature of Work raze bldg.
Number of buildings 1
Number of stories 2
To be used for dwelling
Number of families 2
Fire district 2

Permit No. 63

Work Bldg. not done.
RAZE BLDG
5/10/68
Not Notorantonio

DEPARTMENT OF BUILDING INSPECTION

DATE	May 10, 1968	PERMIT NO.	279
LOCATION	87-89 Burnett		
WARD	8	PLAT	43
OWNER	Mr. J. J. Conneally	LOT	486
ARCHITECT			
BUILDER	"		
MATERIAL	wood		
NATURE OF WORK	repairs after fire		
NO. OF BLDGS.	1		
NO. OF STORIES	2 1/2		
TO BE USED FOR	dwelling		
NO. OF FAMILIES	2		
FIRE DISTRICT	2		\$800.

DEPARTMENT OF BUILDING INSPECTION

DATE April 13, 1970 PERMIT NO. 73

LOCATION 91 Burnett St.

WARD 11 PLAT 43 LOT 470

OWNER Phillip D. Brownell - City

ARCHITECT

C & B

BUILDER WOOD

MATERIAL Nature of work Raize blde.

NO. OF BLDGS. 1

NO. OF STORIES 2 1/2

TO BE USED FOR dwelling

NO. OF FAMILIES 2

FIRE DISTRICT 2